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PLAYA VISTA AREA D SPECIFIC PLAN

ORDINANCE NO. 160523

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3
4 WHEREAS, the Westchester-Playa del Rey District Plan provides for the
5 development of a Specific Plan for Playa Vista Area D for the purpose of
6 designating quantitative and qualitative standards to regulate the uses of
7 land, the density of such uses, building heights, architectural and land-
8 scape treatment, signs, and vehicular and pedestrian circulation; and
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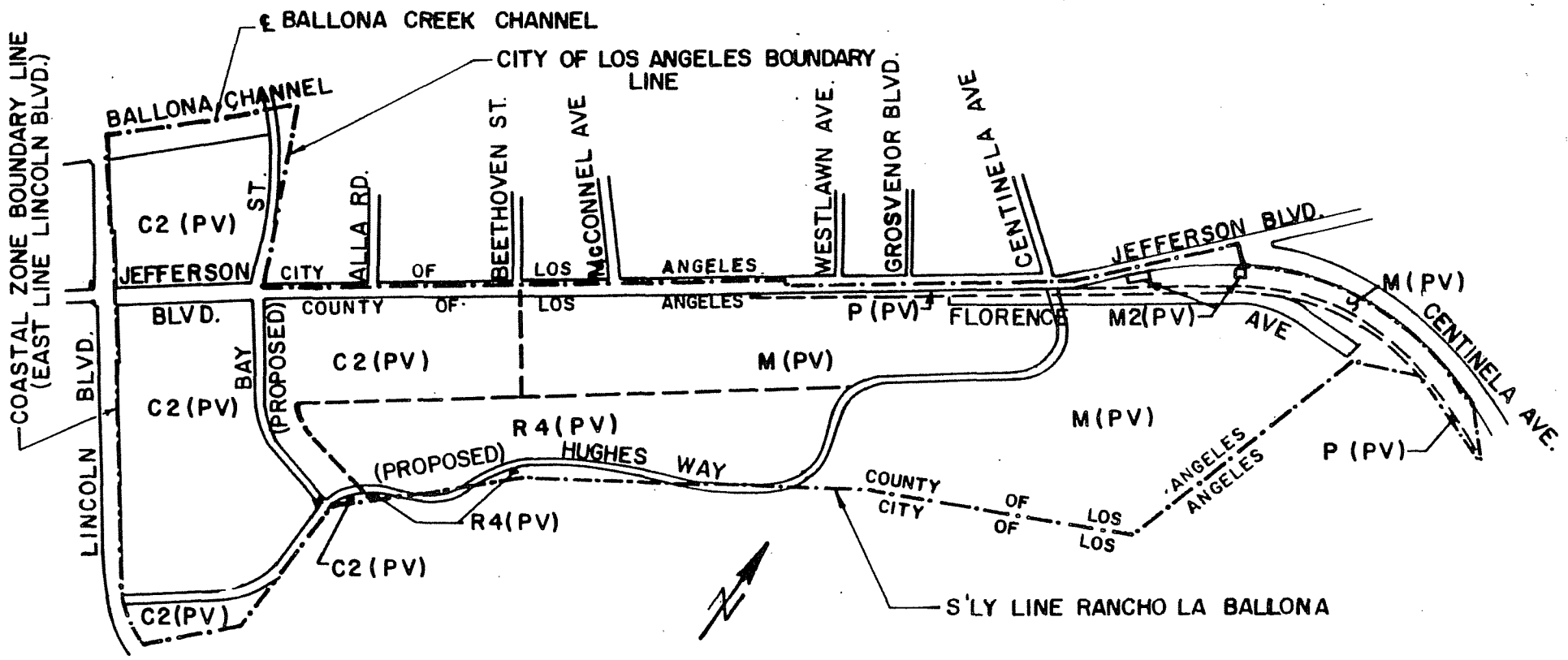
10 WHEREAS, the purpose of the Playa Vista Area D Specific Plan is to
11 promote compatible development which provides the Playa Vista area with an
12 image and a sense of community; and
13

14 WHEREAS, in order to assure that development proceeds in an orderly
15 fashion and in conformance with the General Plan of the City of Los
16 Angeles, it is necessary to adopt the following Specific Plan;
17

18 NOW THEREFORE, THE PEOPLE OF THE CITY OF LOS ANGELES DO
19 ORDAIN AS FOLLOWS:
20

21 SECTION 1. ESTABLISHMENT OF SPECIFIC PLAN
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23 The City Council hereby establishes this Specific Plan applicable to that
24 area of the City of Los Angeles shown within the heavy lines on the Map in
25 Figure 1:
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LEGEND:

- SPECIFIC PLAN BOUNDARY
- ZONE BOUNDARY

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

FIGURE I
PLAYA VISTA SPECIFIC PLAN AREA D

Handwritten initials/signature

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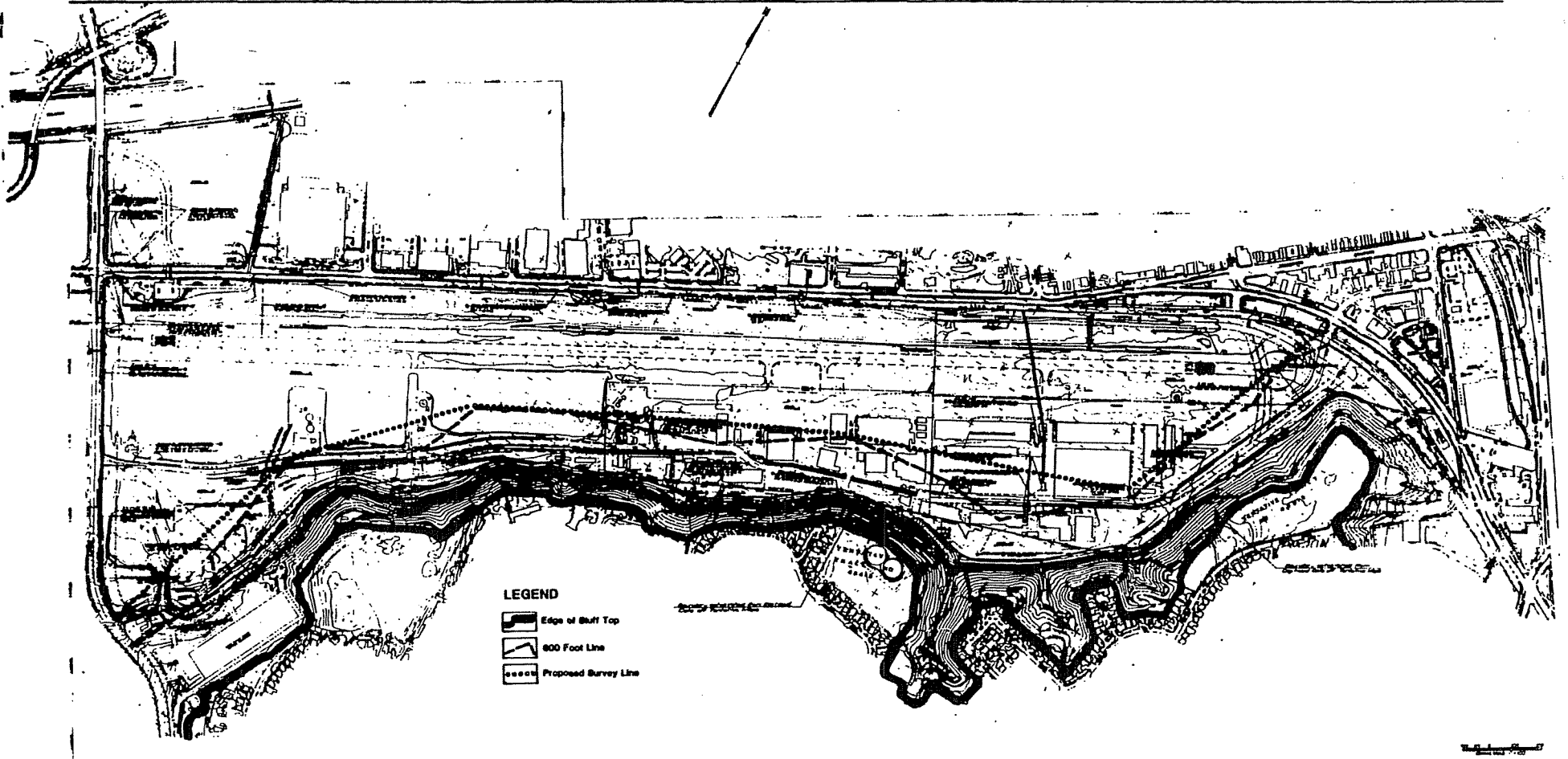


FIGURE 2

1 This Specific Plan is intended to provide, together with the regulations set
2 forth in Chapter 1 of the Code, regulatory controls and incentives for the
3 systematic execution of that portion of the District Plan which includes said
4 area and to provide for public needs, convenience and general welfare as
5 the development of such area necessitates. Such regulations limit the
6 density of land use to that which can be accommodated under existing and
7 presently planned public street improvements and transportation programs
8 which impact the area covered by this Specific Plan.
9

10 SECTION 2. RELATIONSHIP TO OTHER PROVISIONS OF CHAPTER 1
11 OF THE MUNICIPAL CODE OF THE CITY OF LOS ANGELES
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13 The regulations of this Specific Plan are in addition to those set forth in
14 the planning and zoning provisions of Chapter 1 of the Code and do not
15 convey any rights not otherwise granted under the provisions contained in
16 said Chapter, except as specifically provided for herein. Wherever this
17 Specific Plan contains provisions different from or in conflict with provi-
18 sions contained elsewhere in Chapter 1, this Specific Plan shall supercede
19 such other provisions. Procedures for the granting of exceptions to the
20 requirements of this Specific Plan are established in Section 11.5.7-D of the
21 Code.
22

23 SECTION 3. DEFINITIONS
24

25 Whenever the following terms are used in this Ordinance with the first
26 letter or letters capitalized, they shall have the meaning specified below
27 unless the context clearly indicates to the contrary.
28

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

2 "Commercial Billboard" shall mean a sign which directs attention to a
3 business, product, or service, sold or offered or existing elsewhere than
4 upon the site where such sign is located and which either expressly or
5 implicitly invites a commercial transaction.

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

8 "Floor Area" shall mean the total of the gross area of the floor sur-
9 faces within the exterior wall of the building, not including space devoted
10 to stairwells, basement storage, required corridors, public restrooms,
11 elevator shafts, light courts, vehicle parking and areas incident thereto,
12 mechanical equipment incidental to the operation of such building, and
13 covered public pedestrian circulation areas, including atriums, lobbies,
14 plazas, patios, decks, arcades and similar areas, except such public circu-
15 lation areas or portions thereof that are used solely for commercial
16 purposes.

17 "Map" shall mean the Map contained in Figure 1 of Section 1 of this
18 Ordinance.

19 "Mixed Use Development" shall mean any development within the
20 Specific Plan Area which contains in an initial phase or by reason of any
21 subsequent phase of development any combination of the following uses:
22 office, retail, residential, hotel, entertainment, restaurant/lounge,
23 recreation, cultural or other public uses. Such uses may be located in a
24 single building or in separate buildings. Such uses and such separate
25 buildings may also be under single or multiple ownerships.

26 "Plot Plan" shall mean a document or documents which pictorially
27 describe, by means of professionally accepted architectural graphic
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1 techniques, the location, appearance, configuration and dimensions of any
2 proposed buildings, structures and attendant site improvements including,
3 but not limited to, landscaping and Signs, and any public or private
4 easements.

5 "Sign" shall mean any display, board, screen, object or part thereof
6 used to announce, declare, demonstrate, display, identify or otherwise
7 advertise and attract the attention of the public, including signs identifying
8 services or products available on the premises or identifying the occupant
9 or premises.

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

12
13 **SECTION 4. ZONE REGULATIONS**

14
15 **A. General Provisions**

16 Section 12.04 of the Code is hereby amended by adding to the Zoning
17 Map which is incorporated in and made a part of Article 2 of Chapter 1
18 of the Code, the zones and zone boundaries shown upon the Map in
19 Figure 1, so that the portion of the Zoning Map covering the Specific
20 Plan Area shall be as designated on the Map. The zone boundaries
21 shown upon the Map are approximate, and zone boundary
22 interpretations or adjustments may be made as part of the Plot Plan
23 review and approval process under Section 7 of this Ordinance when
24 such zone boundary interpretations or adjustments meet the overall
25 intent of the Specific Plan regarding location of land uses, and/or
26 when necessary to ensure that such zone boundaries precisely coincide
27 with future street, alley or lot lines. Notwithstanding any provision
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1 of Article 2 of Chapter 1 of the Code to the contrary, every lot within
2 the Specific Plan Area shall conform to the requirements set forth in
3 this Section 4. Except as provided in Section 7 of this Ordinance, no
4 building, structure or land within the Specific Plan Area shall be used
5 and no building or structure shall be erected, structurally altered,
6 enlarged or maintained within the Specific Plan Area without Plot Plan
7 approval as provided in said Section 7 having been first obtained.
8 The Plot Plan approval process set forth in said Section 7 shall be in
9 addition to, and not in lieu of, any subdivision proceeding, including
10 public hearings as required therein, involving the property for which
11 Plot Plan approval is requested.

12 B. Residential Regulations

13 1. General Provisions

14 a. "Quimby" Dedication Requirements

15 (i) The dedication and restoration of the Ballona Wetlands as defined
16 and set forth in Section 10 of Ordinance No. ____ (Playa Vista
17 Area B Specific Plan), together with the park or recreational
18 space required to be provided under subsection (ii) below, are
19 hereby found to satisfy the requirements of Section 17.12 of the
20 Code for dedication of real property for park and recreational
21 purposes, or for the payment of a fee in lieu thereof, in
22 connection with the construction or development of any and all
23 dwelling units within the Specific Plan Area. Subdivision maps
24 for residential or condominium purposes are hereby authorized to
25 be recorded without any further compliance with Section 17.12 of
26 the Code.

1 (ii) Park or recreation space in an amount equal to 100 square feet
2 per dwelling unit within the Specific Plan Area shall be provided
3 to meet the recreation needs of the future residents. Park or
4 recreation space provided anywhere within the Specific Plan Area
5 shall satisfy the foregoing requirement for any particular
6 residential development provided that such space will be
7 accessible to the residents of such development. Such space
8 may include common open spaces, central organizing elements or
9 features within the Specific Plan Area, and storm water retention
10 areas which are usable for recreation purposes.

11 2. "R4(PV)" Residential Zone

12 Subject to the applicable limitations and provisions of Section 5 of
13 this Ordinance, the requirements of the "R4" Zone, as modified by
14 the provisions herein, shall apply on all lots zoned "R4(PV)" within
15 the Specific Plan Area.

16 a. Use. No building, structure or land shall be used and no
17 building or structure shall be erected, structurally altered,
18 enlarged or maintained, except for (i) those uses permitted in
19 the "R4" Zone including conditional uses enumerated in Section
20 12.24 of the Code when the location is approved pursuant to the
21 provisions of such Section, and (ii) Convenience Commercial uses
22 permitted in the "C1" Zone or the accessory uses listed below
23 provided that such uses do not exceed 90,000 square feet of
24 Floor Area (excluding covered tennis, racquetball or squash
25 courts) and that the lot or lots on which such uses are located
26 have access from a major or secondary highway:

27 (1) Athletic, racquet or health club
28

1 (2) Recreation center

2 (3) Community center, privately operated

3 (4) Swimming pool, commercial

4 (5) Medical offices

5 (6) Other uses or facilities similar to those listed above when
6 determined as provided for in Section 12.21-A2 of the Code.

7 b. Yard Requirements. Except as may be permitted by Plot Plan
8 approval pursuant to Section 7 of this Ordinance, yard
9 requirements of the "R4" Zone shall apply to all uses permitted in
10 the "R4" Zone, and yard requirements of the "C1" Zone shall apply
11 to permitted Convenience Commercial uses and to the accessory uses
12 listed above.

13 C. "C2(PV)" Regional Mixed Use Commercial Zone

14 Subject to the applicable limitations and provisions of Section 5 of this
15 Ordinance, the requirements of the "C2" Zone, as modified by the
16 provisions herein, shall apply on all lots zoned "C2(PV)" within the
17 Specific Plan Area.

18 1. Use. No building, structure or land shall be used and no building
19 or structure shall be erected, structurally altered, enlarged or
20 maintained, except for (i) those uses permitted in the "C2" Zone,
21 including conditional uses enumerated in Section 12.24 of the Code
22 when the location is approved pursuant to the provisions of such
23 Section, (ii) those uses permitted in the "R5" Zone, and (iii) any
24 combination of uses permitted in the "R5" Zone and commercial uses
25 permitted in the "C2" Zone. Notwithstanding the foregoing, the
26 following uses shall be prohibited:

- 1 - Adult Arcade
- 2 - Appliance Repair (except as strictly a service for new articles
- 3 sold at retail on the premises).
- 4 - Archery Range
- 5 - Automobile Painting (except when incidental to an authorized
- 6 agency dealing in new automobiles)
- 7 - Automobile Sales Area (except as incidental to an authorized
- 8 agency dealing in new automobiles and located on same or
- 9 contiguous lot)
- 10 - Auto Ride Amusement
- 11 - Automobile Repair Garage (except when conducted in conjunction
- 12 with an authorized agency dealing in new automobiles and on the
- 13 same premises)
- 14 - Automobile Storage Area (except as incidental to an authorized
- 15 agency dealing in new automobiles and located on same or
- 16 contiguous lot)
- 17 - Awning Store or Shop
- 18 - Baseball Park
- 19 - Baseball Batting Range
- 20 - Battery Store or Shop
- 21 - Billiard Hall or Parlor
- 22 - Boats for Hire
- 23 - Body and Fender Repairing (except when conducted in
- 24 conjunction with an authorized agency dealing in new
- 25 automobiles)
- 26 - Boxing Arena

- 1 - Building Materials, Retail Sale of (except when incident to retail
- 2 hardware store)
- 3 - Calibration and Repair Service Shops for Precision Instruments
- 4 and Small Metal Objects.
- 5 - Carnival, Transient
- 6 - Carousel
- 7 - Carpenter Shop
- 8 - Church, Temporary Revival
- 9 - Circus, Transient
- 10 - Cleaning Establishment, Self-service
- 11 - Clothing Store, Second hand
- 12 - Commercial Billboard
- 13 - Compressed Natural Gas Refueling Station
- 14 - Concession, Beach
- 15 - Contractors' Establishment (except as strictly an office use)
- 16 - Diaper Supply Service
- 17 - Electric Motor Repair (except as strictly a service for new
- 18 articles sold at retail on the premises)
- 19 - Fairgrounds, Public
- 20 - Feed Store
- 21 - Ferris Wheel
- 22 - Fire Sale
- 23 - Football Stadium
- 24 - Frozen Food Locker Plant
- 25 - Fuel Store
- 26 - Fun House

- 1 - Furniture Cleaning (except as strictly a service for new articles
- 2 sold at retail on the premises)
- 3 - Garden Equipment Rental
- 4 - Handyman Shop
- 5 - Horse Show
- 6 - Household Appliance Repair (except as strictly a service for new
- 7 articles sold at retail on the premises)
- 8 - Household Goods Storage
- 9 - Hug Ball
- 10 - Ice Storage House
- 11 - Laundry or Cleaning Establishment, Self-service type
- 12 - Lumber Store
- 13 - Magazine Business, Second hand
- 14 - Merry-Go-Round
- 15 - Pawnshop
- 16 - Pest or Insect Control Business
- 17 - Plumbing Shop
- 18 - Pony Riding Ring
- 19 - Refrigeration Equipment Installation and Service (except as
- 20 strictly a service for new articles sold at retail on the premises)
- 21 - Repair Shop (except as strictly a service for new articles sold at
- 22 retail on the premises)
- 23 - Safe and Vault Repair and Servicing (except as strictly a service
- 24 for new articles sold at retail on the premises)
- 25 - Sanitarium
- 26 - Scenic Railway

- 1 - Second Hand Store (other than Antique Shops, Art Galleries,
- 2 Book Dealers, Postage Stamps and Coin Stores; see Z.A.I. Case
- 3 No. 2472)
- 4 - Sheet Metal Shop
- 5 - Shooting Gallery
- 6 - Side Show, Circus
- 7 - Special Care Home
- 8 - Sports Arena
- 9 - Storage Building for Household Goods
- 10 - Strip Tease Show
- 11 - Tattoo Studio
- 12 - Taxi Dance Hall
- 13 - Tinsmith Shop
- 14 - Termite or Pest Control Business
- 15 - Tire Shop
- 16 - Tractor Ride Amusement
- 17 - Trailer Sales Area (except as incidental to an authorized agency
- 18 dealing in new trailers and located on same or contiguous lot)
- 19 - Transfer Business
- 20 - Traveling Theatrical Performances (under canvas)
- 21 - Used Car Lot (except as incidental to an authorized agency
- 22 dealing in new automobiles and located on same or contiguous
- 23 lot)
- 24 - Venetian Blinds, Laundering, Servicing and Repairing of (except
- 25 as strictly a service for new articles sold principally at retail)
- 26 - Window and Exhibit Booth Displays, Designing, Fabricating and
- 27 Fashioning of
- 28

1 - Woodworking Equipment Rental Shop

2 - Wrestling Arena

3 2. Yard Requirements

4 No yards shall be required.

5 D. "M(PV)" Industrial Zone

6 The following requirements shall apply to all lots zoned "M(PV)" within
7 the Specific Plan Area.

8 1. Use

9 No building, structure or land shall be used and no building or
10 structure shall be erected, structurally altered, enlarged or
11 maintained, except for the following uses:

12 a. Any use permitted in the "MR2" Zone other than Commercial
13 Billboards which shall be prohibited.

14 b. Any commercial use permitted in the "C2" Zone other than
15 Commerical Billboards which shall be prohibited.

16 c. Any industrial use permitted in the "M1" Zone which is not
17 otherwise permitted under subsection a above.

18 d. Electric power co-generating facility

19 e. Engine testing subject to the same limitations applicable to
20 such use in the "M2" Zone.

21 f. Conditional uses enumerated in Section 12.24-B1 of the Code
22 when approved pursuant to the provisions of Section 12.24-B
23 of the Code.

24 g. Other uses similar to the above, as provided in Section
25 12.21-A2 of the Code as determined by the Administrator, but
26 not including uses which are or may become obnoxious or
27 offensive by reason of emission of odor, dust, smoke, noise,
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1 gas, fumes, cinders, vibrations, refuse matter or
2 water-carried waste.

3 h. Uses customarily incident to any of the above uses and
4 accessory buildings when located on the same lot.

5 i. The airport, aircraft landing field and heliport facilities and
6 operations authorized as of the effective date of this Ordinance
7 under Airport Permit No. 19-21 issued by the Department of
8 Transportation for the State of California.

9 2. Area Requirements

10 Area requirements of the "M1" Zone shall apply.

11 E. "P(PV)" Parking Zone

12 The requirements of the "P" Zone shall apply on all lots zoned "P(PV)"
13 within the Specific Plan Area.

14 F. "M2(PV)" Industrial Zone

15 The requirements of the "M2" Zone shall apply on all lots zoned
16 "M2(PV)" within the Specific Plan Area, except that Commercial
17 Billboards shall be prohibited.

18 G. Mixed Use Developments in the "C2(PV)" Zone

19 It is the intent of this Specific Plan to implement a "primary center,"
20 as described in the City's Centers Definition Report, within the
21 "C2(PV)" Zone with its focus between Bay Street and Lincoln Boule-
22 vard; to encourage Mixed Use Developments within such Zone to create
23 an intensive, lively urban environment; to maximize development inten-
24 sity in order to take advantage of the accessibility offered by trans-
25 portation facilities; to encourage innovative design and integration of
26 residential and commercial uses in order to provide alternative housing
27 styles and a mix of retail, entertainment, residential, commercial
28

1 recreation and cultural uses. Consistent with the complex urban
2 character of the "C2(PV)" Zone, it is intended that Plot Plan review of
3 Mixed Use Developments emphasize the flexible application of the
4 provisions of this Ordinance governing design standards, landscaping,
5 signage, lighting and parking. In order to encourage the provision of
6 Convenience Commercial uses within Mixed Use Developments, the total
7 Floor Area devoted to such uses shall not count toward the densities
8 allowable under Section 5B of this Ordinance, provided that such areas
9 are accessible from adjacent public sidewalks or publicly accessible
10 walkways, plazas or courts and that the total Floor Area of such areas
11 does not exceed 50,000 square feet.

12 H. Temporary Uses

13 Temporary or interim uses not specifically permitted by this Specific
14 Plan may be permitted provided a conditional use permit is obtained
15 pursuant to the provisions of Section 12.24-B of the Code. Such
16 conditional use permits for temporary or interim uses will be valid for
17 a term of not longer than 15 years. A Plot Plan covering the
18 temporary or interim use shall be submitted with the conditional use
19 application. In addition to the findings required under Section
20 12.24-B, the Planning Commission shall make the following findings:

- 21 1. The subject parcel on which such temporary or interim use is to
22 be located is not scheduled for ultimate planned development within
23 the temporary use time period;
 - 24 2. Adjacent scheduled or existing development will not be adversely
25 impacted by the temporary or interim use; and
 - 26 3. Adequate guarantees for removal and discontinuance of the
27 temporary or interim use have been provided.
- 28

1 The temporary or interim use must be acknowledged in any leases,
2 deeds or licenses applicable thereto, subject to the provisions thereof,
3 and may be removed or discontinued at any time by the landowner. A
4 Plot Plan covering the temporary or interim use shall be submitted with
5 the conditional use application.
6

7 SECTION 5. DENSITY AND FLOOR AREA
8

9 A. Residential Limitations.

10 Notwithstanding the provisions of Section 12.11-C4 of the Code to the
11 contrary, the total allowable dwelling units within the Specific Plan
12 Area shall not exceed 3,246 dwelling units. Excluded from the fore-
13 going limitation shall be any Low and Moderate Income Dwelling Units,
14 as defined in Ordinance No. ____ (Playa Vista Area B Specific Plan)
15 and Ordinance No. ____ (Playa Vista Area C Specific Plan) which are
16 required to be constructed under said Ordinances but which are
17 located within the Specific Plan Area.

18 B. "C2(PV)" Zone Limitations

19 Within the portion of the Specific Plan Area zoned "C2(PV)," the
20 following limitations on density and total Floor Area shall apply:

21 1. Retail Commercial

22 The total Floor Area shall not exceed 600,000 square feet
23 (including all square footage devoted to Convenience Commercial
24 uses or accessory uses listed in Section 4B2 of this Ordinance
25 which are located in the "R4(PV)" Zone, but excluding uses and
26 areas ancillary to hotels such as restaurants, retail shops,
27 ballrooms, meeting rooms and other similar places of assembly).
28

1 2. Hotels

2 The total guest rooms or suites of rooms shall not exceed 600,
3 including all hotel rooms or suites of rooms constructed within the
4 "M(PV)" Zone.

5 3. Residential Units

6 Notwithstanding the provisions of Section 12.11-C4 or Section
7 12.12-C4 of the Code to the contrary, the total allowable
8 residential dwelling units within the portion of the Specific Plan
9 Area zoned "C2(PV)," together with all dwelling units constructed
10 within the portion of the Specific Plan Area zoned "R4(PV)", shall
11 not exceed the maximum number of dwelling units allowed under
12 subsection A of this Section 5.

13 4. Office and Other Permitted Uses

14 The total Floor Area for all other uses permitted within the
15 "C2(PV)" Zone, excluding hotels and uses and areas ancillary to
16 hotels such as restaurants, retail shops, ballroom, meeting rooms
17 or other similar place of assembly, shall not exceed 2,050,000
18 square feet.

19 C. "M(PV)" Zone Limitations

20 The total Floor Area of all buildings within the "M(PV)" Zone shall
21 not exceed 2,950,000 square feet (excluding hotels and uses and areas
22 ancillary thereto, such as restaurants, retail shops, ballrooms, meeting
23 rooms and other similar places of assembly).

24 D. "M2(PV)" Zone Limitations

25 The total Floor Area within all buildings located on any lot zoned
26 "M2(PV)" shall not exceed 0.6 times the lot area of such lot, as
27 defined in Section 12.03 of the Code.

28

1 E. Allocation of Development Rights.

2 The cumulative totals of Floor Area utilized within each zoning cate-
3 gory described in Section 4 of this Ordinance above shall be main-
4 tained by the Departments of Planning and Building and Safety.
5 Allocation of development rights to each lot within a subdivision shall
6 be made at the time of subdivision, and prior to the recordation of a
7 Final Map, deed restrictions or covenants running with the land shall
8 be recorded to limit development in accordance with such allocated
9 development rights and in conformity with Section 5 of this Ordinance.
10 Notwithstanding anything in this Specific Plan to the contrary, the
11 total Floor Area devoted to the following kinds of uses within the
12 Specific Plan shall not count towards the maximum Floor Area allowable
13 under Sections 5A, 5B, 5C or 5D of this Ordinance, provided however
14 that the total Floor Area of such uses shall not exceed 25% of the total
15 Floor Area allowed within the Specific Plan Area:

- 16 1. Museums and art galleries
 - 17 2. Libraries
 - 18 3. Fire stations
 - 19 4. U. S. Postal facilities
 - 20 5. City of Los Angeles police facilities
 - 21 6. Churches and synagogues
 - 22 7. Community centers
 - 23 8. Civic center and government offices
 - 24 9. Schools, elementary, junior and high, public or private (not
25 including universities)
 - 26 10. Concert halls and performing arts facilities (not including cinemas)
 - 27 11. Health care facilities
- 28

1 12. Other public serving and community uses and facilities similar to
2 those listed above, when determined as provided in Section
3 12.21-A2 of the Code

4 A density bonus in an amount equal to the total Floor Area devoted to
5 the above-listed uses when such uses are operated on a non-profit
6 basis, shall be granted as an addition to the maximum Floor Area other-
7 wise permitted under Section 5B4 of this Ordinance.
8

9 SECTION 6. HEIGHT OF BUILDINGS OR STRUCTURES
10

11 No building shall be erected, enlarged or maintained which exceeds the
12 height limits hereinafter specified. Notwithstanding such height limits,
13 development within the Specific Plan Area shall be subject to the applicable
14 density and Floor Area limitations set forth in Section 5 of the Ordinance.

15 A. Except as provided in Subsections B and C below, in all portions of the
16 Specific Plan Area no buildings or structures may exceed 140 feet above
17 mean sea level as measured by a licensed surveyor and approved by the
18 Department of Building and Safety.

19 B. Within the entire Specific Plan Area, buildings or structures on a
20 limited number of lots may exceed the height of the nearest bluff. The
21 total area of all such lots shall not exceed twenty percent (20%) of the
22 total area of the Specific Plan Area. For such lots, no buildings or
23 structures shall exceed two hundred forty (240) feet above grade.

24 C. Within the entire Specific Plan Area, buildings or structures on a
25 limited number of lots may exceed two hundred forty (240) feet above
26 grade. The total area of all such lots shall not exceed ten percent
27 (10%) of the total area of the Specific Plan Area. For such lots, no
28 buildings or structures shall exceed the maximum height allowed under

1 Part 77 of the Code of Federal Regulations. The lots affected by this
2 subsection B shall be separate and distinct from the lots affected by
3 subsection A above.

4 D. Notwithstanding anything in the foregoing exceptions to the contrary,
5 in that portion of the Specific Plan Area located southerly of a line
6 which is 600 feet northerly of the top of the bluff, no buildings or
7 structures, or any part thereof, including rooftop equipment and
8 skylights, may exceed 140 feet above mean sea level as measured by a
9 licensed surveyor and approved by the Department of Building and
10 Safety. The precise location of such line for the purpose of this
11 Specific Plan shall be the line established on the Map in Figure 2 of
12 Section 1 of this Ordinance and verified by the City Engineer. Once
13 such line is established, it shall not be subject to change due to future
14 erosion or earth movement.

15
16 SECTION 7. DESIGN REVIEW AND STANDARDS

17
18 The purpose of this Section is to provide standards and a process for
19 review and approval of Plot Plans for all buildings, structures and atten-
20 dant site improvements proposed for construction within the Specific Plan
21 Area.

22 A. Jurisdiction

23 No building permit shall be issued for any building, structure or other
24 development of property, including any transit facilities, unless a Plot
25 Plan for such building, structure or development has been reviewed and
26 approved by the Director of Planning. The foregoing requirement shall
27 not apply to building permits for single-family residences or for
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1 remodeling, rehabilitation or repair work solely within the interior of a
2 building or structure.

3 B. Procedure

4 Upon the filing of a Plot Plan, the Director of Planning shall, within 30
5 days of such filing, approve the Plot Plan if such Plot Plan complies
6 with the following standards:

7 1. Building Standards

- 8 a. All proposed buildings or structures shall conform to all
9 applicable provisions contained within this Specific Plan.
- 10 b. All proposed buildings shall be designed so as not to cast
11 shadows on any residential development adjacent to the
12 Specific Plan Area between the hours of 9 a.m. and 3 p.m.
13 at the winter solstice spring equinox.
- 14 c. The design of all proposed buildings or structures shall be
15 applied with equal consideration to all elevations visible from
16 adjacent major public streets, plazas or pedestrian walkways.
- 17 d. Colors and types of exterior building materials and the
18 facade of any parking structure shall be designed so that
19 they reasonably complement the exterior of adjoining
20 structures.
- 21 e. All proposed buildings or structures shall be designed to
22 minimize adverse effects of reflective glare.
- 23 f. Any balconies shall be of usable dimension.
- 24 g. The facade or landscaping of any parking structure shall be
25 designed in a manner which substantially screens automobiles
26 contained therein when viewed from adjacent major public
27 streets, plazas or pedestrian walkways.
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1 h. All proposed buildings or structures shall be designed in
2 such a fashion so that all ventilation, heating or air con-
3 ditioning ducts, tubes, equipment, or other related appur-
4 tenances are adequately screened when viewed from adjacent
5 major public streets, plazas or pedestrian walkways, unless
6 such appurtenances have been employed as an integral and
7 harmonious component in the design.

8 2. Landscape, Sign and Buffering Standards

9 a. All open areas (including any roof of any subterranean
10 parking building or structure) not utilized for buildings,
11 driveways, parking areas, recreational facilities or walks
12 shall be landscaped.

13 b. All proposed Signs shall be appropriate given their proposed
14 location, size and purpose.

15 c. Residential uses shall be reasonably buffered from commercial
16 or industrial uses where such uses contain sources of noise,
17 odor or other nuisance or hazard not compatible with such
18 residential development.

19 d. Any proposed yard which is less than would otherwise be
20 required under this Ordinance is compatible with adjacent
21 buildings, structures and uses.

22 e. The proposed development conforms to the standards set
23 forth in Section 8 of this Ordinance.

24 3. Transportation and Traffic Standards

25 a. Vehicular access to the proposed buildings or structures
26 from divided major or major arterials shall only be from
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1 intersecting public roadways or private roadways approved
2 by the Department of Transportation and the City Engineer.

3 b. Vehicular access from divided major or major arterials to
4 driveways shall be prohibited except as approved by the
5 Department of Transportation and the City Engineer.

6 c. Collector streets serving the proposed development shall
7 intersect the arterial system within the Specific Plan Area in
8 a manner to facilitate the safe and efficient flow of traffic,
9 as approved by the Department of Transportation and the
10 City Engineer.

11 d. The proposed development shall comply with the provisions
12 of the Coastal Transportation Corridor Specific Plan in effect
13 as of the date of approval of the Plot Plan by the Director
14 of Planning.

15 If the Director of Planning fails to act on a request for Plot Plan
16 approval within the time limit specified in this subsection B, the Plot
17 Plan shall be deemed approved. Any prior findings or determinations
18 of compliance, conformity or consistency with any of the above-listed
19 standards, or portions thereof, made by the City in connection with
20 the approval of a subdivision which includes the property for which
21 Plot Plan approval is requested, shall be binding on such Plot Plan
22 approval, and vice versa.

23 C. Conditions of Approval

24 In approving a Plot Plan, the Director of Planning may impose
25 reasonable conditions deemed necessary to insure that the Plot Plan
26 will be in accord with the design standards set forth in Sections 7B, 8
27 and 9 of this Ordinance and may make such zone boundary
28

1 interpretations or adjustments as may be necessary when such zone
2 boundary interpretations or adjustments meet the overall intent of the
3 Specific Plan regarding location of land uses, and/or to ensure that
4 the affected zone boundaries precisely coincide with street, alley or lot
5 lines.

6 D. Fees

7 Fees for filing of any required Plot Plans shall be the same as those
8 for approval of an application required for a landscaping plan, as
9 established in Section 19.011 of the Code.

10 E. Advisory Determination

11 An applicant may request a preliminary Plot Plan review for an
12 advisory non-binding determination of compliance with the provisions
13 contained in this Specific Plan, when such applicant determines, with
14 the concurrence of the Director of Planning, that such applicant's
15 project, because of its size or complexity, requires a preliminary
16 determination of compliance before proceeding with more detailed
17 design.

18 F. Application to Existing Buildings or Structures

19 Notwithstanding anything herein to the contrary, the requirements of
20 Sections 7, 8 and 9 shall not be applicable to repairs or alterations,
21 including structural alterations, which do not involve an addition to or
22 enlargement of buildings or structures which existed within the
23 Specific Plan Area upon the effective date of this Ordinance. No
24 condition may be imposed on a Plot Plan approval for any new building
25 or structure within the Specific Plan Area where such condition would
26 require any such existing building or structure to meet the
27 requirements set forth in Sections 7, 8 or 9 of this Ordinance. No
28

1 condition may be imposed on a Plot Plan approval for any addition to
2 or enlargement of any such existing building or structure where the
3 use thereof conforms to the regulations of the Zone in which it is
4 located and where such condition would require any such existing
5 building or structure to meet the requirements set forth in Sections 7,
6 8 or 9 of this Ordinance.

7
8 **SECTION 8. LANDSCAPE STANDARDS**

9
10 The purpose of this Section is to establish landscape standards that will
11 promote an attractive setting throughout the Specific Plan Area. More
12 specifically, the standards are intended to provide for a neat and well
13 maintained appearance in areas not covered by buildings or parking.

14 **A. General Requirements**

15 The erection of any structure, or the enlargement of any existing
16 structure after the effective date of this Ordinance shall conform to
17 the following requirements:

- 18 1. A landscape plan prepared by a licensed landscape architect shall
19 be submitted as part of a Plot Plan for review under Section 7 of
20 this Ordinance.
- 21 2. Landscape plans shall include the approximate size and location of
22 all proposed plant materials, the scientific and common names of
23 such plant materials, the proposed irrigation plan and the esti-
24 mated planting schedule.
- 25 3. Surface parking lots shall be screened from view from adjacent
26 major public streets, plazas and pedestrian walkways by the use of
27 berms, landscaping and/or walls or other architectural devices.
28

1 4. Minimum landscaped areas of surface parking lots shall be 10
2 percent.

3 B. Street Trees

4 1. Street trees appropriate to the location and approved by the Street
5 Tree Division of the Bureau of Street maintenance shall be planted
6 at a minimum ratio of one for every 40 lineal feet of street
7 frontage.

8 2. Street trees shall be in a minimum 15-gallon container and 8 feet in
9 height at the time of planting.

10 C. Other Landscaped Areas

11 1. On landscaped portions of individual sites, tree types shall be
12 selected on the basis of attractiveness, hardiness and suitability
13 for the local environment.

14 2. Groundcover and lawn areas shall be planted and maintained to
15 achieve complete coverage of landscaped areas.

16 3. Rear and side yards visible from adjacent streets or major public
17 plazas or walkways shall be landscaped with plant materials that
18 complement those used at the front of a building or structure.

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

22 5. No artificial plants shall be permitted.

23
24 SECTION 9. PARKING

25
26 The purpose of this section is to provide regulatory standards per-
27 taining to the off-street parking of motor vehicles. Except as provided in
28

1 this Ordinance, the provisions of Section 12.21-A4 of the Code shall apply
2 to property within the Specific Plan Area.

3 A. Parking Space Requirements

- 4 1. For dwelling units, there shall be at least two parking spaces
5 provided for each dwelling unit with two or more bedrooms and one
6 and one-half parking spaces for each studio, efficiency and
7 one-bedroom unit. In addition, there shall be at least one parking
8 space provided for each four dwelling units which shall be re-
9 served for, and accessible to, visitors and guests.
- 10 2. For office and other commercial uses, there shall be at least two
11 and one-half parking spaces provided for each 1,000 square feet of
12 Floor Area.
- 13 3. For industrial buildings, there shall be at least two parking spaces
14 provided for each 1,000 square feet of Floor Area.
- 15 4. For Mixed Use Developments within the Specific Plan Area,
16 determination of parking requirements shall be made by
17 determining the required number of parking spaces for each
18 individual use within such Mixed-Use Developments that would
19 otherwise be required by Section 9B of this Ordinance or for uses
20 not covered by this Ordinance, the Code, and by then applying the
21 formulas listed below. The resulting parking requirements for
22 such Mixed Use Developments shall be the greatest number of
23 parking spaces resulting from the application of each of the
24 formulas for the critical peak-hour periods of 10:00 A.M., 12:00
25 noon, and 7:00 P.M. Other uses not accounted for in the formulas
26 below may be added at the approval of the Director of Planning.
- 27
28

1 10:00 A.M. 100% Office + 40% Hotel Guest + 20% Hotel Restaurant + 40%
2 Hotel Meeting Room + 50% Retail + 20% Other Restaurant + 10%
3 Theatre +10% Church/Auditorium, etc.

4 12:00 Noon 92% Office + 30% Hotel Guest + 100% Hotel Restaurant + 75%
5 Hotel Meeting Room + 100% Retail + 65% Other Restaurant + 10%
6 Theatre +10% Church/Auditorium, etc.

7 7:00 P.M. 5% Office + 100% Hotel Guest + 100% Hotel Restaurant + 100%
8 Hotel Meeting Room + 80% Retail + 100% Other Restaurant +
9 100% Theatre +20% Church/Auditorium, etc.

10 B. Alternative Requirements

11 Notwithstanding anything in the Code or this Ordinance to the
12 contrary, parking requirements may be reduced below those specified
13 in Section 9A of this Ordinance or the Code, if the Director Planning
14 finds, in connection with the Director's review and approval of a Plot
15 Plan as provided in Section 7 of this Ordinance, that such reduction is
16 justified based on substantial evidence, including, but not limited to, a
17 parking demand analysis (demonstrating that parking needs for certain
18 uses or combination of uses is less than the number of parking spaces
19 which would otherwise be required for such uses) and/or measures
20 (such as Transportation Demand Management programs) implemented
21 (individually or in conjunction with owners and/or tenants of other
22 projects) or to be implemented by owners and/or tenants of the project
23 covered by such Plot Plan to reduce traffic to and from, and therefore
24 parking at, such project.

1 SECTION 10. TIME LIMITS
2

3 Any time limit established by this Ordinance may be extended by mutual
4 agreement between the applicant and the Director of Planning, the Planning
5 Commission or the City Council, as the case may be.
6

7 SECTION 11. APPEALS
8

9 Any applicant, member of the City Council, the Mayor, or any other
10 interested person adversely affected by a determination or action of the
11 Director of Planning pursuant to this Specific Plan may appeal the deter-
12 mination or action to the Planning Commission and to the City Council in the
13 manner prescribed for tentative maps in Section 17.06 of the Code.
14

15 SECTION 12. SEVERABILITY
16

17 If any provision of this Ordinance or the application thereof to any person,
18 property or circumstances, is held invalid, the remainder of this Ordinance
19 or the application of such provisions to other persons, property or circum-
20 stances shall not be affected thereby.
21

22 SECTION 13. OWNER ACKNOWLEDGEMENT OF LIMITATIONS

23 The Department of Building and Safety shall issue no building permit for
24 construction upon property within the Specific Plan Area until such time as
25 the owner of such property has recorded with the County Recorder and
26 submitted to the Director of Planning and the Department of Building and
27
28

The Los Angeles Daily Journal

210 South Spring Street P.O. Box 54026
Los Angeles, California 90054
Telephone (213) 625-2141

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Proof of Publication

(2015.5 C.C.P.)

PLAYA VISTA AREA D SPECIFIC PLAN

ORDINANCE NO. 160523

State of California }
County of Los Angeles } ss
078133 ORDINANCE NO 160523

I am a citizen of the United States and a resident of the County of Los Angeles; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE LOS ANGELES DAILY JOURNAL, a daily newspaper printed and published in the English language in the City of Los Angeles, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of County of Los Angeles, State of California, under date of June 5, 1952, Case No. 599,382. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

11/26/85

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

EXECUTED ON : 11/26/85
AT LOS ANGELES, CALIFORNIA

[Handwritten signature]

Signature

WHEREAS, the Westchester-Playa del Rey District Plan provides for the development of a Specific Plan for Playa Vista Area D for the purpose of designating quantitative and qualitative standards to regulate the uses of land, the density of such uses, building heights, architectural and landscape treatment, signs, and vehicular and pedestrian circulation; and

WHEREAS, the purpose of the Playa Vista Area D Specific Plan is to promote compatible development which provides the Playa Vista area with an image and a sense of community; and

WHEREAS, in order to assure that development proceeds in an orderly fashion and in conformance with the General Plan of the City of Los Angeles, it is necessary to adopt the following Specific Plan:

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

SECTION 1. ESTABLISHMENT OF SPECIFIC PLAN

The City Council hereby establishes this Specific Plan applicable to that area of the City of Los Angeles shown within the heavy lines on the Map in Figure 1:

Sec. 14. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of NOV 19 1985.

ELIAS MARTINEZ, City Clerk,

By Edward W. Ashdoun,
Deputy.

Approved NOV 21 1985

Tom Bradley
Mayor.

Approved as to Form and Legality

JAMES K. HAHN, City Attorney,

By Edward C. Dygert
EDWARD C. DYGERT, Deputy.

Pursuant to Sec. 97.8 of the City Charter, approval of this ordinance recommended for the City Planning Commission

See attached report.

Calvin S. Hamilton
Director of Planning

File No. 85-1160
85-1975
85-1976

DATE 11/15/85
D030836
G-78133
11/26

City Clerk Form 23

11/15/85
G-78133