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22.46.010 Intent and Authority.

This Chapter is established to provide procedures for consideration of Specific Plans as authorized by Article 8, Chapter 3, Division 1, Title 7 and other applicable provisions of the California Government Code. It is also the intent to describe the relation between an adopted Specific Plan and the provisions of this Title 22.

22.46.020 Procedure and Adoption.

Specific Plans, including any associated regulations, conditions, programs and proposed legislation shall be adopted by ordinance according to the procedures established in Article 8, Chapter 3, Division 1, Title 7 and other applicable provisions of the California Government Code. Any amendments to such Specific Plans or regulations shall also be adopted in accordance with the Government Code provisions mentioned above. No amendment to a Specific Plan certified as part of a Local Coastal Program shall be effective in the Coastal Zone until the amendments are certified by the

California Coastal Commission pursuant to Section 30514 of the California Public Resources Code.

22.46.030 Administration.

Specific Plans and associated regulations shall be administered in accordance with Article 8, Chapter 3, Division 1, Title 7 and other applicable provisions of the California Government Code. Such plans and regulations may reference existing provisions and procedures of this Title 22 or they may develop different administrative procedures to use in the implementation of the Specific Plan. Except as otherwise expressively provided in a Specific Plan, property may be used for any purpose and subject to all of the standards and requirements of the basic zone. Where the regulations of a Specific Plan differ from the provisions of the basic zone, with the exception of qualified projects allowed by Chapter 88 (Density Bonus and Affordable Housing Incentives) and Chapter 126 (Housing Permits), such regulations shall supersede the provisions of the basic zone as specified in the Specific Plan.

22.46.040 List of Specific Plans.

The following Specific Plans are added by reference, together with all maps and provisions pertaining thereto:

Specific Plan Name	Ordinance of Adoption	Date of Adoption
Santa Catalina Island	89-0148	11/28/1989
La Vina	Adopted by Resolution	12/26/1989
Marina del Rey	90-0158	11/6/1990
Northlake	93-0014	2/9/1993
Newhall Ranch	Adopted by Resolution	5/27/2003
Universal Studios	2013-0010	4/30/2013
East Los Angeles Third Street Form-Based Code	2014-0049	11/12/2014

22.46.045 Santa Catalina Specific Plan and Introduction.

A. The Santa Catalina Island Specific Plan is located in Section 22.46.050 (Purpose) through Section 22.46.750 (Energy).

B. The Santa Catalina Island Specific Plan was certified by the California Coastal Commission on January 9, 1990.

22.46.050 Purpose.

This Specific Plan constitutes the primary implementation mechanism for the Santa Catalina Island Land Use Plan (LUP) as certified by the California Coastal Commission in November, 1983. As such, it establishes regulations for the development, protection and management of the island's unique resources. The LUP constitutes the first part of the County's State-mandated local coastal program or LCP; the LIP is the second part of the LCP.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.060 Relationship to the Los Angeles County General Plan.

A. The Los Angeles County General Plan consists of those countywide chapters and elements mandated by the California Government Code, as well as a series of community and area plans setting forth more detailed growth and development policies for specific unincorporated communities.

B. The countywide General Plan establishes, in a broad perspective, future land use, development and conservation policies for Santa Catalina Island.

C. The Santa Catalina Island LUP serves as the community plan for the unincorporated portions of the island. The LUP essentially constitutes a refinement of General Plan policy and provides a basis for its ultimate implementation through application of this Specific Plan. The LUP contains background information on Catalina Island conditions and resources; the implementation of its policies will be assured in the coastal development permit process which requires a finding that any proposed development is consistent with the local coastal program.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.070 Relationship to Zoning.

A. The regulations and provisions of the Specific Plan work in conjunction with the Los Angeles County zoning ordinance. The Specific Plan provides land use regulations and standards that supersede those contained in the basic or underlying

zone. Any provisions of the zoning ordinance that are used to administer or implement the Specific Plan, and are referenced in it, are included in Appendix E. Thus, the Specific Plan is a self-contained document that includes all of the provisions necessary to administer it.

B. Amendments to the County Code that affect sections cited in this Specific Plan shall not apply to this Specific Plan until certified as amendments to the LCP. Until such changes are certified, only the versions of the County Code in Appendix E of this Specific Plan shall apply.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.080 Organization and Content of Specific Plan.

The Specific Plan is organized into three main sections including: 1) land use regulations and development standards; 2) access and circulation; and 3) utilities/public facilities requirements. These sections are summarized below.

A. Land Use Regulations and Development Standards. This Section sets forth the principal permitted uses and uses requiring other permits for five Specific Plan land use districts. These five districts are: Open Space/Conservation, Two Harbors Resort Village, Utilities and Industrial, Avalon Canyon Resort and Recreation, and Organized Camps and Special Facilities. This Section also contains development standards and conditions for each district. In addition, this Section contains standards which regulate architectural motifs, landscape materials and visual aesthetics.

B. Access and Circulation. Vehicular and nonvehicular circulation on the island is addressed in this Section, as well as access to and use of the island's shoreline.

C. Utilities/Public Facilities. This Section identifies infrastructure planning and improvements necessary to support future development on the island.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.090 Organization.

A. The Specific Plan works in conjunction with the zoning ordinance, Title 22 of the Los Angeles County Code, to define and control potential growth and

development on the island. This is accomplished by the Specific Plan's land use districts which identify the principal permitted uses, uses requiring other review or permits (e.g., conditional use, surface mining, etc.) and development standards; these districts supersede the basic or underlying zones for their respective areas. The Specific Plan is also an integral part of the zoning ordinance and references many of the existing definitions, provisions and procedures contained in the zoning ordinance. Thus, the Specific Plan and various provisions of the zoning ordinance work together to provide the necessary detailed land use regulations and the appropriate administrative procedures to implement the goals and policies of the Santa Catalina Island Local Coastal Plan.

B. Each land use district contains provisions which are applicable both district-wide and within specified geographic areas and is organized in the following fashion:

1. Legal Description. This is a precise description of the boundaries of the district. (See Appendix D for maps of all geographic areas mentioned in the Specific Plan.)

2. Intent. This is a statement of the purpose of the district with regard to the development and resource protection policies that are to be carried out in the particular district.

3. Principal Permitted Uses. This is a listing of the uses which clearly implement the designated land uses and policies of the district. These uses require the approval of a coastal development permit unless they are specifically exempted or categorically excluded. Uses are grouped in two categories: those which are allowed throughout the district and those which are restricted to specific geographic areas. These uses are generally not appealable to the Coastal Commission unless they are located in one of the areas listed in Section 22.56.2450 where the Coastal Commission retains appeal jurisdiction. However, because unincorporated Santa Catalina Island does not have a public road within the meaning of the Coastal Act statute defining appeal jurisdiction, the entire island is an appealable area. Coastal development

permits for uses which are appealable to the Coastal Commission shall have a public hearing in accordance with Section 22.56.2380.

4. Accessory Uses. This is a listing of uses, including buildings and structures, which are customarily incidental to, related to and clearly subordinate to the main building, structure or use of land. Accessory uses are subject to the same permit requirements, including the filing of a coastal development permit, as the main uses or buildings to which they are subordinate. Accessory uses are subject to the same coastal commission appeal provisions as the main uses or buildings. Coastal development permits for uses which are appealable to the Coastal Commission shall have a public hearing in accordance with Section 22.56.2380.

5. Uses Subject to Director's Review. This is a listing of uses that may implement the intent of the district but need review by the Director to determine that development standards have been met and to require conditions when necessary. These uses will require site plan approval in addition to approval of a coastal development permit. These uses are appealable to the Coastal Commission. Coastal development permits for uses which are appealable to the Coastal Commission shall have a public hearing in accordance with Section 22.56.2380.

6. Uses Subject to Additional Permits. This is a listing of uses which may implement the intent of the district but only under certain circumstances or conditions. These uses may require the approval of conditional use, surface mining, temporary use or other permits in addition to a coastal development permit. Uses are grouped in two categories: those which are allowed throughout the district and those which are restricted to specific geographic areas. These uses are appealable to the Coastal Commission. Coastal development permits for uses which are appealable to the Coastal Commission shall have a public hearing in accordance with Section 22.56.2380.

7. Development Standards. This is a listing of regulations that apply to development within a particular district. These regulations relate to such aspects as archeological resources, architectural quality, biotic resources, environmental hazards,

height limits, landscaping, lot coverage, noise, parking, setbacks, signs, etc. Compliance with these standards will be substantiated through the issuance of coastal development permits.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.100 Legal Description – Open Space/Conservation District.

All of the unincorporated area of Santa Catalina Island, except for the portion of Lot 2 of Tract No. 8911 recorded in M.B. 118 3-4 bounded on the northwest by the easterly boundary of the City of Avalon and on all other sides by Lot 1 of Los Angeles County Assessors (LACA) Map No. 59, including all off-shore rocks and islets, and all land as shown on LACA Map No. 59 recorded on February 28, 1952 in Assessors Maps, Book 1, Page 7, except that the property described below is not included in this district:

Lots 1; 3; 8; 9; 14; 64; 83; 85; 86; 88; 89; 99; the northerly portion of Lot 7 which is more particularly described as follows:

Beginning at a point in the westerly line of said Lot 7 which is 2600 feet north of the southwest corner of said Lot 7, thence EAST 280.00 feet, NORTH 420.00 feet, EAST 250.00 feet, South 52°00'00" East 220.00 feet, North 38°00'00" East 250.00 feet, North 20*00'00" West 800.00 feet, North 20°00'00" East 400.00 feet, South 70°00'00" East 300.00 feet, South 7°00'00" West 300.00 feet, South 38°00'00" East 300.00 feet, North 66°00'00" East 300.00 feet, South 24°00'00" East 410.00 feet, South 15°00'00" West 460.00 feet, South 75°00'00" East 280.00 feet, South 11°00'00" West 700.00 feet, and North 54°13'33" East 742.49 feet to a point in the easterly line of said Lot 7, distant thereon NORTH 2550.00 feet from the southeast corner of said Lot 7; thence NORTH along said easterly line of Lot 7 a distance of 1850.98 feet to the northeast corner of said Lot 7, thence North 52°31'25" West 2786.76 feet along the northerly line of said Lot 7 to the northwest corner of said Lot 7, thence SOUTH along the westerly line of said Lot 7 3496.54 feet to the True Point of Beginning;

And that portion of Lot 82 described as follows:

Beginning at a point in the westerly line of said Lot 82 which is 2200 feet NORTH of the southwest corner of said Lot 82, thence North 40°00'00" East to the mean high tide line of the sea, thence in a westerly direction along the mean high tide line of the sea to the westerly line of Lot 82, thence SOUTH to the point of beginning.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.110 Intent.

This land use district is established to allow low intensity recreational use and enjoyment of the islands' resources while emphasizing preservation, protection and careful management of these resources. This district also recognizes a limited number of more intense visitor-serving uses in designated areas.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.120 Principal Permitted Uses.

A. The principal permitted use in the Open Space/Conservation District is the conservation of the natural resources together with low-intensity recreational uses which are compatible with resource protection.

B. Property in the Open Space/Conservation District may be used for the following district-wide uses:

- Beaches and associated passive recreation uses.
- Campgrounds, primitive.
- Range management activities necessary for the maintenance and restoration of biotic and habitat communities; such activities shall include the grazing of buffalo (bison) at numbers which will not adversely affect the biota and regulating the numbers of goats and other herbivores to reduce their impact on native vegetation.
- Riding and hiking trails, excluding trails for motor vehicles.
- Watershed, water recharge and percolation areas.
- Wildlife, nature, forest, and marine preserves and sanctuaries.

C. Property in the geographic areas listed below may also be used for the following resource compatible uses:

1. Airport Hub – LACA Lot 71
   - Displays: interpretive and informational.
   - Restaurant.
2. Ben Weston Beach – LACA Lots 43 and 44
   - Parking area for primitive campground.
   - Picnic area.
3. Black Jack – LACA Lot 63
   - Campground, equestrian; 15 PAOT capacity; lower cost public use.
   - Campground, improved; 75 PAOT capacity; lower cost public use.
4. Buffalo Corral – LACA Lot 84
   - Campground, equestrian; 25 PAOT capacity.
5. Buttonshell Beach – LACA Lot 65
   - Pier, docks and similar facilities.
   - Youth camp with related upland support facilities listed in Section 22.46.130; 450 PAOT capacity.
6. Cherry Cove/Valley – LACA Lot 98
   - Pier, docks and similar facilities.
   - Youth camp with related upland support facilities listed in Section 22.46.130; 375 PAOT capacity.
7. Cottonwood Cove – LACA Lot 58
   - Interpretive signs and displays.
8. Eagle's Nest – LACA Lot 42
   - Campground, improved; 20 PAOT capacity; lower cost public use.
   - Picnic area.
9. Gallagher Beach – LACA Lot 17
   - Pier, docks and similar facilities.

- Youth camp with related upland support facilities listed in Section 22.46.130; 210 PAOT capacity.

10. Little Geiger Cove – LACA Lot 98
    - Yacht club with upland support facilities for recreational boating listed in Section 22.46.130.
11. Little Gibraltar Harbor (Steadman Cove) – LACA Lot 67
    - Youth camp with related upland support facilities listed in Section 2.46.130; 27 PAOT capacity.
12. Little Harbor – LACA Lot 59
    - Campground, equestrian; 15 PAOT capacity.
    - Campground, improved; 200 PAOT capacity; lower cost public use.
13. Middle Ranch – LACA Lots 39, 40 and 41
    - Crops: field, tree, bush, berry and row, including native plant nursery stock.
    - Field station for scientific research.
    - Raising, grazing, breeding and training of cattle, horses and other equine, including the supplementary feeding of such animals, provided that such grazing is not a part of, nor conducted in conjunction with, any dairy, livestock feed yard or livestock sales yard located on the same premises.
    - Ranch.
    - Riding academies and stables with the boarding of horses.
14. Parson's Landing – LACA Lot 100
    - Campground, improved; 200 PAOT capacity; lower cost public use.
15. Rancho Escondido – LACA Lot 60
    - Museum for display of Santa Catalina Island artifacts.

- Raising, grazing, breeding and training of cattle, horses and other equine, including the supplementary feeding of such animals, provided that such grazing is not a part of, nor conducted in conjunction with, any dairy, livestock feed yard or livestock sales yard located on the same premises.
- Ranch.
- Riding academies and stables with the boarding of horses.

16. Ripper's Cove – LACA Lot 82
    - Day use activities.
    - Interpretive displays and signs.
17. Shark Harbor – LACA Lot 59
    - Campground, primitive; 20 PAOT capacity.
    - Parking area.
18. Starlight Beach – LACA Lot 104
    - Campground, primitive; 10 PAOT capacity; boat-in facility.
    - Interpretive displays and signs associated with the marine park.
19. Echo Lake – LACA Lots 63, 66 and 69 (listed as Swain's Canyon in LUP)
    - Memorial grove consisting of Santa Catalina Island endemic plants.
20. Toyon Cove – LACA Lot 52
    - Educational, recreational and/or conference facility for overnight use; 300 PAOT capacity.
    - Pier, docks and similar facilities.
    - Water taxi support facility.
21. Toyon/Haypress Junction – LACA Lots 16, 18, and 19
    - Arboretum or horticultural garden.

- Campground, improved; 100 PAOT capacity; lower cost public use.
- Entry gate kiosk.
- Interpretive displays and signs.
- Ranger station.
- Visitor center, 1,000 square feet floor area maximum.

22. Johnson's Landing – LACA Lot 100
    - Youth camp with related upland support facilities listed in Section 22.46.130; 375 PAOT total capacity combined with Lot 99.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.130 Accessory Uses.

Property in the Open Space/Conservation District may be used for the following:

- Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.
- Accessory uses and facilities incidental to equestrian campgrounds include, but are not limited to, corrals, tie-ups and water troughs for horses as well as improved campground facilities for riders and other similar facilities.
- Accessory uses and facilities incidental to improved campgrounds include, but are not limited to, authorized fire rings, graded road access, privies or water-operated toilets, cleared tent spaces, tables, interpretive and informational signs, drinking water, group camping areas and trash receptacles and other similar facilities.
- Accessory uses and facilities incidental to lodges, hotels or inns include, but are not limited to, bars, cafes, cocktail lounges, dining rooms, gift shops, restaurants, housing for lodge employees and visitor-serving retail.

- Accessory uses and facilities incidental to passive recreation uses include, but are not limited to, nature observation, photography, sunbathing and other similar uses.
- Accessory uses and facilities incidental to primitive campgrounds include, but are not limited to, authorized fire rings, trail access, limited vegetation removal, privies, small cleared sleeping areas and interpretive and informational signs and other similar facilities.
- Accessory uses and facilities incidental to yacht club upland support facilities include, but are not limited to:
    - Active recreation facilities such as sand volleyball courts and swimming docks.
    - Chemical toilets maintained in accordance with Chapter 11.38 of Title 11 of the Los Angeles County Code.
    - Decks or platforms not more than 30 inches above grade with less than 400 square feet in area.
    - Flag poles under 15 feet in height.
    - Pergolas and other shade-providing structures with less than 400 square feet in area.
    - Picnic areas including tables and outdoor cooking facilities.
    - Improved campgrounds.
    - Storage sheds having an area of less than 120 square feet.
- Accessory uses and facilities incidental to youth camp or educational institution upland support facilities include:
    - Administration offices; camp supplies sales, craft shops, infirmaries and other similar ancillary facilities.
    - Educational and recreational activities and facilities.
    - Residential uses including tent platforms, dormitories for campers and staff, camp Director's dwelling unit and

caretaker's dwelling unit; dining and service/maintenance areas and buildings.

- Water-related sports facilities.

- Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.
- Building materials, storage of, used in the construction of a building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.
- Signs.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.140 Uses Subject to Director's Review and Approval.

If site plans are first submitted to and approved by the Director, property in the Open Space/Conservation District may be used for the following uses:

A. District-wide.

- Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.
- Maintenance and minor expansion of existing facilities permitted in the open space/conservation district provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.
- Privies.
- Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for an extension has been submitted to and granted by the Director. An extension, not to

exceed an additional 12 months, may be granted if the Director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be located at the actual construction or work site unless the Director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.

- Youth camps, increased capacities; as provided in Section 22.46.160.G.

B. In addition to the uses listed in Subsection A of this Section, property in the following areas may also be used for the following uses specified for each of the following areas:

1. Airport Hub – LACA Lot 71
   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.
   - Lodge, hotel or inn including associated commercial services; 50 guest room maximum.
   - Youth hostel.
2. Black Jack – LACA Lot 63
   - Ranger station.
3. Eagle's Nest – LACA Lot 42
   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.

- Lodge, hotel or inn including associated commercial services; 50 guest room maximum.

4. Little Harbor – LACA Lot 59
   - Ranger station and dwelling units for campground and range management personnel.
5. Middle Ranch – LACA Lot 39, 40 and 41
   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.
   - Lodge, hotel or inn including associated commercial services; 50 guest room maximum.
   - Noncommercial rooming house for scientists, interns and guests.
6. Rancho Escondido – LACA Lot 60
   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.
   - Dwelling units for the property owner.
   - Lodge, hotel or inn including associated commercial services; 50 guest room maximum.
   - Rodeos and similar special events.
7. Toyon/Haypress Junction – LACA Lots 16, 18 and 19
   - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.
   - Parking area.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.150 Uses Subject to Additional Permits.

Property in the Open Space/Conservation District may be used for:

A. The following uses in the areas specified, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of the permit for:

1. District-wide.

- Borrow pits, provided the excavation does not cause adverse impacts on the environment and that the excavated material is used within the land use district and not sold for commercial purposes.
- Buildings, nonresidential, exceeding 400 square feet in floor area.
- Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.
- Educational and scientific research facilities.
- Electric distribution and transmission substations, including microwave facilities used in conjunction therewith.
- Flood Control facilities.
- Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.
- Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this Section.
- Telephone repeater stations.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells, and any use normal and appurtenant to the storage and distribution of water, including water reclamation and desalinization facilities.

2. In addition to the uses listed in Subsection A.1 of this Section, a conditional use permit may be applied for the uses specified in each of the following areas:

(a) Airport Hub – LACA Lot 71

- Airport, and associated aircraft and passenger services, with a maximum capacity of 400 planes to be accommodated overnight.

(b) Well's Beach Uplands – LACA Lot 97

- Waste disposal facility.

B. The following uses provided the specified permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.160 Development Standards.

In addition to the standards applicable to all property on Santa Catalina Island, the following apply specifically to the open space/conservation district:

A. Campgrounds.

- Campground designation for lower cost public use shall be available to all members of the general public, irrespective of group affiliation. A user fee shall be established to accommodate persons of lower income (80 percent or below median income of Los Angeles County); this fee may be modified annually based on changes in the consumer price index or other similar economic indicator for the Los Angeles metropolitan area.
- The PAOT capacities, which refer to persons staying overnight, for the campgrounds in this district may be exceeded no more than five days in any 30 day period subject to the approval of Parks and Recreation and the Santa Catalina Island Conservancy. Such

approval shall be granted when findings are made that the use will not adversely affect public health, safety or the environmental resources of the area.

B. Day-use only areas shall be restricted to use beginning one hour before sunrise and ending one hour after sunset. No overnight camping or other nighttime uses are allowed.

C. Dwelling units for employees shall be limited to the existing units at each site unless the Director verifies a need for additional housing for essential on-site staff and finds that any additional dwelling units will not adversely affect the environment. The Director may approve up to five additional units over those existing in August 1989 as a use subject to Director's review, based on a verified need for essential on-site staff, available water and conformity with the resource provisions of this plan.

D. Fencing to protect plant and animal habitats shall be designed to assure continued access along designated trails and roads.

E. Lodges shall have an architectural style that achieves a rustic appearance through the use of rough-sawn wood, stonework, masonry, rough-finished plaster or similar exterior finishes which are compatible with a rural setting. The architectural style of the lodges, which shall not exceed a height of 35 feet, shall be compatible with the rural environment and existing buildings. A user fee shall be established to accommodate persons of low or moderate income (120 percent or below median income of Los Angeles County); this fee may be modified annually based on changes in the consumer price index or other similar economic indicator for the Los Angeles metropolitan area.

F. Upland shoreline lease area support facilities.

- Development shall be located a minimum of 150 feet from the mean high tide line; if this standard is impractical because of topography or other environmental constraints, the Director may allow development to within 25 feet of the mean tide line or the inland extent of any beach, whichever is greater.

- Development shall be sited to be compatible with the public use of the beach or shoreline by preserving sufficient areas for public access and recreation.
- No structure shall be allowed on hillsides having a slope exceeding 30 percent.
- On hillsides having a slope exceeding 15 percent, all graded areas shall be planted and maintained for erosion control and visual enhancement purposes to screen or soften the visual impact of any cut and fill slopes. In addition, grading plans shall be revised to reduce visible height of cuts and fills and changes in cove geometry.

G. Youth camp PAOT capacities for each site may be expanded if there is a verified need, if there are no adverse impacts on the island's resources and if the expansion would not require a substantial increase in water usage that would adversely impact the island's water supply. Such requests to increase youth camp capacities shall be accompanied by a master plan as described in Subsection H of Section 22.46.550 and shall be subject to review and approval of the Director.

H. Ben Weston Beach – LACA Lots 43 and 44

- Campground, primitive; 50 PAOT capacity; lower cost public use.
- The sensitive sand dune plant community shall be protected by prohibiting all development within the sand dunes and other measures as may be necessary including, but not limited to fencing or erecting signs along the periphery of the dune area informing people that the dunes are not to be entered.
- The parking area shall be located at least 250 feet from the mean high tide line.

I. Cottonwood Canyon – LACA Lots 59, 60, 61, 62 and 69

- Any development between 100 and 250 feet of the edge of the riparian vegetation shall mitigate possible adverse effects such as siltation, run-off and pollution.
- There shall be no new development, except water wells developed in conformance with Sections 22.46.470 and 22.46.730; within 100 feet of the edge of riparian vegetation.

J. Cottonwood Cove – LACA Lot 58

- Use of this area shall be restricted to daylight hours only.

K. Rancho Escondido – LACA Lot 60; Middle Ranch – LACA Lots 39, 40, and 41

- Agricultural operations shall not exceed 200 acres at any one time for LACA Lots 39, 40, and 60 combined.

L. Sweetwater Canyon – LACA Lots 42, 43, 44, 45 and 46

- There shall be no new development, except water wells developed in conformance with Sections 22.46.470 and 22.46.730, within 100 feet of the edge of riparian vegetation.
- Any development between 100 and 250 feet of the edge of the riparian vegetation shall mitigate possible adverse effects such as siltation, run-off and pollution.

M. Goat Harbor – LACA Lot 67

- Campground, primitive; 10 PAOT capacity; boat-in facility.

N. Italian Gardens – LACA Lot 65

- Campground, primitive; 10 PAOT capacity; boat-in facility.

O. Willow Cove – LACA Lot 52

- Campground, primitive; 10 PAOT capacity; boat-in facility.

P. All off-shore rocks and islets

- Restricted to use as marine preserves and/or maintained for scientific research and education.

- Uses requiring a Director's review and approval or a conditional use permit listed in Section 22.46.140 and Section 22.46.150.A.1 are allowed only if they are compatible with the marine preserve designation.

Q. State jurisdiction in specified area

- Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require approval by the Coastal Commission. Such development which extends landward of the mean high tide line also requires the approval of the County.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.170 Legal Description – Two Harbors Resort Village District.

Lots 88 and 89 of LACA Map No. 59.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.180 Intent.

The Two Harbors Resort Village District is established to provide a planned service resort community that contains the commercial, marine and public services and facilities for tourists, recreational boaters, campers, residents, support/service employees and persons associated with marine education and scientific research. This district also recognizes the function of Two Harbors as a main entry point to Santa Catalina Island. The ultimate use in the Two Harbors Resort Village District is a planned mixed-use community. Within the District are specified subdistricts which provide the necessary locations and uses to implement a planned community. The majority of development will occur after compliance with the detailed requirements of Section 22.46.220.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.190 Principal Permitted Uses.

A. Property in the Two Harbors Resort Village District may be used for the following district-wide uses:

- Roads, pedestrian walkways and other accessways.

B. Property in the subdistricts listed below may be used for the following planned community uses specified for each of the subdistricts, provided the required information, standards, conditions and procedures, with the exception of filing a conditional use permit, contained in Section 22.46.220.A are submitted with the development application:

1. Conservation/recreation
   - Beaches and associated active recreation uses.
   - Pier, docks and similar facilities.
   - Range management activities necessary for the maintenance and restoration of biotic and habitat communities.
   - Recreational boating facilities including rental, storage and maintenance of boats, canoes, etc.
   - Riding and hiking trails, excluding trails for motor vehicles.
   - Watershed, water recharge and percolation areas.
   - Wildlife, nature, forest and marine preserves and sanctuaries.
2. Open space/recreation
   (a) Campground/hostel.
      - Beaches and associated active recreation uses.
      - Campgrounds, improved; 200 PAOT total capacity; Little Fisherman's Cove is designated lower cost public use.
      - Picnic areas.

- Riding and hiking trails, excluding trails for motor vehicles.
- Youth hostels; 150 PAOT total capacity.

(b) Recreational boating.

- Beaches and associated active recreation uses.
- Docks and similar facilities.
- Recreational boating facilities including rental, storage and maintenance of boats, canoes, etc.

(c) Boat storage/launch area.

- Launching apparatus, including ramps.
- Piers, docks and similar facilities.

3. View corridor

- Arboretum and horticultural gardens.
- Athletic fields.
- Beaches and associated active recreation uses.
- Comfort stations including accessory shower and laundry facilities.
- Historical monuments and cultural heritage sites.
- Parks, public places or squares and playgrounds with appurtenant facilities.
- Piers, docks and similar facilities.
- Riding and hiking trails, excluding trails for motor vehicles.
- Wildlife, nature, forest and marine preserves and sanctuaries.

4. Resort/commercial

(a) Lodges/inns.

- Lodges, hotels or inns and associated commercial services including gift shops, restaurants and bars; 500 guest rooms maximum.

(b) Commercial.

- Commercial services.
- Offices, business and professional.
- Retail stores.

(c) Marine commercial.

- Bait shops.
- Fishing equipment sales, rental and repair.
- Marine equipment, parts and accessories.

5. Residential

- Apartment houses.
- Mobilehome parks.
- Residences, single-family.
- Residences, two-family.
- Townhouses.

6. Industrial/transportation

- Barge ramp.
- Piers, docks and similar facilities.
- Transportation center including bus station, vehicle parking, vehicle repair and taxi stand.

7. Utilities/services

- Electric distribution and transmission substation, including microwave facility used in conjunction therewith.
- Public works, corporate and utility maintenance and repair shops and storage yards.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.200 Accessory Uses.

Property in the Two Harbors Resort Village District may be used for the following:

- Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.

- Accessory uses and facilities associated with active recreation uses include, but are not limited to, passive recreation uses, picnic tables, sand volleyball courts, swimming docks and other similar facilities.
- Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.
- Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.
- Signs.
- Yacht club upland support facilities include the same uses listed in Section 22.46.130.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.210 Uses Subject to Director's Review and Approval.

If site plans are first submitted to and approved by the Director, property in the Two Harbors Resort Village District may be used for the following uses:

- Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.
- Maintenance and minor expansion of existing facilities permitted in the Two Harbors Resort Village District, provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.
- Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for an extension has been submitted to and granted by the Director. An extension, not to exceed an additional 12 months, may

be granted if the Director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be located at the actual construction or work site unless the Director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.220 Uses Subject to Additional Permits.

Property in the Two Harbors Resort Village District may be used for:

A. The uses listed in Subsection B of this Section for each of the specified land use categories, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56 and while such permit is in full force and effect in conformity with the conditions of the permit. Exemption provisions contained in Section 22.56.215.C shall not apply. In addition to the requirements of Part 1 of Chapter 22.56, the permit shall also be subject to all of the following provisions:

1. Access Requirements. In order to provide continued public access, retain open spaces for recreation uses and allow interim development as described in Subsection A.4, the property owner, lease holder, or other such person who proposes development within the Two Harbors Resort Village District shall comply with either the access dedication/reservation criteria contained in Sections 22.46.650 through 22.46.700 or the development agreement provisions listed below:

(a) Prior to any new development, an application for a development agreement shall be filed pursuant to Part 4 of Chapter 22.16 of this Code. Construction of such development may not commence nor shall land division maps or waivers be filed in the Office of the County Recorder until the executed development agreement is recorded and the ordinance approving said agreement is effective. Such

ordinance shall not become effective until it has been certified by the Coastal Commission as an amendment to the LCP.

(b) In addition to the requirements of Sections 22.16.320 and 22.16.330, the development agreement shall contain a map, drawn to a scale of 1" = 200' or larger showing:

(i) The location and width of all accessways, beaches, recreation areas and open spaces which are currently available to the public; and

(ii) The location, floor area, height, use, and, where applicable, the occupant load of all existing and proposed structures.

(c) The development agreement shall also contain a guarantee that the public will have the right to enter on and use the land identified in the map required by Subsection (i) above for recreational and open space uses. The owner, lease-holder or facility operator shall have the right to charge and impose reasonable fees for such entry and use and to impose reasonable conditions, limitations and restrictions that are necessary for the management and protection of the land; however, such actions shall not unduly or unreasonably impair the public entry and use of the land.

2. Design Review. Architectural renderings and plans shall be submitted for review and approval by the County. Such materials shall include perspective drawings which show the visual impact on the area in general, with particular emphasis on the view corridor. In the design review process, the County shall ensure that the architectural style is compatible in scale and design with the natural features and existing approved development. The design review process shall also ensure that the project complies with relevant development standards contained in Section 22.46.230.

3. Tentative Division of Land Map. A tentative map shall be filed when required by Title 21 of this Code. When a tentative map is not required, a plot plan shall be filed indicating the precise location, width and type of improvements for streets and pedestrian walks, and shall also indicate the use, location, size and height

of all structures. The tentative map or plot plan shall also show the precise location of the boundary lines of all land use categories listed in Subsection B which are contained in the proposed development; the area of each category shall also be calculated and shown on the plan.

4. Conditions Precedent to Development. In order to adequately assess and mitigate the impacts associated with proposed development at Two Harbors, the materials and information contained in this Subsection A.4 shall be submitted to and approved by the County as part of the coastal development permit process prior to issuing permits for new construction. However, interim development which does not exceed the following amounts is exempt from this requirement, except that any interim development within the watershed of Catalina Harbor shall comply with Subsection b below. Interim development shall be approved only if the Director finds that the development will not reduce access to the beach and shoreline that is presently available to the general public and it shall not prejudice the County's ability to develop the access and open space areas of the plan, develop a circulation plan, preserve Catalina Harbor, reduce incompatible development or otherwise carry out the LUP in Two Harbors.

- 20 resort dwelling units, 40 support (employee) dwelling units or any combination of the two not exceeding 40 units.
- 2,000 square feet of commercial floor area.
- 30 hostel beds, 50 PAOT campground and 80 lodge/inn rooms.
- Removal of existing nonconforming structures and relocation/reconstruction of such structures in authorized land use categories. The floor area of the relocated or reconstructed structures may be 25 percent greater than the floor area of the existing nonconforming structure.

The reports and studies required by this Subsection should be scaled to the amount and intensity of development proposed; additional supplemental reports shall be

required as applications for subsequent development are submitted. Required actions or mitigation measures suggested by these studies and approved by the County shall be made conditions of approval of the coastal development permit. Except that the Catalina Harbor study shall be required only when development is proposed in any areas which drain into said harbor.

(a) Bicycle and Pedestrian Circulation. A bicycle and pedestrian circulation plan shall be prepared which shows the location and design of bikeways and pedestrian walkways providing access to the Two Harbors area. This plan shall comply with applicable access and circulation provisions of Sections 22.46.580 through 22.46.700 of this Specific Plan.

(b) Catalina Harbor. A formal study of the marine resources in Catalina Harbor shall be completed prior to commencement of the development of any areas which drain into Catalina Harbor. The general objectives and outline of the study shall be designed to accomplish the goals outlined in Appendix C, "A Study of the Marine Environment of Catalina Harbor, Santa Catalina Island, California, with Reference to a Proposed Residential-Recreational Development." The study shall establish criteria to guide construction and grading in a manner which protects the Catalina Harbor marine habitat. This study will identify appropriate mitigation measures, establish an impact monitoring program and determine under what circumstances harbor dredging can occur in order to maintain existing boat moorings while safeguarding the viability of the unique mudbottom habitat.

(c) Existing Incompatible Development. The developer shall submit a schedule/plan which shows how existing development which is incompatible with the certified land use plan will be phased out as new development occurs. Development is considered incompatible if it is located in areas shown on the Two Harbors land use plan where the particular land use category does not permit the existing use; existing uses and structures which do not conform to applicable development standards are considered incompatible. Existing incompatible residential development shall not be removed until adequate compatible residential development

has been completed and is available for occupancy. For the purposes of this Subsection, the Old Union Army Barracks or the Banning Residence and Cottages are not considered incompatible development.

(d) Open Space. Appropriate areas designated as view-corridor and conservation/recreation on Maps 13A and 13B shall be identified on the tentative map or plot plan as reserved for public access or, in the hillside conservation recreation area, reserved for view and habitat protection. Reservation of the right of public access to these shoreline and trails areas and other open space areas shall be made a condition of approval of development. If the development is planned in phases, it shall be designed so that each successive phase will contain sufficient amounts of open space in the view corridor and conservation/recreation categories that is found to be necessary, pursuant to Sections 22.46.650 through 22.46.670 to mitigate the impacts associated with the development which is being considered by that particular phase. Beach and road areas currently in use by the general public shall be included in initial dedications or protected by interim agreements so that no development reduces areas open to the general public. Such reservation shall be secured in accordance with the procedures contained in Section 22.46.680 and shall be by public dedication, establishment of a maintenance district or other means satisfactory to the Director, to insure the permanent reservation of and, where appropriate, perpetual maintenance of the areas. If the development is determined to be a subdivision, open space areas shall be so identified by appropriate notation on the final map or by separate instrument in conjunction with a parcel map, or grant of waiver and certificate of compliance. The reservation of open space and public access shall be in an amount and utilize such methods (e.g., trails, roadway corridors, view and habitat protection areas, areas designated for density transfer, geologically unstable areas, etc.) which the County finds are necessary to maintain existing beach, road and recreation areas, to provide sufficient public areas for recreation, to carry out the purposes of the plan for concentration of development and other purposes to serve the proposed medium density community and major tourist attraction.

(e) Operation and Maintenance Expenses. A report discussing the methods of financing the continued operation and maintenance of open space areas, streets and other similar facilities shall be prepared by the developer. In addition, the report shall review alternative programs to finance station facilities, equipment and staffing for fire and sheriff protection, emergency medical services and other urban services including library, sanitation, etc. shall be evaluated. Such programs may include benefit assessment districts, subdivision extractions and other development surcharges. Prior to commencement of development in the Isthmus/Two Harbors area, an appropriate financing mechanism shall be formulated and implemented so that necessary services will be available as development takes place. This program shall be adopted as an amendment to the Specific Plan.

(f) Landscaping. A plan for landscaping all open areas including the view corridor shall be prepared by a licensed landscape architect. Such plans shall preserve existing trees and native vegetation when possible. Plant materials shall be used to integrate the manmade and natural environments, to screen or soften visual impacts of new developments and to provide diversity within developed areas. The landscaping plan shall be adopted as an amendment to the Specific Plan.

(g) School Site. The developer shall provide a 3 1/2 acre school site for the Long Beach Unified School District in the area shown on Map #13A in Appendix D or other suitable alternative site approved by the school district and Director, when the district finds that such site is required to serve the educational needs of the Two Harbors area. The school site and the timing of the dedication shall be subject to approval by the Long Beach Unified School District and shall be adopted as an amendment to the Specific Plan.

(h) Signs. A sign program shall be prepared by the developer which recognizes the pedestrian orientation and architectural style of the Two Harbors area. This program shall be sufficiently detailed to regulate the size, amount, height, spacing, lighting and types of signs allowed for commercial, directional and interpretive uses. The guiding principles of the sign program are that signs should be small, few in

number, unlighted or of low intensity lighting and designed to be compatible with the surrounding development. The sign program shall be adopted as an amendment to the Specific Plan.

(i) Transportation. A study shall be prepared by a traffic engineer which investigates the need for additional or improved transportation facilities between Avalon and Two Harbors. If the study indicates there is a need for enhanced access between the two communities, the possibility of improving Airport Road and Empire Landing Road to provide better access for emergency vehicles and to reduce traffic through Middle Canyon and other hiking areas should be evaluated. Such study should investigate alternate modes of transportation including, but not limited to, high occupancy motor vehicles, water transportation and helicopters. The study should also focus on ways to reduce the traffic between Two Harbors and, thus, reduce the need for additional roads in the interior of the island. The study shall make recommendations for improving the transportation linkages between Avalon and Two Harbors. Development at Two Harbors will be contingent upon the certification of an amendment to the Specific Plan containing a transportation plan and phased implementation of necessary transportation improvements.

(j) Vehicle Control. A vehicle control ordinance shall be prepared by the developer which regulates the type, size and number of vehicles allowed in the Two Harbors area. The use of motor vehicles shall be minimized and shall be limited to emergency, service, group and public transportation uses. Residents shall be permitted one golf cart or similar small vehicle per dwelling unit. The provisions of this ordinance shall also address parking requirements for private "golf cart" type vehicles, service vehicles and transit vehicles. The ordinance shall be submitted to the County for review and certified as an amendment to the Specific Plan. Additional motor vehicles associated with new uses shall be regulated through the coastal development permit process until the permanent ordinance regulating vehicles is adopted.

(k) Water and Utility. A water, waste disposal and utility service availability report shall be prepared by the developer that is consistent with the

requirements of Sections 22.46.720, 22.46.730, 22.46.740, and 22.46.750. Prior to development, except as provided under the interim development standards of this plan, the detailed water, utility and waste disposal plan consistent with Section 13511 of the California Code of Regulations shall be certified as an amendment to the Specific Plan.

5. Development Potential and Phasing Schedule. The maximum allowable development in the Two Harbors area shall be limited to the following area and capacity amounts and shall be developed according to the phasing schedule contained in this Subsection.

(a) Land Use Category Area Restrictions.

(i)

Category	Area
Campground/Hostel	18 acres
View Corridor/Public Use	56 acres
Lodge/Inn	13 acres
Commercial	3 acres
Marine Commercial/Recreational Boating	6 acres
Residential	128 acres
Transportation Center	5 acres
Utilities/Services	11 acres
	240 acres

(ii) If portions of the 128 residential acres are found not to be developable, dwelling units may be transferred to three designated receiver areas shown on Map #14B in Appendix D provided that development does not occur on the donor areas and the total number of residential acres remains 128. Development in donor areas shall be prohibited by placing a note on the land division map dedicating construction rights to the County or by such other method approved by the Director that prevents development in the donor areas.

(b) Residential and Commercial Capacities.

(i)

Category	Capacity
Maximum resort dwelling units	2,000
Maximum employee dwelling units	650
Total transient visitor-serving units	200 campground PAOT 500 hotel rooms 150 hostel beds
Total commercial square footage (gross floor area within buildings; including marine commercial)	80,000

(ii) The 650 employee dwelling units may be exceeded, but only if the number of resort dwelling units is reduced by the same number. The employee dwelling units shall be reserved for persons, including their immediate families, employed and deriving a major portion of their income on Santa Catalina Island. The term "employee housing" is used here in the same context as "support housing" is used in the LUP; "resort housing" refers to dwelling units that are not reserved for any special group of persons but are available to anyone.

(c) Resort Residential-Visitor Serving Accommodations Phasing Schedule.

(i) The following phasing schedule indicates the amounts of visitor-serving facilities that must be provided as the quarterly buildout thresholds are reached; this schedule does not imply that the resort residential development is required to be built in four equal phases:

Resort Residential	Visitor-serving PAOT (cumulative minimum)
25% Buildout (500 units)	38 hostel beds, 50 new PAOT campground capacity, 125 lodge/inn rooms.
50% Buildout (1,000 units)	75 hostel beds, 100 new PAOT campground capacity, 250 lodge/inn rooms.
75% Buildout (1,500 units)	113 hostel beds, 150 PAOT campground capacity, 375 lodge/inn rooms.
100% Buildout (2,000 units)	150 hostel beds, 200 PAOT campground capacity, 500 lodge/inn rooms.

(ii) The resort dwelling units authorized by this schedule may not be occupied until all of the corresponding visitor-serving accommodations are constructed and available for use.

B. Conditional use permit uses listed by land use category:

1. Conservation/Recreation.

- Residential uses in designated receiver areas subject to all applicable provisions pertaining to residential uses in this district.
- Yacht clubs with upland support facilities for recreational boating listed in Section 22.46.130.

2. Open Space/Recreation.

(a) Recreational Boating.

- Docks and similar facilities.
- Recreational boating facilities including rental, storage and maintenance of boats, canoes, etc.

(b) Boat Storage/Launch Area.

- Recreational boat storage yard including pigeon hole-type storage facility.

3. View Corridor.

- Amphitheater.
- Community center including administrative offices, information center and interpretive displays.
- School.
- Sewage pumping station.
- Visitor information and passenger ticketing and staging facility; located near the Isthmus Cove pier.

4. Resort/Commercial.

(a) Lodges/Inns.

- Campgrounds, 50 PAOT capacity as an interim use not considered as one of the campgrounds required by the phasing schedule.

(b) Commercial.

- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

(c) Marine Commercial.

- Boat sales and service.
- Boat storage.

5. Residential.

- Density controlled developments.

6. Industrial/Transportation.

- Heliport.
- Seaplane landing and storage facility.

7. Utilities/Services.

- Storage tanks for natural gas, LPG or similar fuels necessary for the Two Harbors Resort Village District.
- Water storage tanks and uses normal and appurtenant to the storage and distribution of water, including water reclamation and desalinization facilities.
- Wastewater treatment facilities including reclamation ponds.

8. District-wide.

- Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.
- Flood Control facilities.

- Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.
- Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this Section.
- Sewage pumpout stations for use by recreational boaters; one each serving Catalina Harbor and Isthmus Cove.

C. The following uses provided the specified permit has been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.230 Development Standards.

A. In addition to the standards applicable to all property on Santa Catalina Island, the development standards contained in this Subsection apply specifically to the Two Harbors Resort Village District. In lieu of the architectural features contained in Subsections B.2 and C, the developer may submit a comprehensive architectural concept plan that will implement the intent of this Subsection. Such architectural concept plan shall be subject to the approval of the County and shall be based on a review of the intent provisions contained in Subsection B.1 and the LUP, not the specific architectural features contained in Subsection B.2 or C. The concept plan shall contain design guidelines and specifications for architectural accents, building materials, colors, fences and walls, height limits, landscaping, paving materials, roof treatments, styles and surface materials. This plan shall be sufficiently detailed to allow the County to thoroughly evaluate new development proposals in the design review process. After review and approval by the County, such guidelines and specifications shall be certified as an amendment to the Specific Plan.

B. District-wide. These provisions shall apply to the entire District unless superceded by specific land use category standards which differ from these provisions.

1. Intent.

(a) Two Harbors will serve visitors as a major entry port to the island. In addition, it will be a medium density residential development with commercial and light industrial uses to serve the residents and visitors. The low-rise development will be harmonious with the terrain and enhanced by landscaping. The view corridor will provide an open area for enhanced views of the harbors.

(b) The Two Harbors development will be clustered around an open public area. The village look will be enhanced by restricting motor vehicles and encouraging pedestrian traffic throughout the new development.

(c) A limited variety of architectural styles will be permitted in the new development. Large impermeable paving surfaces are discouraged and loose paving, defining more informal paths, is advocated. Materials, color and forms must actually express what they are and not imitate other materials (such as tin, tile, wood, sheet metal, etc.). The use of wood as the basic building material is encouraged to achieve an overall harmonious architectural theme. In this hilly country, roofs will often be seen from above; the form and color of roofs are important to the aesthetics of the development.

(d) These standards shall be applied to all development within the Two Harbors Resort Village District. Additional standards for individual land use categories are listed after the district wide standards. Illustrations and diagrams depicting examples of these standards are contained in Appendix F.

2. Architectural Features. These features are intended as guidelines rather than absolute standards. They are included as suggestions to achieve a sense of architectural continuity and design harmony in Two Harbors.

(a) Colors. Colors should be light in tone.

(b) Continuous Walls. All exterior walls should contain turns, angles, indentations, recessed or projecting window frames, planters, tile work, etc., to prevent monotonous unbroken surfaces.

(c) Paving Materials. Pedestrian paths, patios and driveways should be paved with brick, stone, shell, tile or individual concrete units separated by permeable spaces.

(d) Permitted Styles. Permitted styles should be limited; the following styles, termed Mediterranean, Victorian, and Stone Rustic are suggested. Each of these styles have suggested surface materials. In addition, each style has recommended architectural details.

- Victorian style has a painted wooden clapboarding for walls. Roof shall be fire resistant shingles.
- Mediterranean style has stucco or plaster walls. Roofs shall be of red clay tile.
- Stone Rustic style to have walls primarily of rough stone indigenous to Catalina but walls may have some exposed wood. Roofs shall be fire resistant shingles.

(e) Roof Angles. Pitched roofs are preferred; flat roofs may be used when designed for outdoor living space or roof gardens.

(f) Roof Material. Shingles of a natural color or clay tile of an approved color are permitted and shall be fire resistant.

(g) Surface Materials. Stone, stucco, and wood are permitted as dominant surface materials. Other materials may be permitted only when shown to be harmonious with the dominant prevailing surfaces and style.

3. Building Restrictions.

(a) Catalina Harbor. A 100 meter buffer zone shall be established around the perimeter of Catalina Harbor as shown on Map #13A in Appendix D. No new development shall be allowed within this buffer zone other than the land uses identified on the Two Harbors Land Use Map (Map #13A, Appendix D) and limited drainage control devices consistent with the hazard, marine and land

environment policies of the LUP, provided that such devices cannot reasonably be located outside the buffer zone.

(b) Drainage Courses. Drainage courses shall be left in their natural state. No building shall be permitted within 20 feet of the bank of the drainage course. The drainage course bank is considered that portion of the land at the top of the slope rising up from the streambed or that portion outside of the 50-year flood hazard area as determined by a registered civil engineer. Any road or trail which crosses a drainage course shall be constructed so as to not interfere with the flow of water.

(c) Maximum Allowable Slopes. Development shall not occur on slopes of greater than 30 percent. Minor intrusions of 10 percent of the developable areas may be permitted in areas up to 40 percent slope provided development conforms to all other standards.

4. Site Design Requirements.

(a) Height Limits. Buildings shall not exceed 28 feet maximum height. Within 300 feet of mean high tide line, height will not exceed 14 feet.

(b) Landscaping. Landscaping shall be integrated into the design of each development and continuously maintained. Plant materials shall be selected from the list contained in Appendix A. Alternate materials, including non-native ornamental plants adapted to a summer drought (Mediterranean) climate, may be used in areas developed with urban uses.

(c) Lot Area: 5,000 square feet.

(d) Lot Coverage: 50 percent.

(e) Lot Width: 50 feet.

(f) Parking. Parking requirements shall be based on the vehicle control ordinance prepared by the developer and approved by the County. In the absence of such an ordinance, the Hearing Officer shall determine the location and amount of parking spaces sufficient to accommodate residents, employees, customers and service vehicles.

(g) Rooftop Drainage. Buildings shall be designed in such a fashion that rainwater will be collected and funneled to a common location away from developed sites in order to prevent absorption into hillside expansive soils. Drainage plans shall be submitted to and approved by Public Works.

(h) Service Area Screening. Service areas shall have screen walls or combination landscaped berms and walls to screen the service area.

(i) View Protection. Residences and other structures shall be sited to take advantage of the view and shall be designed to minimize the obstruction of special views from a neighboring dwelling and views to the shoreline or of special geographic features from the view corridor, public roads and pedestrian walks.

5. State-Jurisdiction in Specified Areas

- Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require approval by the Coastal Commission. Such development which extends landward of the mean high tide line also requires the approval of the County.

C. Land Use Categories. Where the specific standards for a particular land use category differ from the district-wide provisions, such standards shall supercede the district-wide provisions.

1. Conservation/Recreation.

- All new landscaping materials introduced in this area shall be plants native to Santa Catalina Island.
- Yacht club upland shoreline lease area support facilities shall comply with the same development standards as listed in Section 22.46.160.F.

2. Campground/Hostels.

- Little Fisherman's Cove campground shall comply with the provisions for lower cost public use facilities contained in Section 22.46.160.A.

3. Recreational Boating.
   - Any new yacht club building shall have either wood, stone or stucco surface.
   - Building heights shall not exceed 14 feet if within 300 feet of the mean high tide line.
   - Yacht club upland shoreline lease area support facilities shall comply with the same development standards as listed in Section 22.46.160.F.
4. Boat Storage/Launch Area.
   - Edges of boat storage areas shall use decorative walls, landscaping or berms for screening purposes.
5. View Corridor.
   - Fences. No fences shall be built except for non-view obscuring fences for security or safety. Open athletic fields are permitted in park.
   - Landscaping. Trees shall be planted to screen views of new development adjacent to the corridor. Landscaping materials within the view corridor shall consist of groundcover and low (under three feet in height) growing shrubs; trees shall be species that have narrow trunks and foliage generally above seven feet in height. Landscaping shall be designed and maintained to enhance the views within the corridor and shall not block views of the harbors.
   - Monuments. Monuments shall be ground level, consisting of a descriptive brass plate with a stone or concrete surround.

- Park Furniture. Park furniture (benches, trash cans, tables) must be uniform throughout park.
- Paving. Paving shall be constructed of small units, of stone, brick, rock, or concrete with permeable materials between each unit.
- Siting and Location of Structures. As part of the permit process, a site plan for all new buildings proposed in the view corridor shall be developed that shows "buildings framing a broad public open space view corridor." Buildings shall be located consistent with this siting requirement.
- Visitor Information Center. A visitor information center shall be located near the edge of the pier. The long side of this building shall be perpendicular to the mean high tide line.

6. Lodges/Inns.
   - Lot coverage shall not exceed 70 percent.
   - 10 percent of net area shall be landscaped and maintained in good condition. Incidental walkways may be developed in landscaped area.
7. Commercial.
   - Coverage of a maximum of 90 percent of lot shall be permitted.
   - Service and delivery areas shall be indicated on the required plot plans; all commercial buildings shall provide for employee parking, service vehicle access and trash disposal areas. Enclosures for appropriate size refuse receptacles or compactors shall be provided on-site for each commercial establishment.

- 10 percent of net area shall be landscaped and maintained in good condition. Incidental walkways may be developed in landscaped area.

8. Marine Commercial.
   - Boat yards need not be screened; however, if other yards or storage space exceeding 200 square feet in size are connected with the business, then the yard or storage space must be screened with landscaping. Development shall preserve views of the shoreline.
   - Lot coverage and landscaping requirements shall be the same as the commercial category in Subsection C.7 above.

9. Residential.
   - Architectural Features. Factory-built, mobilehome, modular, pre-fabricated or similar type housing for employee dwelling units may have alternate architectural standards where the Director finds that such units are screened and incorporate appropriate design features to integrate them with other residential development in the district. Reflective, glossy, polished and/or roll-formed type metal roofing or siding shall not be permitted.
   - Contours. All residential structures shall be built above the 10-foot contour line measured above the mean high tide line.
   - Density. Residential land uses to the east and west of the Catalina Harbor buffer zone as shown on Map #14A in Appendix D shall have a density of not more than 19.0 d.u./net acre. Other designated residential areas shall have a density of not more than 22.0 d.u./net acre.
   - Lighting. Exterior lighting for residential shall be indirect and incandescent.

- Lot Coverage. Maximum lot coverage shall be 50 percent. The floor area ratio for a lot or parcel of land shall not exceed 1.0.
- Privacy Walls and Fences. Residential walls shall be sited and designed to protect public views but shall be permitted for privacy, security and safety.
- Ridgeline Setbacks. No development will occur within 75 feet of major ridgelines as shown on Map #3 in Appendix D. This does not include roads and paths.
- Setbacks. Dwellings may be built with zero lot lines.

10. Industrial/Transportation.

- A combination of decorative walls, earth berm and/or landscaping shall be placed around all sides of facilities. The berm and landscaping shall screen a minimum of 95 percent of the area enclosed.
- All paved areas over 40 feet in width shall have a five-foot-wide landscaped buffer where such paved area adjoins a more restrictive land use category.

11. Utilities/Services.

- All buildings shall be colored to be compatible with the naturally occurring colors of the landscape within a 500 foot radius of the structure.
- All buildings shall be surrounded by a landscaped buffer 20 feet wide; the landscaping shall be similar to the size, type and density of vegetation located in a 1,000-foot radius from the facility.
- Screening of buildings, storage yards and maintenance areas shall be accomplished in a similar fashion as the industrial transportation category in Subsection C.10 above.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.240 Legal Description – Utility and Industrial District.

Lots 1, 3 and 85 of LACA Map No. 59, and that portion of Lot 2 of Tract No. 8911 recorded in M.B. 118 3-4 bounded on the northwest by the easterly boundary of the City of Avalon and on all other sides by Lot 1 of said LACA Map No. 59.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.250 Intent.

This land use district is established to allow for the continuation of existing utility and industrial facilities as well as the siting of new industrial uses, utility services and necessary support facilities for the island. This district also encourages quarry operations which provide important mineral resources for use on the island and on the mainland.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.260 Principal Permitted Uses.

A. The principal permitted use in the Utility and Industrial District is utility/industrial use.

B. Property in the Utilities and Industrial District may be used for the following district-wide uses:

- Boat and mooring, maintenance and storage.
- Boat yards, including associated marine commercial services, storage and maintenance.
- Building materials and supplies, sales and storage.
- Desalinization operations for production of domestic water.
- Electric distribution and transmission substations and generating plants, including microwave facilities used in conjunction therewith.
- Piers, docks and similar facilities.
- Storage yards and buildings.

C. Property in the Pebbly Beach area (LACA Lots 1 and 3) may also be used for the following more intensive industrial and utility uses:

- Blacksmith shops.
- Bulk fuel storage.
- Commercial amphibian airplane facilities and heliports, and associated aircraft and passenger services, including food and beverage services.
- Contractor's equipment, yards and shops.
- Freight barge ramp, terminals and storage facilities.
- Lumber yards.
- Machine shops.
- Maintenance and service facilities.
- Refuse to energy facility.
- Rental yards.
- Sewage treatment plant.
- Truck and bus storage and maintenance facilities.
- Utility station for LPG gas distribution plant.
- Warehousing.
- Welding shops.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.270 Accessory Uses.

Property in the Utilities and Industrial District may be used for the following:

- Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.
- Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.
- Signs.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.280 Uses Subject to Director's Review and Approval.

If site plans are first submitted to and approved by the Director, property in the Utilities and Industrial District may be used for the following uses:

- Dwelling units for persons employed and deriving a major portion of their income on Santa Catalina Island, if occupied by such persons and their immediate families.
- Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.
- Information kiosk and/or display.
- Maintenance and minor expansion of existing facilities permitted in the Utilities and Industrial District provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.
- Restaurants.
- Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for an extension has been submitted to and granted by the Director. An extension, not to exceed an additional 12 months, may be granted if the Director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be located at the actual construction or work site unless the Director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.290 Uses Subject to Additional Permits.

Property in the Utilities and Industrial District may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56 and while such permit is in full force and effect in conformity with the conditions of the permit for:

1. District-wide.

- Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.
- Educational and scientific research facilities.
- Flood control facilities.
- Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.
- Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this Section.
- Water tanks, wells and any use normal and appurtenant to the storage and distribution of water.
- Waste disposal facilities.

2. Pebbly Beach.

- Breakwater, if required to serve a coastal dependent use or to protect existing structures from erosion.
- Heliport.
- Sea plane landing ramp.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

— Surface mining operations, as provided in Part 9 of Chapter 22.56 of Title 22 of the Los Angeles County Code.

— Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.300 Development Standards.

In addition to the standards applicable to all property on Santa Catalina Island, the following apply specifically to the Utilities and Industrial District:

A. Dwelling units for employees.

- These shall be limited to those existing in August 1989, plus new units creating a total of 15 units at Empire Landing and 35 units at Pebbly Beach unless the Director verifies a need for additional housing for essential staff and finds that any additional dwelling units will not adversely affect the environment. However, in no case shall the Director approve additional units which would total more than 20 units at Empire Landing and 40 units at Pebbly Beach. Employee dwelling units shall be subject to the development standards, except for the density, in Section 22.46.370.

B. Outside storage.

- Comply with the requirements of Part 7 of Chapter 22.52, except that storage area fences and/or walls between the first public road and the sea shall allow views of the shoreline and geographic features through and around the fences and/or walls.

C. Parking.

- One vehicle parking space per dwelling unit.
- Parking requirements for non-residential uses are to be determined by the Hearing Officer in an amount sufficient to accommodate employee, customer and service vehicles.

D. Public shoreline access.

- Appropriate signs and facilities to protect public safety in active quarry and industrial areas shall be specified in all plans for new development.

- No fences or structures reducing existing access from the road to the beach shall be constructed except where necessary to protect public safety.

E. Perdition and Spouting Caves (west side of LACA Lot 85 southeast of Blue Cavern Point).

- Any development within 250 feet of this area shall be evaluated by a marine biologist to determine the impacts on the marine resources. Mitigation measures shall be imposed on development to ensure that there is no damage to the resources.

F. State jurisdiction in specified areas.

- Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require approval by the Coastal Commission. Such development which extends landward of the mean high tide line also requires the approval of the County.

G. Replacement housing.

- Prior to the removal of any low/moderate income housing from this district, the same number of units of replacement low/moderate income housing shall be constructed in Avalon Canyon.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.310 Legal Description – Avalon Canyon Resort and Recreation District.

Lots 8, 9, the unincorporated portion of Lot 14, and the northerly portion of Lot 7 of LACA Map No. 59, said northerly portion of Lot 7 which is more particularly described as follows:

Beginning at the southwest comer of said Lot 7, thence NORTH along the westerly line of said Lot 7 a distance of 2600.00 feet to the True Point of Beginning, thence EAST 280.00 feet, NORTH 420.00 feet, EAST 250.00 feet, South 52°00'00",

East 220.00 feet, North 38°00'00", East 250.00 feet, North 20°00'00", West 800.00 feet, North 20°00'00" East 400.00 feet, South 70°00'00", East 300.00 feet, South 7°00'00", West 300.00 feet, South 38°00'00", East 300.00 feet, North 66°00'00", East 300.00 feet, South 24°00'00", East 410.00 feet, South 15°00'00", West 460.00 feet, South 75°00'00", East 280.00 feet, South 11°00'00", West 700.00 feet, and North 54°13'33" East 742.49 feet to a point in the easterly line of said Lot 7, distant thereon NORTH 2550.00 feet from the southeast corner of said Lot 7; thence NORTH along said easterly line of Lot 7 1850.98 feet to the northeast corner of said Lot 7, thence North 53°31'25" West 2786.76 feet along the northerly line of said Lot 7 to the northwest corner of said Lot 7, thence SOUTH along the westerly line of said Lot 7 3496.54 feet to the True Point of Beginning.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.320 Intent.

This land use district is established to provide for outdoor recreation, residential and visitor-serving uses in keeping with adjoining development in the City of Avalon. The LUP established two categories of uses in this district: resort/recreation use in the non-hillside areas and residential/recreation in the hillside areas. This district also recognized educational uses and necessary public service facilities and contains standards to protect hillsides and areas of scenic and recreational value.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.330 Principal Permitted Uses.

A. The principal permitted use in the Avalon Canyon Resort and Recreation District is resort/recreation use in the nonhillside areas and residential with low-intensity compatible recreation in the hillside areas.

B. Property in the Avalon Canyon Resort and Recreation District having a natural slope of less than 15 percent may be used for the following resort and recreation uses:

- Arboretums and horticultural gardens.
- Athletic fields, excluding stadiums.

- Campgrounds, improved; lower-cost public use.
- Employee housing, consisting of single- and two-family residences.
- Equestrian stables with training and riding facilities.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Interpretive displays.
- Parks and playgrounds with all appurtenant facilities customarily found in conjunction therewith.
- Riding and hiking trails, excluding trails for motor vehicles.
- Swimming pools.
- Tennis, volleyball, badminton, croquet, lawn bowling, similar courts.
- Visitor information centers, including displays, audio-visual viewing areas, library and related offices.

C. Property in the Avalon Canyon Resort and Recreation District having a natural slope of 15 percent or more may be used for the following residential and low-intensity recreation uses:

- Botanical gardens.
- Parks designed for passive recreation uses.
- Residences, single-family.
- Riding and hiking trails, excluding trails for motor vehicles.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.340 Accessory Uses.

Property in the Avalon Canyon Resort and Recreation District may be used for the following:

- Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.
- Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.

- Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.
- Campgrounds, improved include graded road access, privies or water operated toilets, cleared tent spaces, tables, interpretive and informational signs, drinking water, group camping areas and trash receptacles.
- Signs.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.350 Uses Subject to Director's Review and Approval.

If site plans are first submitted to and approved by the Director, property in the Avalon Canyon Resort and Recreation District may be used for the following uses:

A. District-wide.

- Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.
- Maintenance and minor expansion of existing facilities permitted in the Avalon Canyon Resort and Recreation District provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.
- Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for an extension has been submitted to and granted by the Director. An extension, not to exceed an additional 12 months, may be granted if the Director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact

associated with the use. Such housing shall be located at the actual construction or work site unless the Director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.

B. Areas having a natural slope of less than 15 percent.

- Bars and cocktail lounges, but excluding cabarets.
- Contractor's equipment, yards and shops where located within 200 feet of existing similar uses provided that the maximum floor area for buildings associated with an individual business does not exceed 400 square feet, that such uses are compatible with surrounding land uses, that outside storage areas are screened from view of any residential or visitor-serving use, that the establishment of such uses would not impair the ability to implement the land use plan, that such businesses shall be on renewable leases of no more than one year and that approval of such uses would be limited to three years.
- Employee housing, consisting of apartment houses and mobilehome parks.
- Health retreat.
- Hotels, including appurtenant uses such as restaurants and shops.
- Recreation clubs, including tennis, polo and swimming; where specifically designated a part of an approved coastal development permit, such use may include a pro-shop, restaurant, and bar as appurtenant uses.
- Restaurants and other eating establishments, including food take out.

- Retail sales, including gifts, groceries, and similar visitor-serving convenience items.
- Youth hostels.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.360 Uses Subject to Additional Permits.

Property in the Avalon Canyon Resort and Recreational District may be used for:

A. The following uses, in the areas specified, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of the permit for:

1. District-wide.
    - Flood Control facilities.
    - Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.
    - Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this Section.
    - Rifle, pistol, skeet and trap ranges.
    - Water tanks, wells and any use normal and appurtenant to the storage and distribution of water.
2. Areas having a natural slope of less than 15 percent.
    - Child care centers.
    - Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
    - Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.
    - Community center and associated facilities.

- Electrical distribution substations, including accessory microwave facilities.
- Employee housing, consisting of density-controlled developments and townhouses.
- Fire stations.
- Gas metering and control stations, public utility.
- Hospitals.
- Libraries.
- Museums.
- Police stations.
- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the State of California, in which no pupil is physically restrained, but excluding trade or commercial schools.
- Veterinary services, including boarding.

3. Areas having a natural slope of 15 percent or more.

- Density controlled developments.
- Townhouses.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.370 Development standards.

In addition to the standards applicable to all property on Santa Catalina island, the following apply specifically to the Avalon Canyon Resort and Recreation District: (Note: Hillside areas are those having a slope of 15 percent or more.

A. Density.

- 10 dwelling units per gross acre for hillside areas.
- 40 dwelling units per gross acre for low/moderate income employee housing. Employee housing shall be occupied by persons, including their immediate families, employed and deriving a major portion of their income on Santa Catalina Island.
- Residential development is not permitted in LACA Lot 14.

B. Height limits.

- 28 feet in hillside areas and employee housing.
- 40 feet in non-hillside areas.

C. Lot area.

- 2,000 square feet in non-hillside areas.
- 2,200 square feet for employee housing.
- 5,000 square feet in hillside areas.

D. Lot coverage.

- 40 percent in hillside areas.
- 80 percent in non-hillside areas.

E. Lot width.

- 25 feet for employee housing.
- 50 feet in hillside and non-hillside areas, excluding employee housing.

F. Parking,

- One vehicle parking space per dwelling unit.
- Parking requirements for non-residential uses are to be determined by the Hearing Officer in an amount sufficient to accommodate employees, customers and service vehicles.

G. Yard requirements.

- Each lot shall have a rear yard of three feet; no other yards are required in non-hillside areas.

- Each lot shall have a yard at least three feet on all lot lines for employee housing.
- Each lot shall have a yard at least 10 feet on all lot lines in hillside areas.

H. Campground capacity and use requirements.

- 75 PAOT for the existing campground.
- 200 PAOT for the new campground.
- Campgrounds shall comply with the provisions for lower-cost public use facilities contained in Section 22.46.160.A.

I. Ridgeline protection.

- All structures, except as provided in Section 22.46.520.A, shall be located at least 75 feet, measured horizontally downslope, from the top of major ridgelines as depicted in Map #11, Appendix D.
- No structure shall extend into a zone set at 10 feet below the major ridgelines depicted in Map #11.

J. State jurisdiction in specified areas.

- Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require approval by the Coastal Commission. Such development which extends landward of the mean high tide line requires the approval of the County.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.380 Legal Description – Organized Camps and Special Facilities District.

Lots 64, 83, 86, 99 and the northwesterly portion of Lot 82 of LACA Map No. 59, said northwesterly portion of Lot 82 which is more particularly described as follows: Beginning at a point in the westerly line of said Lot 82 which is 2200 feet NORTH of the southwest corner of said Lot 82, thence North 40°00'00" East to the mean high tide line

of the sea, thence in a westerly direction along the mean high tide line of the sea to the westerly line of Lot 82, thence SOUTH to the point of beginning.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.390 Intent.

This land use district is established to provide for public access and recreation uses at the island's major leased coves and to provide for the educational and research activities at Big Fisherman's Harbor. This district will allow for the continuation and improvement of existing high intensity recreation/education facilities and activities while recognizing the importance of open space uses for resource conservation.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.400 Principal Permitted Uses.

A. The principal permitted use in the Organized Camps and Special Facilities District is high-intensity recreation/education use with compatible open space, resource conservation activities.

B. Property in the Organized Camps and Special Facilities District may be used for the following district-wide open space and recreation uses:

- Beaches and associated passive recreation uses.
- Riding and hiking trails, excluding trails for motor vehicles.
- Wildlife, nature, plant and marine preserves and sanctuaries.

C. Property in the geographic areas listed below may also be used for the following high-intensity recreational or educational uses.

1. Big Fisherman's Cove – LACA Lot 86
    - Marine education and research center including administrative facilities, classrooms, dormitories, dining facilities, faculty dwelling units, laboratories, museums, hyperbaric chamber, diving support area and aquariums.
    - Pier, docks and similar facilities.
    - Research activities associated with offshore oil drilling.

2. Big Geiger Cove – LACA Lot 99
   - Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.
3. Corsair Beach – LACA Lot 99
   - Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.
4. Emerald Bay – LACA Lot 99
   - Campground, primitive.
   - Pier, docks and similar facilities.
5. Empire Landing – LACA Lots 82 (portion) and 83
   - Aquatic recreational facilities.
   - Campground, improved; 150 PAOT.
   - Pier, docks and similar facilities.
   - Ranger station.
   - Youth camp with related upland support facilities listed in Section 22.46.410; 150 PAOT capacity.
6. Hen Rock – LACA Lot 64
   - Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.
7. Howland's Landing – LACA Lot 99
   - Pier, docks and similar facilities.
   - Youth camp with related upland support facilities listed in Section 22.46.410; 270 PAOT capacity.
8. Johnson's Landing – LACA Lot 99
   - Pier, docks and similar facilities.
   - Youth camp with related upland support facilities listed in Section 22.46.410; 375 PAOT capacity.
9. Moonstone Beach – LACA Lot 64
   - Pier, docks and similar facilities.

- Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.

10. Sullivan's Beach – LACA Lot 99
    - Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.
11. White's Cove and Landing – LACA Lot 64
    - Onshore recreation facilities.
    - Pier, docks and similar facilities.
    - Youth camp with related upland support facilities listed in Section 22.46.410; 180 PAOT capacity.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.410 Accessory Uses.

Property in the Organized Camps and Special Facilities District may be used for the following:

- Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.
- Accessory uses and facilities incidental to improved campgrounds include, but are not limited to, authorized fire rings, graded road access, privies or water-operated toilets, cleared tent spaces, tables, interpretive and informational signs, drinking water, group camping areas and trash receptacles and other similar facilities.
- Accessory uses and facilities incidental to lodges, hotels or inns include, but are not limited to, bars, cafes, cocktail lounges, dining rooms, gift shops, restaurants, housing for lodge employees and visitor-serving retail.
- Accessory uses and facilities incidental to passive recreation uses include, but are not limited to, nature observation, photography, sunbathing and other similar uses.
- Accessory uses and facilities incidental to primitive campgrounds include, but are not limited to, authorized fire rings, trail access, limited vegetation

removal, privies, small cleared sleeping areas and interpretive and informational signs and other similar facilities.

- Accessory uses and facilities incidental to yacht club upland support facilities include, but are not limited to:
  - Active recreation facilities such as sand volleyball courts and swimming docks.
  - Chemical toilets maintained in accordance with Chapter 11.38 of Title 11 of the County Code.
  - Decks or platforms not more than 30 inches above grade with less than 400 square feet in area.
  - Flag poles under 15 feet in height.
  - Pergolas and other shade-providing structures with less than 400 square feet in area.
  - Picnic areas including tables and outdoor cooking facilities.
  - Improved campgrounds.
  - Storage sheds having an area of less than 120 square feet.
- Accessory uses and facilities incidental to youth camp or educational institution upland support facilities include:
  - Administration offices, camp supplies stores, craft shops, infirmaries and other similar facilities.
  - Educational and recreational activities.
  - Residential uses including tent platforms, dormitories for campers and staff, camp Director's dwelling unit and caretaker's dwelling unit; dining and service/maintenance areas and buildings.
  - Water related sports and facilities.
- Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.
- Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including

the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

- Signs.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.420 Uses Subject to Director's Review and Approval.

If site plans are first submitted to and approved by the Director, property in the Organized Camps and Special Facilities District may be used for the following uses:

A. District-wide.

- Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.
- Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.
- Maintenance and minor expansion of existing facilities permitted in the Organized Camps and Special Facilities District provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.
- Privies.
- Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for an extension has been submitted to and granted by the Director. An extension, not to exceed an additional 12 months, may be granted if the Director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be located at the

actual construction or work site unless the Director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.

- Youth camps, increased capacities; as provided in Section 22.46.440.E.

B. In addition to the uses listed in Subsection A of this Section, property in the area listed below may also be used for the following uses:

- White's Cove and Landing – LACA 64.
- Lodge.
- Restaurant.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.430 Uses Subject to Additional Permits.

Property in Organized Camps and Special Facilities District may be used for:

A. The following uses, in the areas specified, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of the permit for:

1. District-wide.
    - Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.
    - Flood control facilities.
    - Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.
    - Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this Section.

- Water tanks, wells and any use normal and appurtenant to the storage and distribution of water including desalinization facilities.

2. In addition to the uses listed in Subsection A.1 of this Section, a conditional use permit may be applied for the uses specified in each of the following areas:

(a) Big Fisherman's Cove

- Electric distribution and transmission substation, including microwave facility used in conjunction therewith.
- Heliport.
- Sewage treatment facility.
- Visitor center.

(b) Emerald Bay/Howland's Landing/Big Geiger Cove

- Sewage treatment facility.
- Visitor-serving facilities and services.

(c) Empire Landing

- Boat rentals, storage, supplies and maintenance.
- Sewage treatment facility.
- Visitor-serving facilities and services.

(d) White's Cove and Landing

- Boat rentals, storage, supplies and maintenance.
- Sewage treatment facility.
- Visitor-serving facilities and services.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.440 Development Standards.

In addition to the standards applicable to all property on Santa Catalina Island, the following apply specifically to the Organized Camps and Special Facilities District:

A. Density.

- 40 dwelling units per gross acre for employee housing.

B. Dwelling units for employees shall be limited to the existing units at each site unless the Director verifies a need for additional housing for essential on-site staff and finds that any additional dwelling units will not adversely affect the environment. The Director may approve up to five additional units over those existing in August 1989 as a use subject to Director's review, based on a verified need for essential on-site staff available water and conformity with the resource provisions of this plan.

C. Parking.

- One vehicle parking space per dwelling unit, except for dwellings without vehicular access.
- Parking requirements for non-residential uses are to be determined by the Hearing Officer in an amount sufficient to accommodate employees, customers and service vehicles.

D. Upland shoreline lease area support facilities.

- Development shall be located a minimum of 150 feet from the mean high tide line; if this standard is impractical because of topography or other environmental constraints, the Director may allow development to within 25 feet of the mean high tide line or the inland extent of any beach, whichever is greatest.
- No structure shall be constructed on hillsides having a slope exceeding 30 percent.
- On hillsides having a slope exceeding 15 percent, all graded areas shall be planted and maintained for erosion control and visual enhancement purposes to screen or soften the visual impact of any cut and fill slopes. In addition, grading plans shall be revised to

reduce visible height of cuts and fills and changes in cove geometry.

- Development shall be sited and designed to be compatible with the public use of the beach or shoreline by preserving sufficient areas for public access and recreation.

E. Youth camp PAOT capacities for each site may be expanded if there is a verified need, if there are no adverse impacts on the island's resources and if the expansion would not require a substantial increase in water usage that would adversely impact the island's water supply. Such requests to increase youth camp capacities shall be accompanied by a master plan as described in Section 22.46.550.H and shall be subject to review and approval of the Director.

F. Big Fisherman's Cove – LACA Lot 86. The residential and educational/research uses listed below for the marine science center are in addition to existing facilities:

- The physical sciences laboratory shall be limited to 12,000 square feet in floor area.
- Residential uses shall be reserved for employees, scientists, researchers, students, faculty and other personnel associated with the marine science center and shall be limited to 12 dwelling units, each with 1,200 square feet of floor area, and a 120-person dormitory.
- The Two Harbor residential receiver area shall be restricted to 10 acres located in the southwestern portion of Lot 86. Development of this area shall be subject to the standards and design guidelines contained in the Two Harbors Resort Village District.

G. State-jurisdiction in specified areas.

- Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether

filled or unfilled, lying within the coastal zone require approval by the Coastal Commission. Such development which extends landward of the mean high tide line requires the approval of the County.

H. Visitor serving facilities and services.

- The visitor-serving facilities and services listed below shall be designed and scaled to the particular site for which they are proposed. The following facilities and services shall be allowed if the Director finds that they will not have an adverse impact on the environment:
  - Accommodations for visitors in all-weather cabins, dormitories, hostels, lodges or other similar buildings.
  - Administration offices, infirmaries, maintenance and storage buildings.
  - Food and beverage service, including dining halls.
  - Retail sales of items to visitors.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.450 Development Requirements.

Prior to future development on Santa Catalina Island, compliance with the following conditions, standards and environmental safeguards shall be required. These conditions and safeguards apply island-wide; other development standards which specifically apply to individual land use districts are contained in Sections 22.46.100 through 22.46.440. Where the land use district standards differ from the island-wide provisions, such standards shall supersede the island-wide provisions.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.460 Archaeological and Historical Features.

A. Prior to approval of a coastal development permit, the applicant shall submit an archaeology report for the entire project site prepared by a qualified archaeologist, and comply with mitigation measures suggested by the archaeologist,

suggested during the review process and approved by the Department. Prior to approval of plan that includes excavation of a site or grading or disturbance located closer than 100 feet to a previously identified site, the preliminary report and the draft mitigation measures shall be circulated to persons requesting such notice including the State Office of Historical Preservation and individuals identified by the Native American Heritage Commission as approved resource people representing the Gabrielino Indians. Such notice shall be provided as part of the permit review process. The archaeology report shall comply with the guidelines of the State Office of Historical Preservation. Mitigation measures may include, but are not limited to, preserving the resources intact underground, fencing the site, redesigning or relocating the project to avoid impact on cultural resources or dedicating construction rights to the County. Other measures include requiring the presence of an archaeological monitor at the site during grading and excavation or using construction methods that prevent stockpiling and scraping, or storage of equipment from occurring on sensitive portions of the site. After testing and mapping by a qualified archaeologist, the site may be covered with a layer of fill of sufficient depth to prevent damage to the underlying resources for surface use as an open space area; alternately, the cultural resources may be excavated by a qualified archaeologist. For the purpose of this Specific Plan, a qualified archaeologist is a person who has been certified by the Society of Professional Archaeologists and who has a minimum of three years of experience investigating and interpreting sites in Southern California.

B. As a condition of approval of a coastal development permit, the applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. The archaeological mitigation or recovery plan shall be approved by the Department as an amendment to the coastal development permit according to the provisions of Section 22.56.2530. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Department after public notice

and comment. If human remains are discovered, the developer shall contact the Native American Heritage Commission for a list of approved resource people representing the Gabrielino Indians and shall retain someone from this list to monitor excavation activities.

C. Historical Buildings. Existing buildings of a historical natural shall be preserved if feasible. Prior to any major renovation or removal, the developer proposing such activity shall retain the Los Angeles County Museum of Natural History to evaluate the Banning House, the Union Army Barracks and any building over 75 years old to determine their historical significance. If determined appropriate and feasible, these structures shall be preserved and any alteration or expansions shall only be done with the approval of the County.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.470 Flora and Fauna.

A. The applicant for a coastal development permit shall submit a site plan drawn to a scale satisfactory to, and in the number of copies prescribed by the Director, identifying the location and species of all vegetation on the subject property that is located within 100 feet of any construction, excavation, grading or other similar development; the height and diameter of all trees over six feet tall shall be plotted on the site plan. Where proposed development is linear in form and extends for more than 1,000 feet, the Director may waive the 100 foot requirement for vegetation mapping if adequate botanic information has been submitted which the Director can use to evaluate and mitigate potential adverse environmental impacts of the development. The site plan shall be prepared by qualified botanist except that in the case of development located more than 100 feet from undeveloped areas or riparian habitats, within the boundaries of a disturbed area, the Director may accept other verification of the type and distribution of the vegetation. The botanist or other qualified person shall also submit a report evaluating the impact of the proposed development on the vegetation and other wildlife and suggest appropriate mitigation measures to minimize the impact on the native vegetation. Such mitigation measures may include, but are not

limited to, redesigning the proposed development, transplanting vegetation which may be disturbed and planting new vegetation of similar species to replace any vegetation which would be removed by the proposed development. The applicant shall comply with the mitigation measures suggested by the botanist or other qualified person and imposed by the Department on the basis of additional biological or range management information supplied to it by the time of the hearing.

B. Development which would remove or damage any of the rare or endangered plant species contained in Appendix G shall be allowed only if relocating or reducing the scope of the development would deprive the applicant of all uses of his property, and if the applicant has complied with mitigation measures suggested by the botanist, range management agencies, other qualified reviewers and by the public during the hearing process and approved by the Department. Mitigation may including relocation of the development, reduction in scale, reservation of portions of the site, fencing during construction or other measures recommended during the permit process.

C. Channelizations, dams or other substantial alterations of streambeds shall protect biotic resources by incorporating mitigation measures including, but not limited to, revegetating disturbed areas, using natural materials for stream bank protection, avoiding areas of biotic significance and leaving stream bottoms in a natural condition. Substantial alterations shall be limited to necessary water supply projects, flood protection projects where no feasible alternative exists for protecting life and property in the flood plain and projects whose primary function is the improvement of fish and wildlife habitat.

D. Prior to alteration of any streambeds, the applicant shall enter into an agreement with the California State Department of Fish and Wildlife, pursuant to Chapter 6 of Division 2 of the State Fish and Game Code to protect fish or wildlife resources.

E. Riparian vegetation consists of various trees, shrubs, vines and herbs that are found along permanent and semi-permanent streams. Characteristic riparian plants most commonly found on Santa Catalina Island are: Populus trichocarpa, Populus

fremontii, Salix laevigata, Sambucus mexicana, Platanus racemosa, Baccharis spp., Rosa californica, Rubus ursinus, Salix lasiolepis, Symphoricarpos mollis, Toxicodendron radicans diversilobum, Clematis lingusticifolia, Keckiella cordifolia, Lonicera spp., Marah macrocarpa, Vitis girdiana, Ambrosia psilostachya, Artemisia douglasiana, Elymus spp., Satureja douglasii, Urtica dioica holosericea, Verbena robusta and Zanthium spp. Setbacks from riparian vegetation shall be measured from a line outside the driplines of the woody species listed above or where the plants listed above constitute less than 25 percent of the vegetation cover. The Director may establish an alternate line constituting the edge of riparian vegetation where a unique vegetation pattern exists, as documented by a botanist or wildlife biologist, and either creates practical difficulties or unnecessary hardships or would result in damage to habitat. Such alternate line shall be located to provide for the continued viability of the riparian habitat and shall not significantly reduce the area of riparian vegetation.

F. All development, except water wells developed in conformance with Sections 22.46.470 and 22.46.730, and campground improvements approved under a camp master plan approved according to Section 22.46.550.H, shall be back a minimum of 100 feet from the edge of riparian vegetation. Greater setbacks shall be required if necessary to protect riparian communities.

G. Development in those areas designated as significant ecological areas (SEAs) by the County General Plan, defined in Chapter 22.08 of this Code, and in Catalina Harbor, Cottonwood Canyon and Sweetwater Canyon shall be subject to all pertinent standards and conditions set forth in this Title 22, except that the exemption provisions contained in Section 22.56.215.C shall not apply. All vegetation removal or grading affecting an area of greater than 400 square feet within an acre of land or cumulatively, 800 square feet within an individual SEA shall also comply with these provisions. Rare plants shall be protected by a requirement to construct and maintain fences around them, to leave the areas undeveloped or to use other measures devised as a result of biological information prepared by the applicant, the Department of Fish and Wildlife or otherwise obtained during the permit process. The SEAs shown on the

special management areas map of the General Plan are based on "Areas of Special Botanical Significance" prepared by Dr. R. F. Thorne for the Center for Natural Areas in 1976. These areas are shown on the maps contained in Appendix D; more precise boundaries will be obtained during the individual studies of the natural resources done by the applicant when development is proposed within an SEA.

H. Development shall avoid conflicts with the reintroduction programs for the endangered bald eagle and peregrine falcon by coordinating with the State of California Department of Fish and Wildlife. Developers shall submit evidence that the Department of Fish and Wildlife has reviewed the site plans for the proposed development and has no objection to them. Applications for helistops and heliports shall also design the approach and departure routes to avoid conflicts with endangered and native bird populations.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.480 Soils and Geology.

A. A comprehensive geologic and soils report shall be prepared by a registered geologist for all areas to be developed or graded. The report shall identify and recommend mitigation measures regarding the following conditions:

- Geologic hazards, including seismic potential, subsidence, liquefaction and landslides.
- Soil creep and expansive soils.
- Sand beach processes, including sand supply from streams, wave action, beach erosion and sand transit in the surf zone.
- Runoff and adverse impacts, including sedimentation, siltation or alteration of currents that would degrade the quality of coastal waters.

B. The mitigation measures suggested in the report shall eliminate or mitigate any hazards to proposed development, ensure safe construction practices, protect buildings, structures and utilities, and prevent degradation to surrounding property and sandy beaches. The applicant shall comply with all mitigation measures

suggested in the report and approved by the County and with all requirements imposed by the State Water Resources Control Board.

C. Prior to any development below the 10-foot contour line above mean high tide, the applicant shall submit a report which evaluates the potential hazard associated with tsunamis, storm generated waves and other similar events. The report shall contain mitigation measures to prevent loss of life and property. The applicant shall comply with all mitigation measures suggested in the report and approved by the County.

D. All building, grading and excavation shall comply with Chapters 29 and 70 of Title 26 (Building Code) of the County Code. Required landscaping materials for graded slopes shall be selected from the list of appropriate plants contained in Appendix A. Where no suitable native species will sufficiently stabilize graded slopes, Public Works may approve non-native plants which are compatible with natural vegetation.

E. Any grading or excavation, except for agricultural purposes or other activities specifically exempt from the requirements of tiling a grading permit pursuant to items 3,4,5,7, and 12 of Section 7003 of Title 26 of the County Code, which amounts to a volume greater than 20 cubic yards shall submit grading plans drawn by a licensed civil engineer; such plans shall include terraces, downdrains, swales, berms, desilting basins, approved landscaping materials and other devices designed to prevent soil erosion. The applicant shall comply with all requirements recommended by the civil engineer and approved by the County. Certain grading exempted by the County Code is not exempt from this Specific Plan. Grading activities listed in items 1,2, 6, 8, 9, 10 and Il of Section 7003 of Title 26 of the County Code require a coastal development permit.

F. The applicant shall submit a grading plan to a scale satisfactory to the Director, indicating all proposed grading, including the natural and finished elevations of all slopes to be graded.

G. All development which includes grading activity shall be conditioned to require the developer to protect views and other resources by either relocating the

development to reduce grading or by designing the finished graded slopes to conform to the characteristics of the surrounding natural topography. This shall be accomplished by using contour grading, avoiding geometric or angular slopes, replanting graded slopes with plants occurring in the adjacent area, etc.

H. A drainage plan shall be prepared by a registered engineer which indicates how the development will be protected from flood hazard associated with streams and the sea. Appropriate mitigation measures including, but not limited to, building setbacks or elevating the floors of buildings above 50-year flood levels as determined by Public Works shall be suggested and imposed on the development.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.490 Slopes.

A. Plant species used to landscape sloping hillside areas shall be selected from the plants which require little or no watering listed in Appendices A or G. Alternate non-native plant materials may be approved by the Director with the concurrence of the Santa Catalina Island Conservancy where no suitable non-native species will sufficiently stabilize eroded areas. In these circumstances the applicant may use non-invasive non-native plants to control erosion, stabilize slopes or screen developed areas.

B. Irrigation of landscaped slopes shall be done only when the development can show that this will not exacerbate expansive soil condition, soil creep conditions and/or potential landslide hazard.

C. All development shall occur on slopes less than 30 percent, except as specifically provided for in the Isthmus/Two Harbors area.

D. Residential development in areas having a slope of 25 percent or greater shall comply with the hillside management provisions of Chapter 22.56 of Title 22, except that the following Subsections of Section 22.56.215 shall not apply: A.2, D.2.b, and E.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.500 Fire.

A. The following conditions shall be imposed as part of coastal development permit approval:

1. Automatic Fire Extinguishing System. An automatic fire extinguishing system shall be installed in all occupancies and locations as set forth below:

- NEW CONSTRUCTION. All occupancies except Group M.
- EXISTING BUILDINGS. In existing buildings if any modification exceeds 25 percent of the total floor area of the building in any 12-month period or if the existing building has a change of occupancy classification.

2. Fire resistive building materials shall be utilized in all new construction. Wood shakes and wood shingle roofs are prohibited.

3. Smoke detection shall comply with the County Fire Code and Part 2, Title 24, California Code of Regulations.

B. The County Forester and Fire Warden, in conjunction with Parks and Recreation, the Department, the Santa Catalina Island Company and Island Conservancy, shall develop a brush fire response program. This program shall include the following components:

- A fire hazard awareness program, to include a brochure issued to campers, hikers and bicyclists when they obtain island interior entry permits. The brochure will contain information regarding fire-safe camping and hiking practices including appropriate regulations pertaining to camp-fires, as well as instructions relative to evacuation procedures in the event of a major brush fire.
- A procedure for limiting access to the interior of the island during periods of high fire hazard. No new camping/hiking/bicycling permits shall be issued in periods of extreme fire hazard, as defined by the County Forester and Fire Warden.

- An emergency response and evacuation procedure including clarification of the roles and responsibilities of involved agencies, a procedure for closure of interior island facilities during hazardous fire weather and the identification of tire safe evacuation areas.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.510 Noise.

A. All activities and uses occurring within the unincorporated area of Santa Catalina Island shall be subject to the County noise control ordinance (Los Angeles County Code, Title 12, Chapter 12.08).

B. Prior to the expansion of the Airport-in-the-Sky on Santa Catalina Island, the developer shall prepare an environmental review and noise impact analysis of the project. Mitigation measures such as: limitations on hours of operation, restricting the types of aircraft using the facility and prohibiting the overflight of noise sensitive areas shall be considered.

C. All proposed new helicopter landing facilities shall be subject to the policies, standards and criteria relating to the noise and land use compatibility established by the Los Angeles County Airport Land Use Commission (Appendix B).

(Ord. 89-0148 § 1 (part), 1989.)

22.46.520 View Protection.

(See Appendix F for diagrams of some of these standards.)

A. All structures, except as provided in this Section, shall be located at least 75 feet, measured horizontally downslope, from the top of the ridgeline. Fire lookout stations, utility and communications facilities and other similar structures may be allowed within 75 feet of the top of the ridgeline only if there is no other suitable location; in such cases, the facility shall be sited, designed and scaled so that it minimizes any visual or environmental impacts.

B. Communication facilities shall use existing antennas to minimize the visual impact of additional structures, unless joint antenna use is technologically infeasible. Existing communication facilities located at Airport-in-the-Sky (LACA Lot 71), Black Jack

Mountain (LACA Lot 63), Dakin Peak (LACA Lots 16 and 19), East Mountain (LACA Lots 2,3, and 5), KBRT Radio (LACA Lot 20), Mt. Orizaba (LACA Lot 55), Quartz Peak (LACA Lots 29,30,31 and 33), Tower Peak (LACA Lots 77,84,86 and 87) and West Peak (LACA Lots 101,102 and 103) shall continue as presently developed. Any expansion of communication buildings and/or addition of new antenna mounting structures at these sites shall be subject to permit approval and conditioned to minimize impacts on scenic resources. New communication sites shall be subject to permit and shall be allowed only if it can be demonstrated that they will have no significant adverse visual or environmental impacts.

C. The applicant shall submit panoramic or composite photographs from all major corners of the subject property and from major elevated points within the property and, for coastal projects, from a point 250-500 feet offshore. The following types of features, identified by photographs or field observation, shall be protected from development: promontories, caves, rock outcropping and distinctive geologic formations.

D. No building shall be constructed in a location or of such a height that it is silhouetted above the horizon when viewed from a distance of 100 feet offshore.

E. Each development which can be viewed from the ocean shall have a consistent architectural design with respect to the size, shape, color, mass, materials or style of the buildings comprising the development. Conditions shall be imposed on new construction to promote the architectural consistency between existing and proposed buildings.

F. No building will be permitted within 150 feet of mean high tide line unless the Director determines that no other location is feasible because of the small size of the cove, the narrowness of the developable area between the shoreline and the mountains or other similar circumstances. Certain buildings and structures which require a shoreline location, such as piers, boathouses, dive lockers, marine laboratories or housing for beach safety or cove security personnel, may be approved by the Director. Development on tidelands, submerged lands or public trust lands is

subject to the permit requirements of the Coastal Commission as cited in Section 22.56.2360.

G. Special attention shall be given to the scale of all new structures to insure that their size, height, length and/or bulk are compatible with the natural and manmade features in the surrounding area.

H. To protect the coastal scenic resources and views of the shoreline from the water and, where applicable, from inland accessways or roads open to the public, development in cove areas must be designed to avoid building congestion and minimize alteration of significant views of the ocean, major ridgelines, distinctive geologic and topographic features, important stands of endemic native vegetation, natural streams and riparian habitats. The longstanding use of many of the leeward-facing coves for youth camps and educational facilities is recognized and encouraged to continue consistent with these provisions. The size and location of all structures shall be designed to achieve an uncluttered appearance, permit views into coastal canyons and valleys and create a sense of openness and harmony between the development and natural landscape. Recognizing the unique and distinctive character of various coastal locations, the developer shall choose one of the following methods to protect coastal views: (Note: These provisions do not apply to the Two Harbors Resort Village District.)

1. Between 150-650 feet of mean high tide line will be designated "shoreline adjacent view enhancement" (SAVE) zone. For the purpose of this subsection, the term "developable area" refers to land having a natural slope of less than 30 percent. Any development within this SAVE zone will comply with the following standards:

(a) The long axis of buildings shall be sited perpendicular to coast; adjustments may be approved by the Director to conform to local topographic conditions.

(b) Maximum building width shall be 30 feet.

(c) Maximum height of buildings shall be 14 feet.

(d) Outside of SAVE zone, maximum height of buildings shall be 28 feet.

(e) Minimum distance between buildings shall be 100 feet, except when a building is located directly behind another with respect to the shoreline, in such cases the distance shall be reduced to 10 feet minimum. Clustering of buildings may be approved by the Director where it will result in preservation of views into the cove.

(f) Buildings which are located entirely within 50 feet of the edge of the developable area may be oriented parallel to the edge rather than perpendicular to the shoreline.

(g) Landscaping using plant materials listed in Appendices A and G, shall be used to soften the view of the buildings from the shoreline but shall not block views of the interior natural landscape from the shoreline.

(h) An open space area shall be reserved in each cove using one of the following methods:

(i) Structural coverage shall not exceed 70 percent of the developable area of the SAVE zone. Open spaces shall be located to provide for the protection of scenic resources as viewed from the shore and interior public accessways.

(ii) No buildings shall be built within an open space corridor having a width of 30 percent of the width of the developable area. Such corridor width shall be calculated by measuring the width of the developable area at 100 foot intervals beginning 150 feet from the mean high tide line. The Director shall approve an open space corridor extending inland from the ocean and located along any of the following lines:

- The median or center line of the developable area.
- The middle of a streambed located in the developable area.
- The center of a road or trail traversing the central portion of the developable area.

2. In lieu of the method described in Subsection H.1 of this Section, the developer may prepare an alternate method to protect scenic and other resources in cove areas. Such alternative method shall consist of a master plan approved under Section 22.46.550 (H).

(Ord. 89-0148 § 1 (part), 1989.)

22.46.530 Signs.

A. Signs shall not exceed an area of 10 square feet, with no more than one sign per business permitted.

B. Signs shall be for the purpose of identification of the property or business which the sign is on or for direction.

C. Signs shall not be lighted from within; rather signs shall be lighted indirectly.

D. No roof signs shall be permitted.

E. On ridgelines, maximum sign height shall be three feet.

F. Freestanding signs shall not reach a height more than five feet from ground to top of sign, and freestanding signs shall have an area of no more than three square feet.

G. Signs shall not be sited in such a way as to obstruct views.

H. When possible, signs shall be made of wood and painted.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.540 Variances.

Variances from the development standards contained in this Specific Plan may be applied for pursuant to the provisions of Part 2 of Chapter 22.56. In addition to the burden of proof contained in Section 22.56.290 of said Part 2, the applicant shall also prove:

A. That the variance is consistent with the Local Coastal Program and the intent of the land use district of the Specific Plan.

B. That there would be no adverse impact on the environment.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.550 Site Design Requirements.

A. Architectural Features. Factory built, mobilehome, modular, prefabricated or similar type housing for employee dwelling units shall have an architectural style approved by the Director. These units shall be screened and incorporate appropriate design features such as textured or rough wood siding, eaves, natural colors, etc. to integrate them with other development or the existing landscape in the area. Reflective, glossy, polished and/or roll-formed type metal roofing or siding shall not be permitted.

B. Height Limits. Buildings shall not exceed 28 feet maximum height. Within 300 feet of mean high tide line, height will not exceed 14 feet.

C. Lot Area: 5,000 square feet.

D. Lot Coverage: 50 percent.

E. Lot Width: 50 feet.

F. Parking. The number and location of spaces shall be established by the Director in an amount sufficient to accommodate residents, guests, employees and service vehicles.

G. Yards. The width of yards shall be determined by the Director to provide sufficient light, air, access and space between adjoining uses.

H. Camp Master Plans. In order to balance the provisions of the public access, coastal recreation and resource protection policies in this Specific Plan, alternate methods of protection may be approved in a camp master plan. The camp master plan shall be approved through the coastal development permit process, identify all resources and safety constraints in the cove, visual character, the stream bed, the flood plain, known archaeological deposits, the habitat and the existing and logical routes for vertical and lateral access in the cove. The master plan shall provide for protection and enhancement of the natural resources of the camp, and reestablishment of vegetation in other portions of the camp or leasehold, and views and potential accessways to and along the shoreline. No new structures shall be erected and no existing structures shall be expanded unless they are in conformance with an approved master plan and all mitigation measures have been carried out. Approval of the master

plan shall be based on the finding that the master plan enhances recreational use of the site and that the master plan provides as well or better for view and resource protection and enhancement than would be achieved by separate application of the resource provisions in Sections 22.46.450 through 22.46.520.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.560 Nonconforming Uses, Buildings, and Structures.

All nonconforming uses, buildings and structures shall be subject to the provisions of Part 10, Chapter 22.56 except as provided below:

A. Notwithstanding the development criteria relating to scenic resource protection in cove areas, the provision of Title 22 relating to additions, repairs and maintenance of nonconforming buildings and structures contained in Section 22.56.1510 and the amortization provisions contained in Section 22.56.1540 shall not apply to youth camps and educational facilities so long as the structure conforms to the following:

1. The height of the structure is not increased.

2. The original outside dimension or "footprint" of the structure are not expanded, in the case of a replacement structure.

3. Any additions are located in such a fashion that scenic resources are not impaired.

B. Additions may be made to nonconforming visitor serving structures in the Two Harbors Resort Village District provided the addition conforms to the following:

1. The height of the structure is not increased.

2. The addition is limited to 25 percent of the existing floor area.

3. The addition shall not be construed to extend the termination of the subject nonconforming structure.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.570 Additional Coastal Development Permit Requirements.

In addition to the requirements imposed by Part 17 of Chapter 22.56, all coastal development permits in the Santa Catalina Island coastal zone shall comply with the following:

A. Additional Filing Requirements. In addition to the material required by Section 22.56.2310, an application for a coastal development permit shall contain the following information:

1. The names and addresses of all lessees, sub-lessees or similar persons having the right to use the subject property.

2. The names and addresses of all persons, public agencies, corporations or other similar entities owning an easement over all or a portion of the subject property.

3. Topographic and resource information, including location of all streams, cliffs, mean high tide line, riparian vegetation and other resources identified in the LUP.

4. Evidence that the Southern California Edison Company or other water purveyor is able to supply adequate and sufficient water and meet the requirements of Part IV of the Santa Catalina Island Specific Plan.

5. Evidence that the applicant has the concurrence of Parks and Recreation for all lands located in the open space easement area.

6. The Director may waive the filing of one or more of the above items if he finds the nature of the development is unrelated to the required item.

B. Additional Notice Requirements. In addition to the procedures and requirements of Section 22.56.2400, the applicant shall post and maintain copies of the required notice during the specified time period at the following locations:

1. Along the exterior boundary of the subject property and along roads, trails or other accessways traversing or bordering the subject property. Such notices shall be placed at intervals of no more than 500 feet.

2. In the City of Avalon and the Two Harbors area, at places where such notices are commonly posted and would be conspicuous to members of the general public. Such location shall be approved by the Director.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.580 Access Issues.

A. The Santa Catalina Island LUP identifies three public access issues. These include:

1. Access to both harbor and inland areas by all social and economic groups.

2. Specialized access areas for handicapped persons.

3. Protection of environmentally sensitive habitat areas and special use areas from unrestricted access.

B. The following access and circulation requirements are designed to implement the above issues.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.590 Access From the Mainland.

Major access to Catalina Island shall remain at Avalon and Two Harbors, while a third future access point may be developed in the Empire Landing area. A specific implementation plan for improved access in this area is to be designed by the Santa Catalina Island Company, working in conjunction with the Santa Catalina Island Conservancy, Parks and Recreation and the lessee. The plan shall be prepared when access at Avalon and Two Harbors becomes overcrowded or otherwise impaired. This plan shall limit and control public access around the existing quarry and the employee housing area to protect public safety and to preserve the privacy of the residents. The specific implementation plan and map for the Empire Landing access corridor shall be certified as amendments to the Specific Plan before any visitor-serving use is permitted in Empire Landing.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.600 Interior Access.

A. Inland roads and trails shall be available to the public for recreational, scientific, educational, scenic and other open space purposes to the greatest extent possible consistent with protection of the open space character of the land, including the protection and preservation of the natural habitat of wildlife and plants. This shall be accomplished by the continued use of a permit system or other method which regulates the maximum number of persons allowed in various areas of the island. Persons who have permitted access to interior trails in the easement area shall not be precluded by development from using beaches and trails in the easement area or in other areas which have been opened for public use. This shall apply to persons arriving by boat, at locations other than Avalon or Two Harbors, who want to use inland roads and trails. Parks and Recreation, the Santa Catalina Island Conservancy and, where applicable, the Santa Catalina Island Company shall base the maximum capacities for specific sites on resource limitations and the quality of visitor experience proposed. These numbers may be adjusted through mutual agreement of these organizations as additional information on resource impacts becomes available.

B. Primary access to inland areas shall be by hiking. Additional access by horses, bicycles, common carrier affording access to the handicapped, shuttle buses and other means of conveyance may be allowed in those areas where such modes are compatible with safety, road or trail condition and resource protection.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.610 Vehicular Access.

Authorized vehicles may be allowed into the island interior, on approved roads and subject to a permit system which requires insurance coverage and payment of fees. The total number of such permits may be limited to insure public safety and environmental protection. The Santa Catalina Island Conservancy shall consult in good faith with Parks and Recreation regarding the imposition of fees and limitations. Any fees or limitations shall be reasonable and shall not have the effect of unduly limiting or

impairing the public's right of entry and use of the lands comprising the open space easement.

(Ord. 89-0148 § l (part), 1989.)

22.46.620 Access for Handicapped Persons.

To provide access for handicapped persons, each application for a coastal development permit shall be reviewed for compliance with Title 24 of the California Code of Regulations. Specific types of structural improvements will depend upon the specific conditions at a given site and shall be designed on a site specific basis.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.630 Two Harbors Access.

A. Public access shall be provided over those areas designated in the LUP as "view corridor" and "conservation/recreation" within the proposed Two Harbors development. Access shall be regulated for the interim development authorized by Section 22.46.220.A.4 by either the development agreement procedure described in Section 22.46.220 or on a case-by case basis according to the dedication/reservation criteria contained in Sections 22.46.650 through 22.46.700. After the allowed interim development, access shall be regulated by a bicycle and pedestrian circulation plan, which will be prepared according to the timing and dedication/reservation criteria contained in Sections 22.46.650 through 22.46.700 and Section 22.46.220.A.4. The plan will be developed by the major landowner and approved by Parks and Recreation and the Department. In order to assure adequate public access to the open space easement area the plan shall designate certain roadway corridors (see Map #13A and 8, Appendix D) as regulated entry points. The designated corridors listed below shall be available for hiking, but the use of bicycles or other modes of transportation may be restricted to protect public safety and natural resources.

- Banning House Road.
- Silver Peak Trail.
- Two Harbors Road.
- West End Road.

B. The circulation system shall connect with existing and proposed hiking trails with the limitation that, in the shoreline area around the Ballast Point salina, access may be controlled but not restricted, in order to preserve the sensitive habitat area. The methods of controlling the access around the Ballast Point salina shall be identified in the circulation plan for the Two Harbors Resort Village District and shall contain the following features:

1. A monitoring system in which a biologist periodically evaluates the salt marsh habitat to determine that the biotic resources have not been adversely impacted by people visiting the area.

2. If adverse impacts on the habitat resources have been observed the following restrictions to pedestrian use of the area may be imposed:

- Curtailing the hours of daily use.
- Reducing the number of people using the site.
- Restricting access to sensitive areas such as nesting sites or breeding grounds.
- Limiting access to the use of designated trails.
- Allowing access under the supervision of a naturalist guide.

C. The bicycle and pedestrian routes shall link with proposed residential areas, lodges, commercial development, piers and the proposed interpretive center. The pedestrian circulation system shall include routes accessible to wheelchairs or other conveyances for handicapped persons and may include the following elements:

- Appropriate lighting.
- Seating areas.
- Trash receptacles.
- Information boards/kiosks.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.640 Limitation on Roadway Construction.

No new roadways shall be allowed in the Open Space/Conservation District. Existing roads may be repaired, improved or realigned to protect public safety; any

adverse impacts on the environment associated with such projects shall be fully mitigated. New roads may be constructed in other land use districts where necessary to provide access to authorized developments; such projects shall fully mitigate any adverse environmental impacts.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.650 Review of New Development.

New development along the coast shall be assessed during the coastal development permit process to identify the development's impacts and needs associated with the public's right to recreational access to and along the shore. The conditions imposed by the local agency upon such developments shall reasonably relate to the impacts and needs of the affected development and related development. The conditions shall be those which are necessary to alleviate the impacts and needs identified in the development assessment process. Therefore, the provisions in the land use plan relating to compulsory dedication of shoreline access shall be implemented only on a case-by-case basis, where appropriate written findings supported by substantial evidence may be adopted by the local agency to support such conditions. The conditions shall substantially advance a legitimate state interest, without denying an owner economically viable use of the land. Findings regarding public shoreline access are required even when it is not appropriate to require dedication.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.660 Access Findings.

A. To make the appropriate findings with regard to vertical or lateral access requirements, the County shall:

1. Base all findings on factual evidence obtained at the public hearing, submitted by the applicant or interested parties, or discovered during the staff's investigation.

2. Evaluate the impact of the proposed development on existing access to public tidelands, submerged lands or to other areas subject to public access rights and easements, or on land now open and in common use by the general public.

3. Identify the access-related problems associated with the development. The following are examples of potential problems: the reduction of available sand supply to replenish beaches, the reduction of sand area, thereby diminishing public access along the shoreline and public recreation along the shoreline, increasing the intensity of use of public tidelands, creating the need for additional public access, reducing the availability and quality of areas currently subject to public access rights.

4. Cite the specific Coastal Act provisions that are impacted by the development and state how the proposed development, as conditioned if applicable, is in conformity with the public access and public recreation policies of Chapter 3 of the act.

5. Explain how the proposed conditions would solve the access problem created by the development.

6. Consider alternate access which is already provided in the vicinity of the development within the cove or area identified in the access chart located in the Specific Plan following Section 22.46.670, or which, if provided as a condition of this development, would provide the vertical access required in the LUP for this portion of the coastline.

B. The following are examples of situations that could result in the imposition of conditions requiring vertical and/or lateral access:

1. Development of a new facility (e.g., campground, lodge or restaurant) which would generate additional visitors to an area where dedicated access to the beach does not presently exist.

2. Expansion or additional development at a private or semi-public (group) facility which would restrict public access by intensifying the private or semi-public (group) use of the beach or by occupying areas subject to the public trust with a private or semi-public (group) facility such as a pier or dock.

3. Construction or other development on a sandy beach or in an area that would restrict public access to the shoreline.

4. Construction of structures or other improvements, including but not limited to shoreline protective devices, any building, road, pipe, flume, conduit, siphon or aqueduct, on a sandy beach or other area that would adversely affect the local shoreline sand supply or reduce the availability of sand to replenish public beaches.

5. Divisions of land.

6. Development of new hotel or private dwelling units where such development would increase competition for public beaches, burden transportation facilities or otherwise compete with the general public for beach access.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.670 Access conditions.

Where new development is proposed in the areas listed in the chart below and the appropriate findings have been made regarding shoreline access, a condition requiring vertical and/or lateral access shall be imposed with a coastal development permit according to the chart on the following page.

	Vertical Access	Lateral and/or Vertical Access (Pass and Repass)	Lateral Access Passive Recreation	LACA Lot No.
Ben Weston Beach**	X			43
Big Geiger Cove			X	99
Button Shell Beach		X		65
Catalina Harbor	X			89
Cherry Cove	X	X		98
Cottonwood Beach**	X			58
Emerald Bay (East)	X		X	99
Emerald Bay (West)	X	X		99
Empire Landing	X			82-83
Fourth of July Cove	X		X	88
Gallagher's Beach		X		17
Howland's Landing			X	99
Isthmus Cove	X			88
Italian Gardens/				
Goat Harbor*	V		X	65 & 67
Little Fisherman's Cove			X	88
Little Geiger Cove			X	98
Little Gibraltar Harbor		O		67
Little Harbor/				

Shark's Harbor	X			59
Moonstone Beach			X	64
Barson's Landing	X	X		100
Ripper's Cove	X			82
Salta Verde**	V			26
Silver Canyon**	V			23-24
Starlight Beach	V			104
Sullivan's Beach		X		99
Toyon Cove		X		52
White's Cove		X		64
White's Landing	X			64
Willow Cove*	V		X	52

*Boat-in access only due to rugged inland topography.

**Access by boat may be hazardous.

O—Lateral access only.

V—Vertical access to be developed only if dangerous topographical problems can be mitigated.

NOTES: Significant new development is not contemplated for Santa Verde or Silver Canyon. The use of this chart requires the appropriate findings discussed in Sections 22.46.650 through 22.46.670

(Ord. 89-0148 § 1 (part), 1989.)

22.46.680 Methods of securing access.

The condition requiring lateral or vertical access shall specify that such access be secured by either of the following:

A. The landowner shall execute and record a document, in a form and content acceptable to the Executive Director of the California Coastal Commission, irrevocably offering to dedicate to a public agency or private association approved by the Executive Director an easement for lateral public access and passive recreation along the shoreline or for vertical access to the shoreline. The document shall provide that the offer of dedication shall not be used or construed to allow anyone prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the property. Such document shall state the precise location and width of the easement. The document shall be recorded free of prior liens which

the Executive Director determines may affect the interest being conveyed, and free of any other encumbrances which may affect said interest. The offer shall run with the land in favor of the people of the State of California, binding successors and assignees of the landowner, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

B. An alternate method approved by the Director, County Counsel and Coastal Commission which would provide a similar guarantee of public access as afforded by the irrevocable offer described in Subsection A of this Section. Such method may be a binding agreement with the underlying property owner and shall be effective for the life of the use for which the access is required.

C. Access agreements and recorded documents shall be reported to Coastal Commission consistent with the provisions of Section 13574 of Title 14 of the California Code of Regulations.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.690 Shoreline accessways.

The following provisions pertain to shoreline accessways which are dedicated or otherwise guaranteed in conformance with the requirements of this Specific Plan and for which a public agency or private association, approved by the Executive Director, has accepted the responsibility for construction, maintenance and liability of said accessways:

A. The agency or association which accepts responsibility for a dedicated or guaranteed accessway shall consult with Parks and Recreation within the open space easement area in the design of all shoreline access improvements.

B. Vertical access easements shall be at least 10 feet in width and shall run from the nearest roadway or trail available for public use to the shoreline. Lateral access easements shall extend to the inland extent of the sandy or rocky beach.

C. To protect private property rights and to insure that organized campground activities will not be disrupted, an access easement in a youth camp shall not be located within 20 feet of a residential building or an organized activity area, except that where

topography restricts or would limit access, the 20 foot separation may be reduced, but in all cases the access provided shall not be less than 10 feet in width.

D. Access easements shall be posted with identification signs located at the junction of the vertical easement with the shoreline and the connecting roadway or trait and along the inland extent of lateral easements.

E. Access easements in areas of rugged topography, geologic instability or other similar hazardous conditions shall be controlled to protect public safety through the coastal development permit process. Permit conditions may include, but are not limited to, the following:

- Periodic easement maintenance to insure a safe accessway.
- Posting of warning signs which point out possible dangers and advise users on safety concerns.
- Erecting appropriate guard rails or other barriers.
- Limiting access during high fire danger, after heavy rains or following a major landslide or earthquake.
- Other measures deemed necessary by the authority supervising the site.

F. The State of California Department of Fish and Wildlife shall review all new shoreline access locations to avoid conflicts with the reintroduction programs for the endangered bald eagle and peregrine falcon. Access sites must be thoroughly investigated because these birds are coastal cliff nesters and will not generally tolerate human disturbance.

(Ord. 89-0148 § l (part), 1989.)

22.46.700 Access restrictions.

A. Public access may be restricted in the Pebbly Beach industrial area, the Pebbly Beach and Empire Landing quarry operations and the Big Fisherman's Cove helipad and mole areas to insure public safety. Necessary restrictions and management may consist of, but are not limited to, the following:

- Construction of fences, guard rails or other barriers to prevent the public from entering areas where hazardous activity is occurring.
- Limiting public access to certain hours of the day or days of the week when hazardous activities are not in operation.
- Posting of warning signs which notify the public of potential safety hazards.
- Relocation of the public access to ensure safety.

B. Any restrictions deemed necessary by the authority supervising the site shall be reviewed for incorporation into the conditions of a coastal development permit for new development in these areas.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.710 Land use plan.

The Santa Catalina Island LUP provides extensive information and policy regarding the existing and proposed distribution, location and extent of utilities and public facilities. These provisions address major components of public and private transportation, sewage, water, solid waste disposal, energy and other essential facilities needed to support the proposed land uses. This background material and policies are incorporated herein by reference.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.720 Sewage.

A. Detailed plans for liquid waste disposal shall be formulated and submitted for review and approval by the Department of Public Health in conjunction with development applications within the unincorporated portions of Santa Catalina Island. Approval of new development is dependent upon Public Works finding that there will be the satisfactory provision of sufficient liquid waste disposal facilities.

B. Sewer outfalls are specifically prohibited in Catalina Harbor.

C. The wastewater treatment plant for the proposed Two Harbors development shall be located adjacent to the existing wastewater reclamation pond ("Q") as shown on the adopted and certified Two Harbors land use map (see map #138,

Appendix D). Approval by the Water Quality Control Board and the Department of Public Health shall be required.

D. The City of Avalon sewage treatment plant, located upland of the Pebbly Beach area, shall be augmented with additional waste disposal capacity as needed.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.730 Water.

A. Adequate water resources shall be proven and delivery plans provided in conjunction with new development applications for Two Harbors and other LUP designated development areas. Approval of new development is dependent upon the satisfactory provision of domestic and fire flow water supplies. Development applications shall not be approved unless sufficient water is available as determined by the water supplier and, if applicable, the California Public Utilities Commission (PUC). In addition, water for new development shall be considered available only in an amount that will not significantly lower the water table or reduce the viability of the riparian vegetation as determined in Subsection E.2.a of this Section.

B. Prior to any development which would increase the consumption of fresh water, the developer shall submit data, as part of the coastal development permit process, which shows that there is sufficient freshwater to accommodate the anticipated demand. In preparing this data, the developer shall use the standards contained in Subsection E of this Section to assure that the required water can be supplied without creating adverse impacts on Santa Catalina Island's natural resources. The applicant shall also address what measures will be taken to conserve water. Such measures may include such things as low-flow toilets, drip irrigation, showerhead restrictors, etc., subject to the approval of the County, and shall be made conditions of the coastal development permit for the proposed development.

C. Limited Water Surplus.

1. When existing surplus freshwater available for new development is limited, as determined by the water supplier and defined as less than two acre feet, existing or proposed public recreation and visitor serving land uses shall not be

precluded by other development. In such instances, approval of development other than public recreation and visitor serving uses shall be supported by the following findings:

(a) No visitor serving use has been closed or reduced in operation during the past two years for lack of water;

(b) No visitor-serving use of the same or lesser water demand as the proposed development has been denied or, if approved, has been unable to develop during the past two years because of lack of water availability;

(c) That the proposed use is necessary for the protection of public health, safety and general welfare; and

(d) That the proposed use will substantially benefit island residents and visitors, and will contribute to maximum public use and enjoyment of existing recreation and visitor serving facilities.

2. In the limited water situation described in Subsection C.1 of this Section, where a developer proposes to develop a new water resource to provide water for the development, the inability to make the finding of Subsection C.1.a or C.1.b will not preclude the approval of the development if the following occurs:

(a) The findings of Subsections C.1.c and C.1.d are still made;

(b) The new water development will be consistent with Subsection E of Section 22.46.730; and

(c) The new development will not reduce water available for existing or potential low-cost visitor-serving uses and visitor-support uses, or if it would reduce water available for such uses, that the effects would be mitigated by appropriate means, including the development of additional water to serve such uses, consistent with Subsection E of Section 22.46.730 and the water supplier's PUC tariffs, if any.

3. If PUC tariffs allow consideration of public need and necessity to determine water allocations by the water supplier, the development of publicly owned or operated lower cost visitor facilities shall be considered a public need and necessity and receive due priority.

D. To preserve freshwater resources, new development at Two Harbors shall utilize dual plumbing, sea water/freshwater, and/or other water conservation methods (e.g., low-flow toilets) submitted to and approved by the Department of Public Health in order to conserve freshwater resources. This requirement does not exclude the possible use of desalinated water if feasible.

E. Development of New Water Resources.

1. Prior to the development of new water resources, including raising the level of existing reservoirs, constructing dams and new reservoirs, drilling of water wells, constructing cisterns or other water retention devices, etc., the water supplier shall prepare environmental documentation (e.g., initial study, negative declaration or environmental impact report) which addresses the following:

(a) The impact on existing plants and animals.

(b) The impact of decreased downstream water flow of perennial or intermittent streams which support riparian vegetation or habitats.

(c) The impact of a lowered water table on existing springs, streams, vegetation and wildlife.

(d) The impact of damming a stream on the replenishment of beach sand.

(e) The impact of lowering the water table in coastal areas on the intrusion of salt water into the aquifer.

(f) The impact of constructing new pipelines, tunnels, etc. on the biotic environment.

(g) The impact on scenic coastal resources of constructing a desalinization facility.

(h) The impact of the proposed facility on existing wells and water systems.

(i) Any other impacts associated with the development of new water resources which are not specifically listed above.

2. The applicant for a water development facility shall submit the following information in addition to that listed above:

(a) Detailed data on the existing quality and characteristics of the aquatic, biotic and hydrologic environments that would be affected by the proposed projects, sufficient for the Department, in consultation with appropriate agencies, to estimate an annual yield of the water facility that will have no adverse environmental effects.

(b) A periodic monitoring program, based on the data required by Subsection E.2.a above, which would carefully assess the impact of the facility on the existing environment and identify any degradation of the natural resources that may occur when the system is operational. Such program shall also monitor the amount of water removed by the proposed system and other existing systems within the same primary watershed.

(c) Multi-year projections of water availability shall be of sufficient length to include both wet and dry cycles of precipitation; such projection shall estimate the amount of water expected to be removed in dry years and the impact of that removal on the environment.

(d) Water availability data from the drilling of test wells on the site.

3. Projects which are shown to have adverse environmental impacts which cannot be mitigated shall be denied. However, projects with any abatable adverse impacts on riparian vegetation, wildlife habitats, aquifers, beach sand replenishment, etc. shall be conditioned with mitigation measures recommended in the environmental documentation and any other measures deemed necessary which are approved by the County, after consultation with appropriate wildlife and range managers, responsible agencies, the water supplier, and the PUC. The mitigation measures adopted shall also include specific measures to be taken in the event that the monitoring program described in Subsection E.2.b above discloses adverse effects, specified in the permit conditions, at a later date. Such measures shall be designed to

protect natural resources and allow provision of critical water service. Monitoring and the conditional imposition of mitigation measures based upon the monitoring shall be made conditions of approval of the required coastal development permit and may include but are not limited to the following examples:

(a) Decreasing the amount of water withdrawn by the project.

(b) Releasing stored water to replenish the environment.

(c) In the case of a water development project which has not yet commenced service, removing, relocating or discontinuing the water development project.

F. Parks and Recreation shall initiate negotiations with the City of Avalon and the Southern California Edison Company to establish a "Fair Share" allocation formula for new water resources developed at County expense. If required, the agreed-to formula shall be submitted to the PUC for final ratification.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.740 Solid waste.

A. Detailed plans for solid waste disposal shall be formulated by the applicant and submitted in conjunction with new development applications within the unincorporated portion of Santa Catalina Island. Such plan shall include provisions for recycling paper, metals, plastics and other salvageable materials. Approval of new development is dependent upon the satisfactory provision of sufficient solid waste facilities as determined by the County.

B. The plan for solid waste disposal shall be consistent with the "County Solid Waste Management Plan Triennial Review" dated March 1984 and any subsequent revisions.

C. Solid waste disposal shall be concentrated to the maximum extent feasible at the island's two existing solid waste dumps at Pebbly Beach and above Well's Beach in Two Harbors. When a third landfill becomes necessary because of capacity limitations at existing sites, increased solid waste generated by camp-grounds or other visitor-serving uses, or new development at Two Harbors, the owner/operator of the

proposed waste facility shall submit an application for a new site located at an abandoned quarry area at Empire Landing in Lot 85 as shown on Maps 3 and 4 of Appendix D. The proposed landfill must meet the requirements of Title 23, California Code of Regulations, Subchapter 15 and be submitted to the Regional Water Quality Control Board to evaluate its suitability as a landfill site.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.750 Energy.

A. Approval of new development is dependent upon the satisfactory provision of sufficient electrical power.

B. Pebbly Beach shall continue to serve as the focus of utility services for Avalon as well as the entire island. Energy facilities, including existing and experimental, shall expand at Pebbly Beach to the maximum extent feasible before being established elsewhere on the island. Any expansion of an existing electrical generation plant or construction of a new plant shall be consistent with applicable air quality standards.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.755 Appendix.

All references to Title 22 are to the version of Title 22 (Planning and Zoning Code) of the County Code in effect at the time of this Specific Plan's adoption by the Board.

22.46.800 La Vina Specific Plan Introduction.

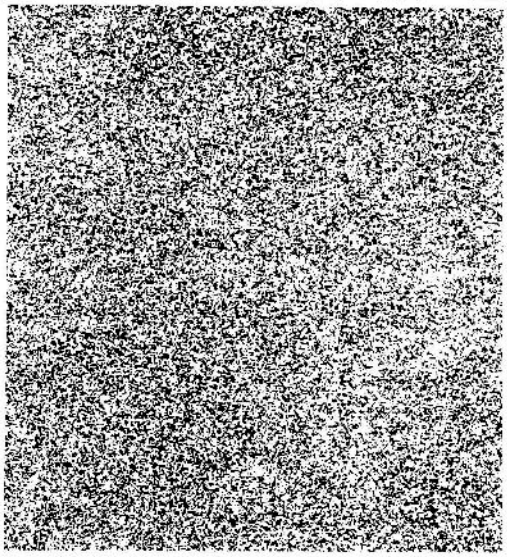
A. The La Vina Specific Plan is located in Section 22.46.810.

B. The La Vina Specific Plan was adopted by the Board on December 26, 1989.

C. The effective date of the La Vina Specific Plan is January 26, 1990.

22.46.810 La Vina Specific Plan.

SPECIFIC PLAN
NUMBER 2



LA VINA

PREPARED FOR THE
COUNTY OF LOS ANGELES

LA VINA

SPECIFIC PLAN

Prepared For:

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Adopted:

December 26, 1989

LA VINA
DRAFT SPECIFIC PLAN

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LA VINA
DRAFT SPECIFIC PLAN

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I. SPECIFIC PLAN SUMMARY

The La Vina Specific Plan establishes comprehensive guidance and regulations for the development of approximately 220 acres located within the community of Altadena, Los Angeles County, California. The Specific Plan establishes the development regulations, policies and programs for the implementation of the approved land use plan. The Specific Plan carries out the land use plan by establishing policies and site development standards. The Specific Plan will be implemented with the appropriate Community Plan and General Plan Amendments. This Specific Plan is regulatory, adopted by ordinance and is consistent with the Altadena Community Plan which is in turn consistent with the County of Los Angeles General Plan.

The La Vina Specific Plan combines the concepts, procedures and regulations of numerous documents into one. The Specific Plan provides for development of a mixture of housing, recreational uses, and a school. The Specific Plan also contains development controls to provide the County with assurances that the project will be built out as planned. To further ensure that design criteria are adhered to, a set of design guidelines accompanies this document. The design guidelines cover project design, landscaping, architecture, signage, lighting and community character.

The authority for preparation of Specific Plans is found in the California Government Code, Section 65450 et. seq. The law allows preparation of Specific Plans based on the General Plan, as may be required for the systematic execution of the General Plan and further allows for their review and adoption.

II. INTRODUCTION

A. PURPOSE AND INTENT

The La Vina Specific Plan allows for a maximum of 272 dwelling units and a school/recreational area on approximately 220 acres located within the community of Altadena in Los Angeles County, California.

The adoption of the Specific Plan establishes the type, location, intensity and character of development and the required infrastructure in order for development to take place. The Specific Plan also shapes development to respond to the physical constraints and environmental sensitivities of the site, coordinates the mix of residential density and product types and provides adequate circulation, recreation and other public uses.

Responsible planning of the La Vina development has been ensured through the adoption of a development control mechanism that reflects thorough and comprehensive land use planning. A suitable development control mechanism is the Specific Plan, which when adopted by a jurisdiction serves both a planning function and a regulatory function.

The Specific Plan implements the General Plan/Community Plan and is a more detailed version of the General Plan for a focused area. The Specific Plan articulates planning considerations and imposes regulations or controls.

B. PROJECT LOCATION AND DESCRIPTION

La Vina is located in the community of Altadena in Los Angeles County, California. The site is located at the terminus of N. Lincoln Boulevard in the San Gabriel Mountain foothills. This community is north and adjacent to the City of Pasadena (see Regional and Vicinity Maps, Exhibits 1 and 2). The proposed Specific Plan area is an irregularly shaped property comprising one of the few undeveloped areas in the community. The northern portion of the site is located within the boundary of the Angeles National Forest, being classified as a private inholding within the forest.

The project site was initially developed in the early 1900s as a sanatorium and later as an acute care hospital facility and has since been abandoned. The original complex was comprised of approximately seventeen structures. The site's development history dates back to the 1900s when it was known as the Giddings Ranch and was cultivated with vineyards along Millard Canyon. The original hospital/sanatorium was established in 1909 and expanded in several stages during the 1940s and 1950s. The facility's various buildings included an administration building, laboratories, an infirmary, several physician residences, recreation building and library. A reservoir of non-potable water is located northwest of the existing structures and is utilized as a water source for on-site irrigation. A Southern California Edison Company easement transects the northern extension of the site. Two aerial, high-voltage transmission lines run through this right-of-way. An unimproved service road leads to the easement. The Sunset Ridge equestrian/hiking trail traverses the southeast portion of the project site, and loops around above the northern boundary of the site.

The property lies within the Altadena Community Plan (adopted July 10, 1986). As indicated in the Community Plan, the site is designated for a mix of land uses including Estate/ Equestrian Residential, Low Density Residential, Non-Urban, Institutional, and National Forest/National Forest Managed Land. The Community Plan assigns recommended densities to the various designations. These densities range from one dwelling unit (du) per each 20 acres (gross) in extreme hillside areas to 6 du/ac in existing developed areas. The objectives of the Community Plan are to: 1) preserve the existing residential character of the community; 2) intensify, renovate and revitalize commercial and industrial areas by incorporating a planned development concept; and 3) maintain and improve existing community services and facilities. The La Vina Specific Plan creates implementation and regulatory procedures for the Community Plan and replaces the previous zoning with land use designations that are consistent with and properly implement the Altadena Community Plan.

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

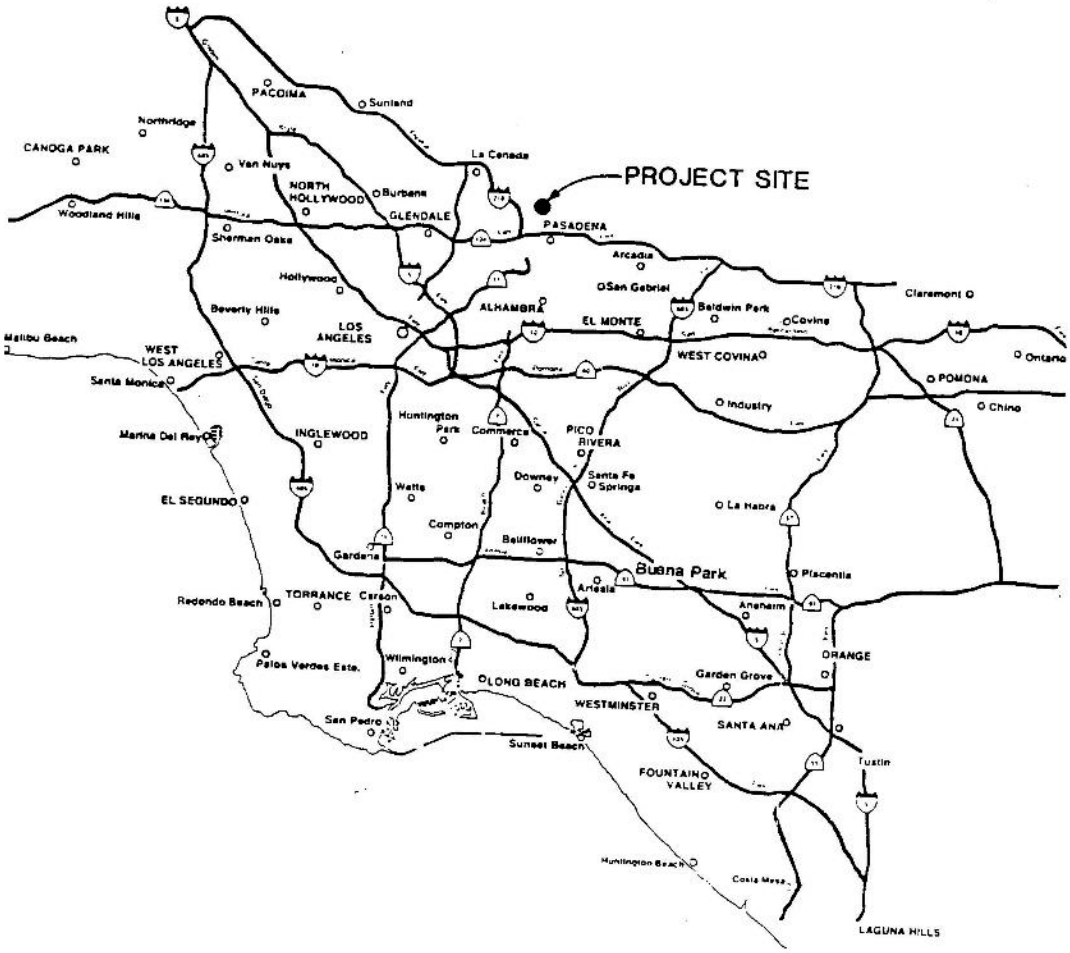
The initial study prepared for Zone Change and General Plan Amendment Case number 87-044 determined that this project could have potential significant impacts. An Environmental Impact Report (EIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the County environmental reporting guidelines. The Final Environmental Impact Report was certified by the Board of Supervisors with adoption of the Specific Plan. The EIR serves as the basis on which the environmental effects of implementing the Specific Plan can be ascertained. All subsequent approvals necessary to develop any property within the Specific Plan area must be consistent with the Specific Plan and be within the scope of the EIR. Additional environmental documentation may be required in the future if significant changes are found to have occurred pursuant to Sections 15162 and 15182 of the CEQA guidelines.

D. AUTHORITY AND SCOPE

The La Vina Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. The Code authorizes jurisdictions to adopt specific plans by resolution as policy or by ordinance as regulation. In this case, hearings are required by both the Regional Planning Commission and the Board of Supervisors, after which the Board of Supervisors must adopt the Plan before it becomes effective.

The La Vina Specific Plan is a regulatory plan which serves as the zoning ordinance for the subject property. Proposed development plans or agreements, tentative tracts or parcel maps, and any other development approvals must be consistent with the Plan. Projects which are found consistent with the Plan will also be consistent with the County's General Plan/Altadena Community Plan.

This Specific Plan implements the Altadena Community Plan and allows for development within the bounds of the regulations provided herein which are adopted by ordinance. This document, in conjunction with the Specific Plan Design Guidelines, under separate cover, and the EIR, provide all the necessary base data for this project.

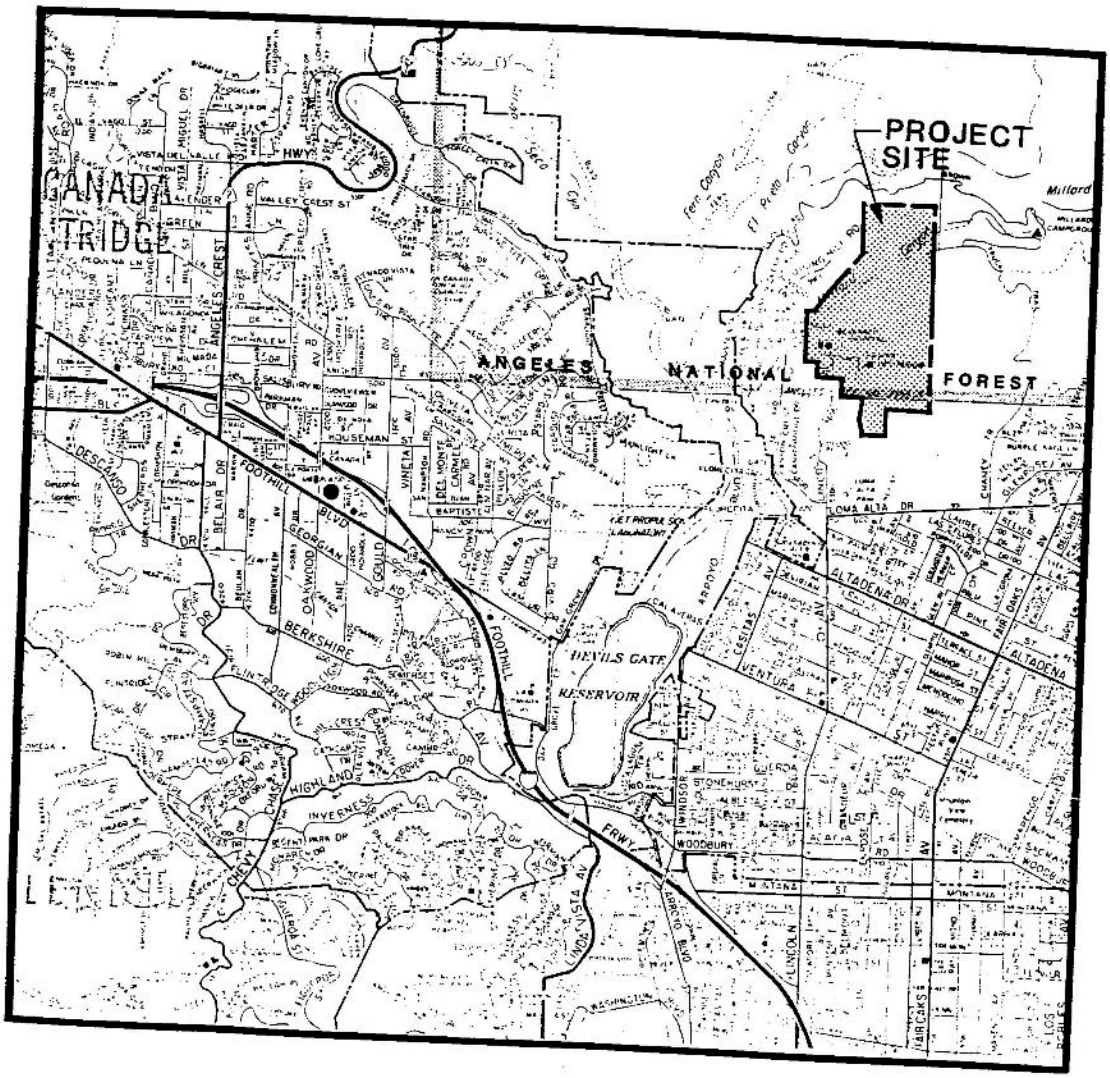


PLANNING AND DESIGN SOLUTIONS
COMMUNITY PLANNING • URBAN DESIGN • ENVIRONMENTAL SERVICES

THE PLANNING CENTER

Regional Location Map
LA VINA SPECIFIC PLAN
CANTWELL-ANDERSON ALTADENA, CA.

EXHIBIT 1



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THE PLANNING CENTER

Vicinity Map

LA VINA SPECIFIC PLAN

CANTWELL-ANDERSON ALTADENA, CA.

EXHIBIT 2

III. DEVELOPMENT PLAN

A. PURPOSE AND INTENT

The development plan has been derived from several project alternatives and input from studies prepared by the project Civil Engineer, Biologist, Traffic Engineer, Geologist and Land Planners. As a result, the plan addresses development related issues in the form of proposed physical improvements, guidelines for future development, technical data, implementation procedures and regulations.

In recognizing the major development issues, the landowner's objectives and the County's requirements, it is the intent of this plan to:

1. Implement the goals, objectives and policies of the Altadena Community Plan and the County of Los Angeles General Plan.

2. Provide residential uses that anticipate current and future housing demands.

3. Provide a rural community character consistent with the image of Altadena offering residents an environment featuring open space, educational/recreational uses and single-family housing opportunities.

4. Provide backbone infrastructure systems and public facilities to support development in an efficient and timely manner.

5. Provide an annual monitoring report for the Specific Plan to track the progress of the plan and monitor required infrastructure for the development.

6. Preserve and enhance the integrity of significant landform features.

7. Provide a development phasing plan which is a general and logical estimate of how development will occur.

8. Provide a precise understanding of the future development for the subject property.

B. GOALS, OBJECTIVES AND POLICIES

The La Vina Specific Plan contains goals, objectives and policies that are guided by the Altadena Community Plan.

The primary purpose of the Specific Plan is to serve as the planning tool for the physical development of the project area. The Specific Plan will regulate new development and provide the review mechanisms for implementation. The following contains a reiteration of the land use issues addressed in the Specific Plan. The goals, objectives and policies provide overall guidance for Specific Plan Review and should be considered as the intent behind the more detailed guidelines and regulations contained in subsequent sections.

Goal 1: To develop a planned community that respects the surrounding community of Altadena and offers a diversity of land uses providing living areas and recreational activities.

Objectives

1.1 Design a plan that offers a range of housing opportunities to respond to the needs of the region as well as the Altadena Community.

1.2 Provide within the Specific Plan a community image that mirrors the existing surrounding community of Altadena.

Policies

1.1 Process and adopt the Specific Plan to provide a precise understanding of development parameters and future growth of the subject property.

1.2 Provide an architectural design theme and plan that are sensitive to the character of the surrounding neighborhoods.

1.3 Provide a land use plan that not only respects the adjacent land uses, but will contribute to the overall quality and revitalization of the entire Altadena community.

Goal 2: To achieve the best possible land use pattern for the Specific Plan area with emphasis on preservation of significant environmental features, including open space, Millard Canyon, and significant groupings of trees.

Objectives

2.1 Achieve a project design which provides a balance between open space, development and improvements.

2.2 Design the plan to take advantage of natural resources by preserving the backdrop of hillsides in open space and keeping development out of the Millard Canyon area, and designing planning areas to preserve and integrate where possible significant groupings of trees.

2.3 Provide a land use scenario that places proposed uses within proximity of other compatible uses both on and off-site.

Policies

2.1 Provide development standards for required open space within the plan.

2.2 Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind the development.

Goal 3: a. To achieve a balanced distribution of developable area and open space to meet the needs of residents and contribute to logical development of the urban area.

b. To create a public open space network that satisfies the active and passive needs of the future residents and to enhance it with hiking trails leading to Millard Canyon and equestrian trails leading to Sunset Ridge.

Objectives

3.1 The integration of a school, park, and public and private open space where feasible.

3.2 The provision of open space as an integral part of development along streetscapes and between planning areas.

Policies

3.1 To provide a balance between open space areas and development sites when feasible.

3.2 To provide a park and/or a school primarily on land that is readily usable for active recreational purposes.

3.3 To provide for a range of recreational opportunities to accommodate all potential users.

Goal 4: a. To provide a safe and efficient system for movement of people and goods in the Altadena Community through actions and coordination of all agencies involved in the development of circulation facilities in the region.

b. To increase the mobility of residents through development of an adequate and balanced transportation system that includes automotive and non-automotive transportation considerations.

Objectives

4.1 To provide a circulation system that is well integrated into the current County street system and State freeway network.

4.2 To design an internal road network that will provide for current and future residents' needs and avoid excessive traffic in existing and future residential neighborhoods.

Policies

4.1 To establish a circulation system that conforms to the County's standards and serves both through and local traffic.

4.2 To provide pedestrian access throughout the development which connects the Recreational areas with residential neighborhoods.

4.3 To provide a hiking and equestrian trail system that integrates with existing trails both on- and off-site.

4.4 Provide adequate standards and area to accommodate off-street parking for all proposed uses.

Goal 5:

a. To encourage development of housing to satisfy the needs of existing and future residents.

b. To encourage provisions of a variety of housing types, prices, ownership possibilities and locations.

c. To develop neighborhoods properly related to essential community services.

d. To maintain high quality development standards for residential land development that ensure establishment of neighborhoods with lasting value.

Objectives

5.1 To include in the community a residential environment that provides detached single-family home opportunities.

5.2 A contribution to the housing supply in the Altadena community.

Policies

5.1 To incorporate and implement standards that are economical for the developer and are consistent with County standards and can reasonably be accommodated in the project.

5.2 To provide a sufficient range of single-family housing so that high quality housing with community amenities can be provided.

5.3 To base development regulations on various dwelling types by planning area.

Goal 6:

a. To ensure a quality appearance and "identity" for the La Vina project with consistent design and visual improvements.

b. To integrate the "theme" of the new community with the existing rural character of Altadena.

Objectives

6.1 Design Guidelines covering five topical areas including site planning, architecture, signage, lighting and landscaping will be used to ensure a quality appearance and identity for La Vina.

6.2 Establish a strong identifiable landscaping treatment with recurring elements to unify the development and reinforce the circulation and open space components of the project.

6.3 Establish a rural theme which provides the diversity necessary to integrate with the existing community of Altadena.

Policies

6.1 Provide Design Guidelines which establish parameters for development of architectural styles.

6.2 Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space, and landforms.

6.3 Provide an environment that is safe and secure by the provision of design guidelines that encourage public safety.

6.4 Provide guidelines for the creation, implementation and maintenance of a fuel modification zone in areas where high fuel load and open space areas encroach upon development.

Goal 7: Develop a planned community that provides backbone infrastructure systems and public facilities to support development in an effective and timely manner.

Objectives

7.1 Provide a project phasing plan that times development with the provision of needed infrastructure and services.

Policies

7.1 To provide an infrastructure system, including sewer, water and storm drain systems that will adequately serve full build-out of the Specific Plan development.

7.2 To annex to or extend to existing infrastructure facilities in the Altadena community.

7.3 Underground all new or existing infrastructure and utilities as is feasible.

C. LAND USE PLAN

The land uses for La Vina have been divided into planning areas to provide a distinction between uses and to create neighborhoods of individual development. The primary land uses identified for the development of La Vina shall be limited to:

- Single-Family Residential
- Recreational Uses
- School
- Open Space

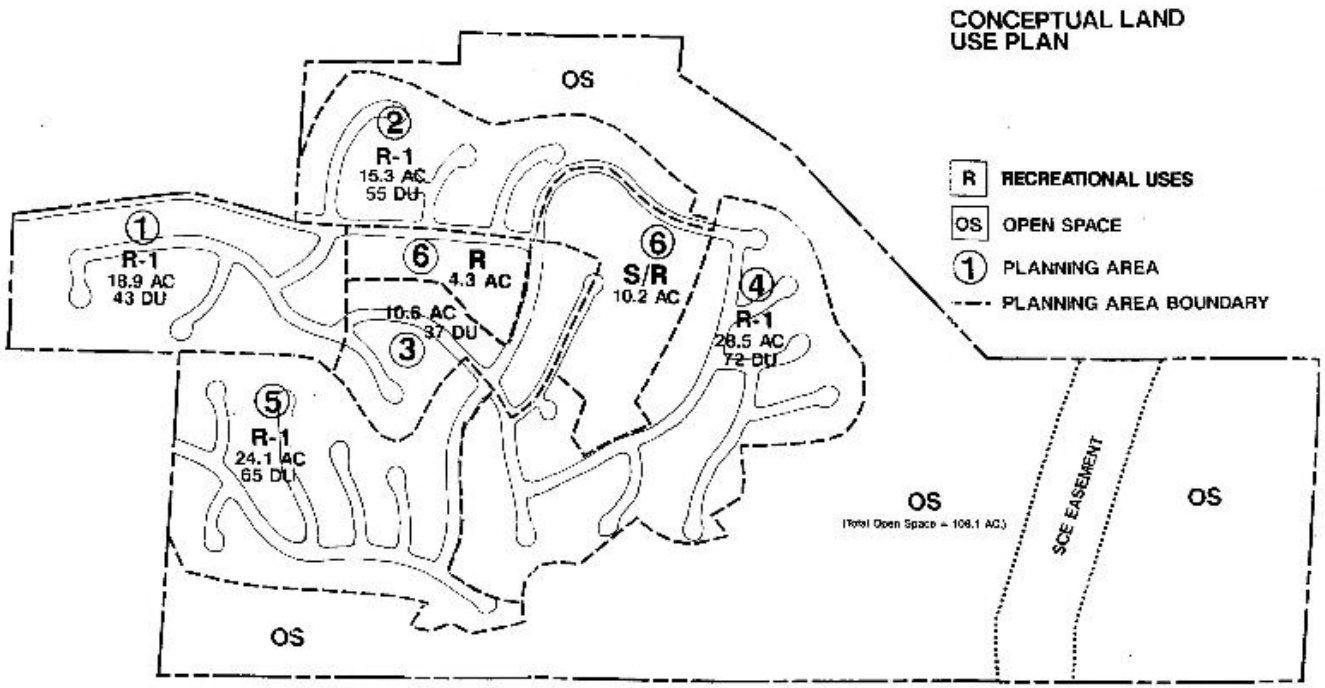
The La Vina land use plan is depicted in Exhibit 3, and the Land Use allocations are summarized in Table 1. The project site encompasses approximately 220 acres of land and is divided into 6 planning areas plus permanent open space. Each planning area contains a gross acreage figure and land use designation. The acreage of each planning unit includes land devoted to internal local and collector streets (see IV (D), Land Use Plan Summary).

The project is designed as a planned community with all land uses integrated with proper circulation, infrastructure, aesthetics, development standards and design guidelines. The housing types and community amenities have been designed to provide a planned community that is well integrated into the surrounding environment.

The La Vina Specific Plan offers community features and amenities that presently do not exist in the Altadena area. The land use plan places an emphasis on high quality residential uses with rural character, and preservation of significant open space including the Millard Canyon area. The plan also contains equestrian and hiking trails and a network of project open space. Active recreational and visual amenities are integrated around the residential planning areas.

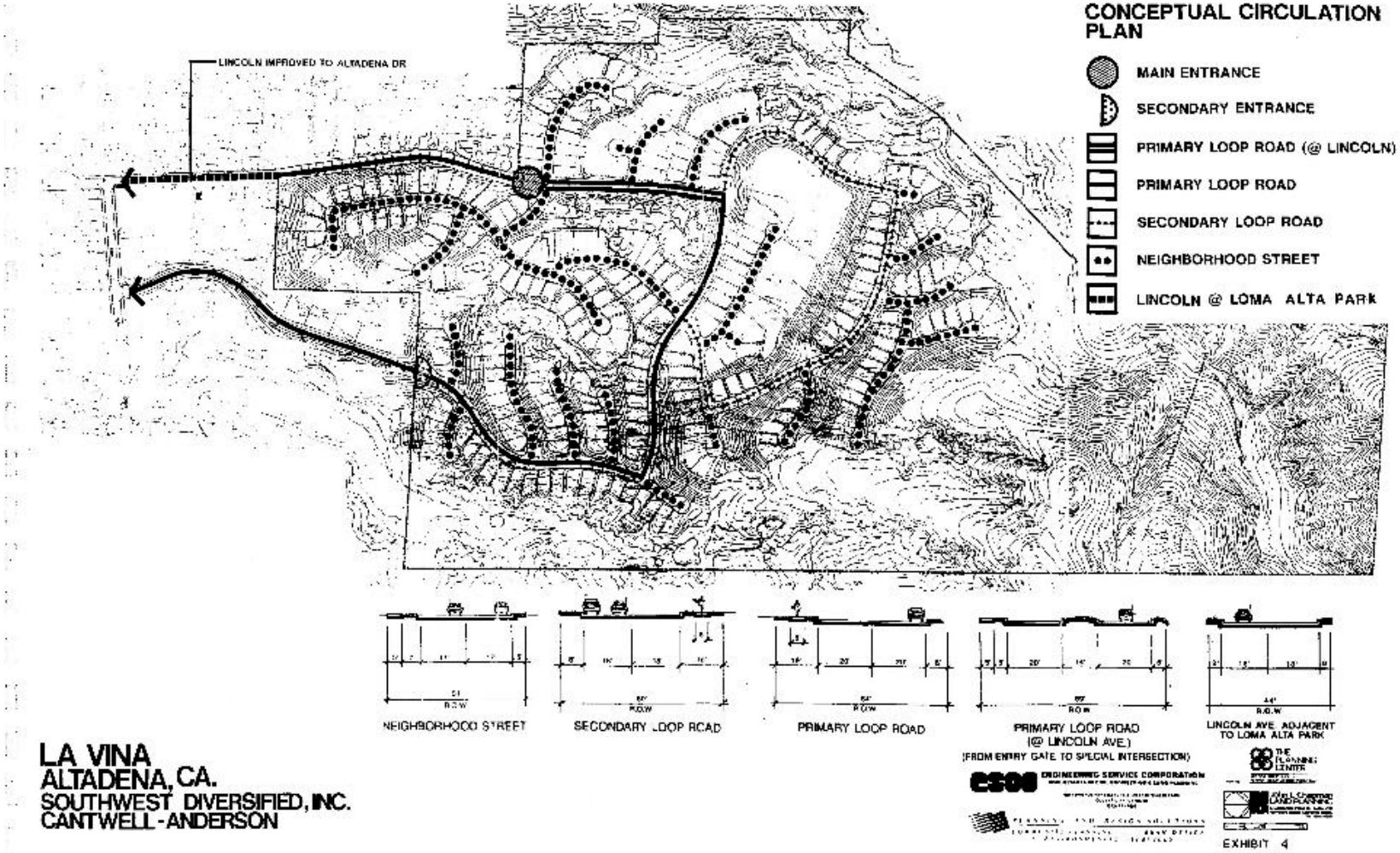
D. CIRCULATION CONCEPT PLAN

The La Vina circulation plan (see Exhibit 4) establishes the layout of circulation and design standards for internal vehicular movement and integration with off-site arterials. It should be noted, that as part of this plan, the width of Lincoln Avenue will decrease to 44 feet along Loma Alta Park. The roadway system is conveniently laid out to provide easy access to all planning areas. The concept has been designed to respond to the needs of the development and takes into consideration drainage patterns, preservation of landform features and adjacent development patterns. The streets are classified according to the land use and traffic volumes they will serve. Proposed roadway widths and rights-of-way reflect these classifications. The circulation system has been designed to plan for convenience and public safety and the streets are designated "Private and Future" by the County Public Works Department. To complete the circulation system, non-vehicular systems have been integrated with the street system and within open space areas. These include hiking and equestrian trails as depicted in Exhibits 5 and 6, respectively.



LA VINA
ALTADENA, CA.
SOUTHWEST DIVERSIFIED, INC.
CANTWELL-ANDERSON

EXHIBIT 3



LA VINA
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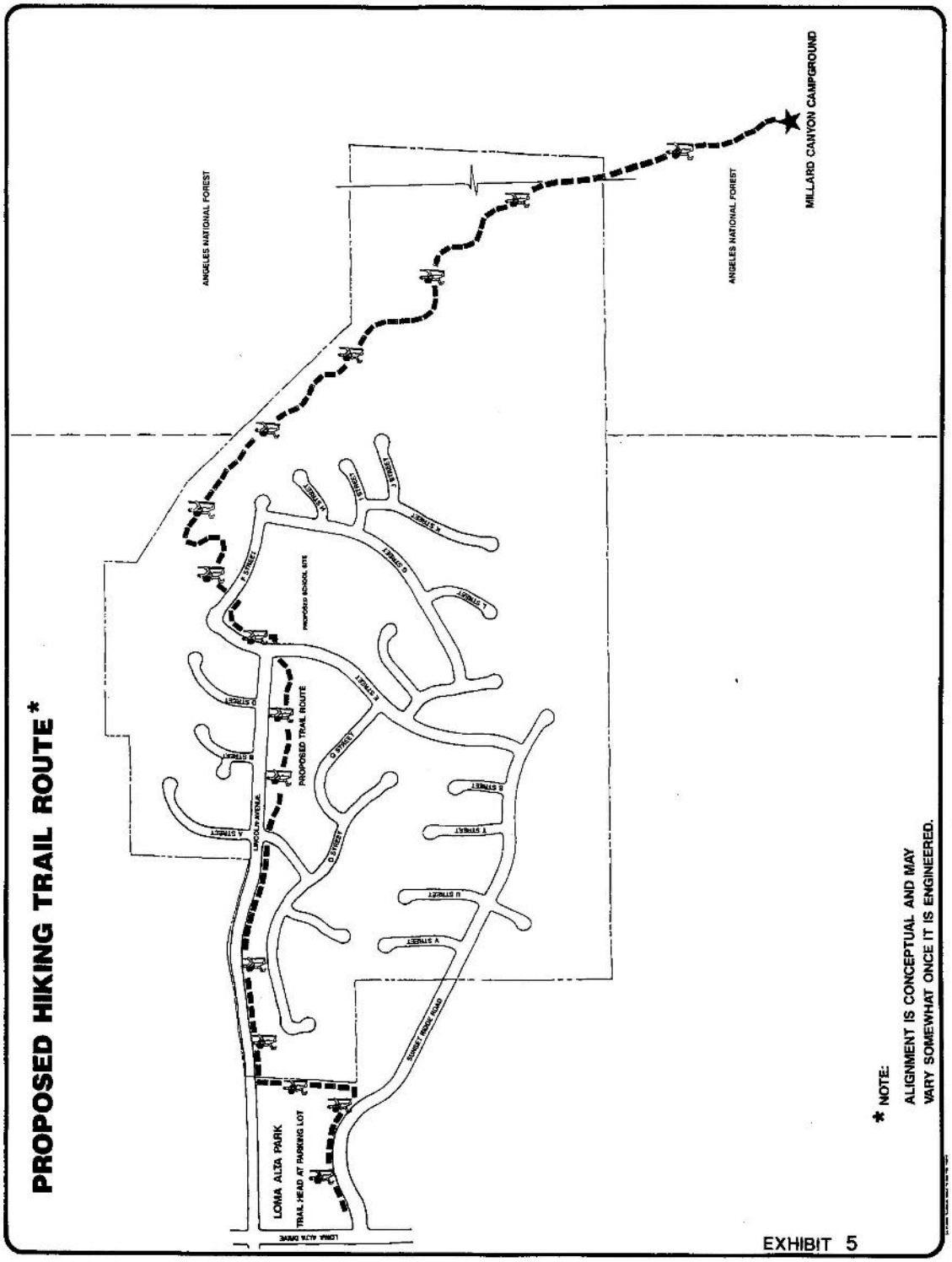
CANTWELL-ANDERSON


PROPOSED HIKING TRAIL ROUTE*
ANGELES NATIONAL FOREST
ANGELES NATIONAL FOREST
MILLARD CANYON CAMPGROUND
PROPOSED SCHOOL SITE
PROPOSED TRAIL ROUTE
LOMA ALTA PARK
TRAIL HEAD AT PARKING LOT
LOMA ALTA DRIVE
LINCOLN AVENUE
SUNSET RIDGE ROAD
A STREET
B STREET
C STREET
D STREET
E STREET
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* NOTE:
ALIGNMENT IS CONCEPTUAL AND MAY
VARY SOMEWHAT ONCE IT IS ENGINEERED.

EXHIBIT 5

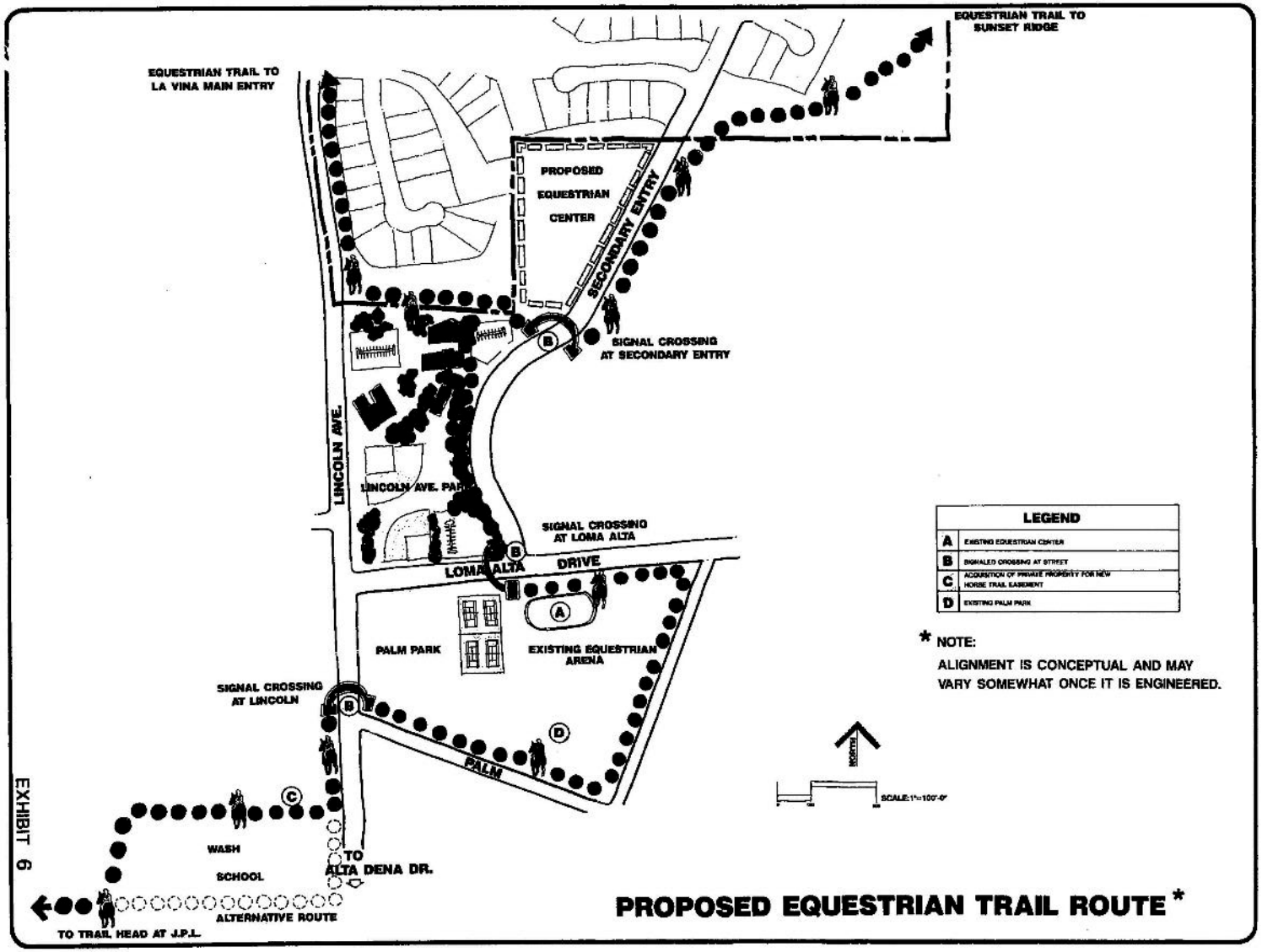
EQUESTRIAN TRAIL TO SUNSET RIDGE
EQUESTRIAN TRAIL TO LA VINA MAIN ENTRY
PROPOSED EQUESTRIAN CENTER
SECONDARY ENTRY
SIGNAL CROSSING AT SECONDARY ENTRY
LINCOLN AVE.
LINCOLN AVE. PARK
SIGNAL CROSSING AT LOMA ALTA
LOMA ALTA DRIVE
PALM PARK
EXISTING EQUESTRIAN ARENA
SIGNAL CROSSING AT LINCOLN
PALM
WASH
SCHOOL
TO ALTA DENA DR.
ALTERNATIVE ROUTE
TO TRAIL HEAD AT J.P.L.
LEGEND
A EXISTING EQUESTRIAN CENTER
B SIGNALED CROSSING AT STREET
C ACQUISITION OF PRIVATE PROPERTY FOR NEW HORSE TRAIL EASEMENT
D EXISTING PALM PARK
* NOTE:
ALIGNMENT IS CONCEPTUAL AND MAY VARY SOMEWHAT ONCE IT IS ENGINEERED.
NORTH
SCALE: 1"=100'-0"
PROPOSED EQUESTRIAN TRAIL ROUTE *

EXHIBIT 6

Precise alignment and engineering of streets will be determined at the time of construction by the County Public Works Department. Adjustments to circulation patterns and alignment may be required based on elevation/gradient changes on final grading plan, and subsequent sightline and radius reconciliations. Roads and road improvements will be provided in a timely manner, as required to serve development according to the conceptual circulation phasing plan. All needed roads and road improvements will be open and available for public use at the time of occupancy of each unit of development.

The phases of road improvements are implemented through the phasing plan which is depicted in Section V.

E. GRADING/CUT AND FILL CONCEPT PLAN

This section describes the overall grading concept for development of the La Vina Specific Plan site. The Conceptual Cut and Fill Plan is depicted in Exhibit 7.

Grading Design Approach

Refer to Grading Design Approach, Exhibit 8. The grading approach for La Vina has been directed toward these goals:

1. To maintain a skyline or backdrop of natural, untouched ridges as the site is viewed from approaching directions. The Environmental Impact Report contains a computer analysis of views on- and off-site of the Specific Plan area.

2. To accommodate an extension of Lincoln Avenue and second access leading from Loma Alta Drive.

3. To mitigate geotechnical hazards on the site.

4. To provide stable areas for housing which take advantage of the view opportunities provided by the terrain.

To satisfy these goals, a grading concept plan as depicted in the Cut and Fill map, Exhibit 7, has been established and must be implemented so that the following occurs:

1. The major ridges which form backdrops and skylines have been identified as viewed from roads and areas on all sides of the subject site. These primary ridgelines will be preserved from all grading activities.

2. A grading concept plan (Exhibit 7) has been prepared in a manner which mitigates the effects of slides or potential slides. Detailed grading plans to be prepared for implementation must follow this grading plan and the recommendations of the geotechnical consultant.

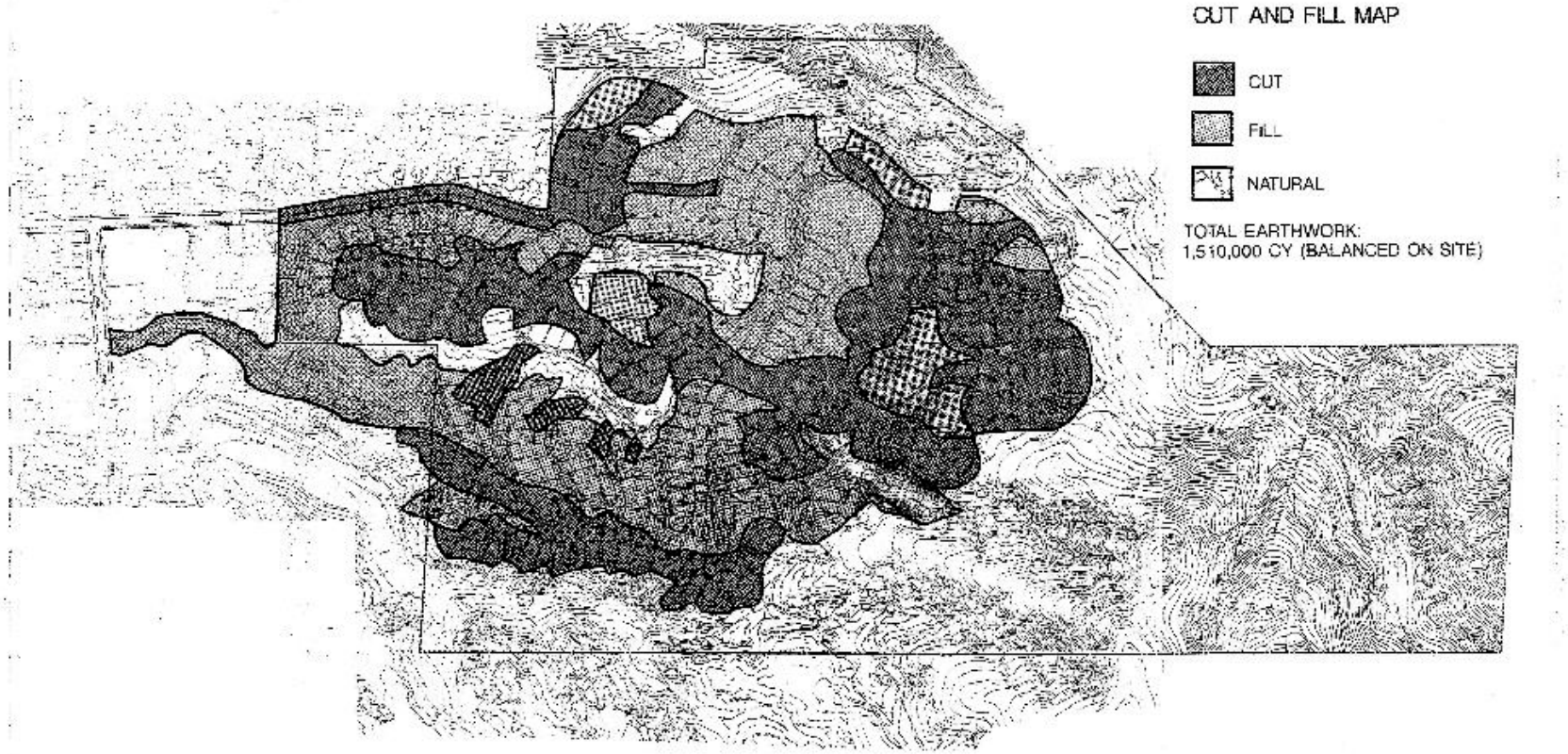

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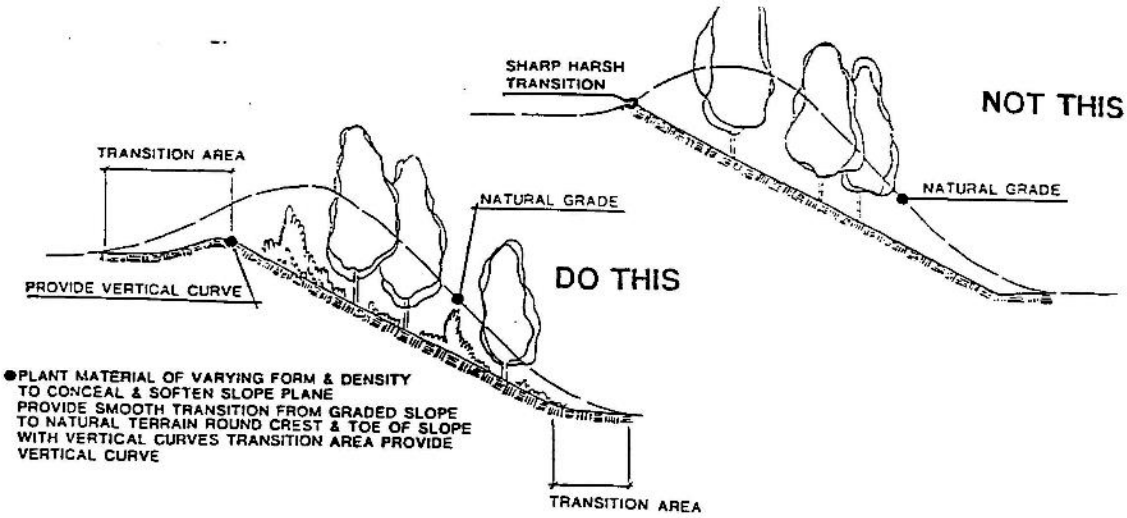
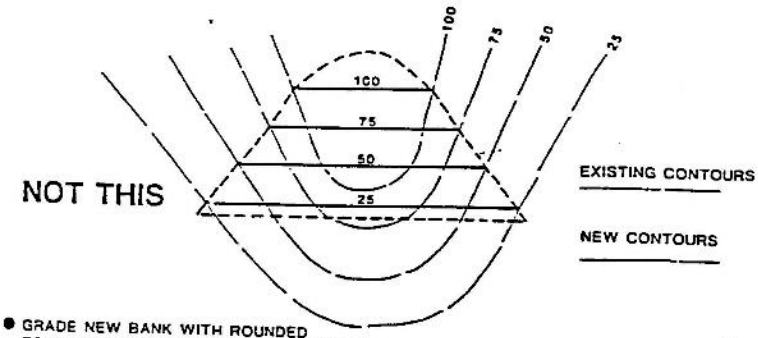
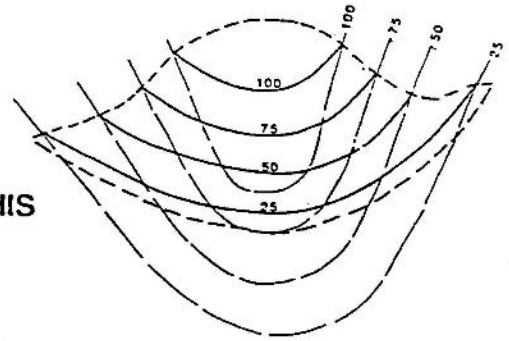
EXHIBIT 7



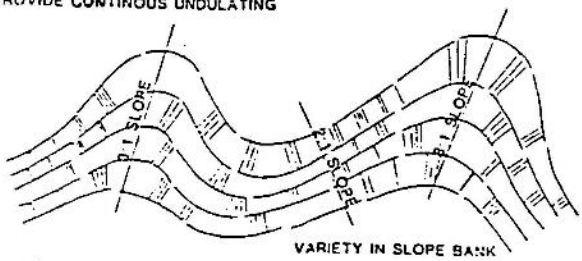
- PLANT MATERIAL OF VARYING FORM & DENSITY TO CONCEAL & SOFTEN SLOPE PLANE PROVIDE SMOOTH TRANSITION FROM GRADED SLOPE TO NATURAL TERRAIN ROUND CREST & TOE OF SLOPE WITH VERTICAL CURVES TRANSITION AREA PROVIDE VERTICAL CURVE



- GRADE NEW BANK WITH ROUNDED FORM TO BLEND WITH NATURAL TERRAIN AVOID STRAIGHT, GEOMETRICAL, UNNATURAL SLOPE EDGES



- PROVIDE FLOWING GRADED EDGES WHICH REFLECT NATURAL ROUNDED TERRAIN AVOID ANGULAR BANKS PROVIDE CONTINOUS UNDULATING EDGES



GRADING DESIGN APPROACH

EXHIBIT 8

3. Long, regular, angular cut and fill banks should be avoided, particularly along major roads. Provide flowing graded banks which reflect natural, rounded terrain, with continuous undulating edges.

4. Provide a transition between manufactured and natural grades. The angle of the manufactured slope of major slope banks shall be gradually adjusted to the angle of the natural terrain.

   a) Where possible, the toe and crest of such cut and fill slopes shall be rounded with vertical curves.

   b) The toe and crest of any slope in excess of ten (10) feet vertical height, which is against natural terrain features shall be rounded with vertical curves of radii no less than five (5) feet and designed in proportion to the total height of the slope.

5. Avoid angular forms on such slopes. The graded form shall reflect the natural rounded terrain where possible.

   a) When it is feasible, where such cut and fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion with varying radii to reflect the natural terrain.

   b) Natural drainage courses shall be maintained wherever possible.

6. Graded slopes shall be concealed by landscaping whenever possible.

7. Size and configuration of new slope banks should be in scale with natural slope banks. The overall shape, height and grade of any cut or fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.

8. Bulk pregrading of planning areas may occur prior to development of units, as it is necessary to assure that proper infrastructure and improvements are provided in a timely manner. This may preclude the order indicated on the conceptual phasing plan for the project (See Exhibit 9). However, pregrading will not be used as a criteria for future design modification of planning areas. Grading will be done in accordance with the County's Grading Ordinance.

9. Building areas (planning areas) have been designed to vary in size and shape to appear more natural and allow a visual transition from building areas to natural slope. This concept shall be maintained and enhanced throughout implementation.

10. Cut and fill bank planting necessary to prevent surface erosion and to reduce the visual impact of cut and fill banks shall follow the landscaping regulations and guidelines as discussed in Section IV of the Design Guidelines (see Chapter VI).

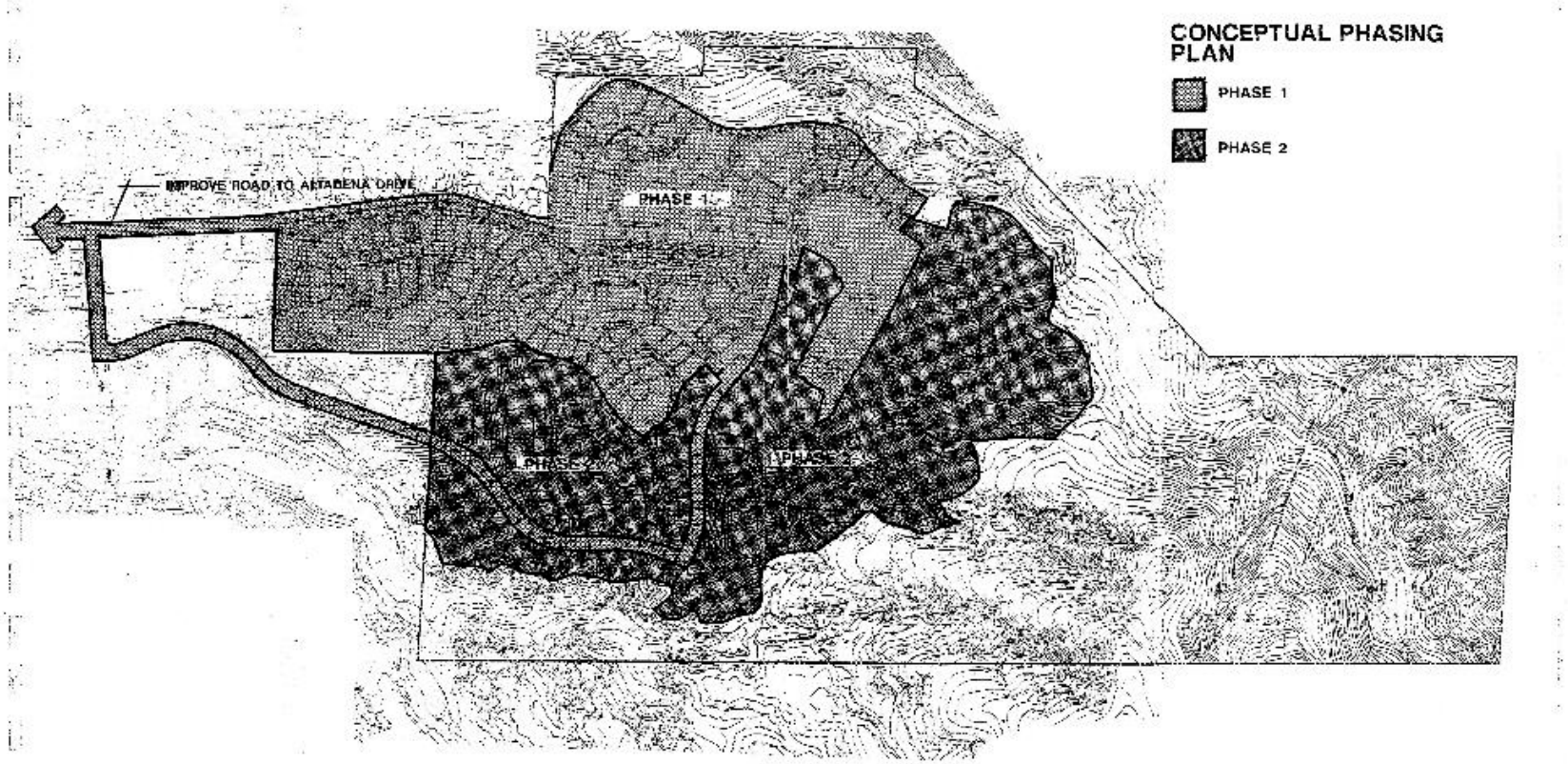


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EXHIBIT 9

Erosion and drainage maintenance during grading and construction:

1. All work shall be in accordance with the Los Angeles County Grading Ordinance and any special requirements of the grading permit.

2. Stock piling of excess material shall be approved by the Building Official prior to excavation.

3. All existing drainage courses through this site shall remain open until facilities to handle stormwater are approved and functional.

4. Approved protective measures and temporary drainage provisions shall be used to protect adjoining properties during grading.

5. Approved dust control measures must be used.

6. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be made available on-site and stock piled at convenient locations to facilitate rapid construction of temporary devices when rain is eminent.

7. Erosion control devices shall not be moved or modified without the approval of the Building Official.

8. All removal erosion protective devices shall be in place at the end of each working day when the 5-day Rain Probability Forecast exceeds 40 percent.

9. After a rainstorm, all silt and debris shall be removed from streets. Berms and basins shall be checked and pumped dry.

10. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage to be directed toward de-silting facilities.

11. The permittee shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.

F. RECREATION/OPEN SPACE CONCEPT

The recreation/open space concept is depicted in Exhibit 10. The intent of this plan is to provide provisions for natural and man-made recreation/open space features in the design of the planned community. These areas are well integrated into the community to provide physical separation, buffer zones and transitions between areas of development. The recreational features of the plan will focus on the School/Recreational Use Areas and active open space. Other recreation/open space features provide linkages between neighborhoods and the recreation areas.

The recreational areas may accommodate organized athletic and recreational programs while offering picnicking, playgrounds and a tot lot. Another important feature of the plan which links the community to the school/recreational use area is an interconnecting pedestrian trail system which parallels roads and provides a "shortcut" off-road alternative through an open space area.

The natural areas designated as Open Space (OS) on the Specific Plan Land Use Plan shall remain natural, undeveloped open space in perpetuity. Implementation of the Specific Plan will contain all development within the six planning areas as designated on the Land Use Plan. The open space designated on this Plan includes preservation of Millard Canyon, a significant riparian habitat.

As the Plan is implemented there will be opportunities to preserve significant Oak Trees, and oak tree permits will be applied for at the time of Site Plan Review. The larger of the areas of preserved oak trees (particularly in Planning Area 2) will be enhanced as recreational areas with such recreational facilities as benches, barbecues, tables and play areas.

Within Area 6 of the project, a school, developed at the discretion of the developer, and recreational uses are permitted. Refer to the School/Recreational Use development standards for a complete list of permitted uses (Section IV-G).

The Developer agrees to negotiate in good faith with the County Department of Parks and Recreation to fulfill park requirements. Prior to the recordation of the Final Map, the following improvements are required to the Loma Alta Park and equestrian/hiking trails, as reiterated in Appendix G.

1. The roadway improvements on Lincoln Avenue will require the developer to extend the existing curb two feet into the street and construct a sidewalk six feet from the new curb which will cut into the park approximately four feet from the existing curb line. The sidewalk will be dedicated to the County Department of Public Works as road right-of-way for Lincoln Avenue. This road widening will allow for one northbound and one southbound lane, as well as parking along the new curb on the park side of the road.

2. The sidewalk along Lincoln Avenue shall attempt to preserve as many existing trees as possible. Tree wells shall be constructed to protect existing root system of any tree endangered by the installation of the sidewalk. Any trees that must be removed shall be replaced at the discretion of the Department of Parks and Recreation. A one-year maintenance agreement will be entered into to replace any trees that die as a result of root damage.

3. Construct a sidewalk along Loma Alta Drive and eliminate access to the existing parking lot from Loma Alta Drive.

4. Raise the parking lot at the south corner of Loma Alta Park to within three feet of the existing park grade to make this lot more visible to park users, allowing the upper portion of vehicles to be seen.

5. Develop an access road to this parking lot from the newly constructed Sunset Ridge Road.

6. Construct a stairway and ramp to connect the raised parking lot to the upper park area with an additional stairway and ramp to the corner of Loma Alta Drive and Sunset Ridge Road to allow for pedestrian use.

7. The development be conditioned to provide appropriate equestrian/pedestrian/traffic control at the intersection of Sunset Ridge Road and Loma Alta Drive to the satisfaction of the Director of Public Works.

8. Construct a vehicular turnaround area at the north end of the park off Sunset Ridge Road.

9. Construct a sidewalk system connecting the improved parking lot and vehicular turnaround to existing recreational facilities.

10. Preserve existing stand of redwood trees adjacent to Sunset Ridge Road.

11. Provide and install new park identification sign on corner of Lincoln Avenue and Loma Alta Drive, as well as corner of Sunset Ridge Road and Loma Alta Drive, wording as directed by the Department of Parks and Recreation.

12. The developer shall prepare all plans for all improvements, subject to approval by the Department of Parks and Recreation prior to actual construction.

13. The developer will obtain required approvals and permits, etc. for all park, equestrian and hiking trail improvements. The Department of Parks and Recreation will assume the responsibility for environmental documentation, the cost of which will be funded separately by Cantwell-Anderson.

14. The Department of Parks and Recreation agrees to the developers proposal for the construction of a hiking and equestrian trail system per their submitted plans in the Specific Plan.

15. All aforementioned park and street improvements and conditions shall be provided as measures mitigating the encroachment on Lincoln Avenue. In addition to these improvements, the developer has accepted a financial obligation inclusive of the Quimby requirements totaling $575,000. The anticipated disbursement of these funds will be as follows:

a.	Acquisition cost of the ±4.5-acre site with an anticipated equestrian stable use and transfer of title of that site to the Los Angeles County Department of Parks and Recreation	$125,000

b. Grading of the ±4.5-acre site as approved by the Department of Parks and Recreation $150,000

c. Cash contribution of the balance paid to the County Department of Parks and Recreation for future park improvements $300,000±

16. Compliance with all terms and conditions of the above will satisfy the Department of Parks and Recreation's mitigation of the impact on Lincoln Avenue for the construction of the sidewalk and Quimby obligation for the La Vina development (Tract No. 45546).

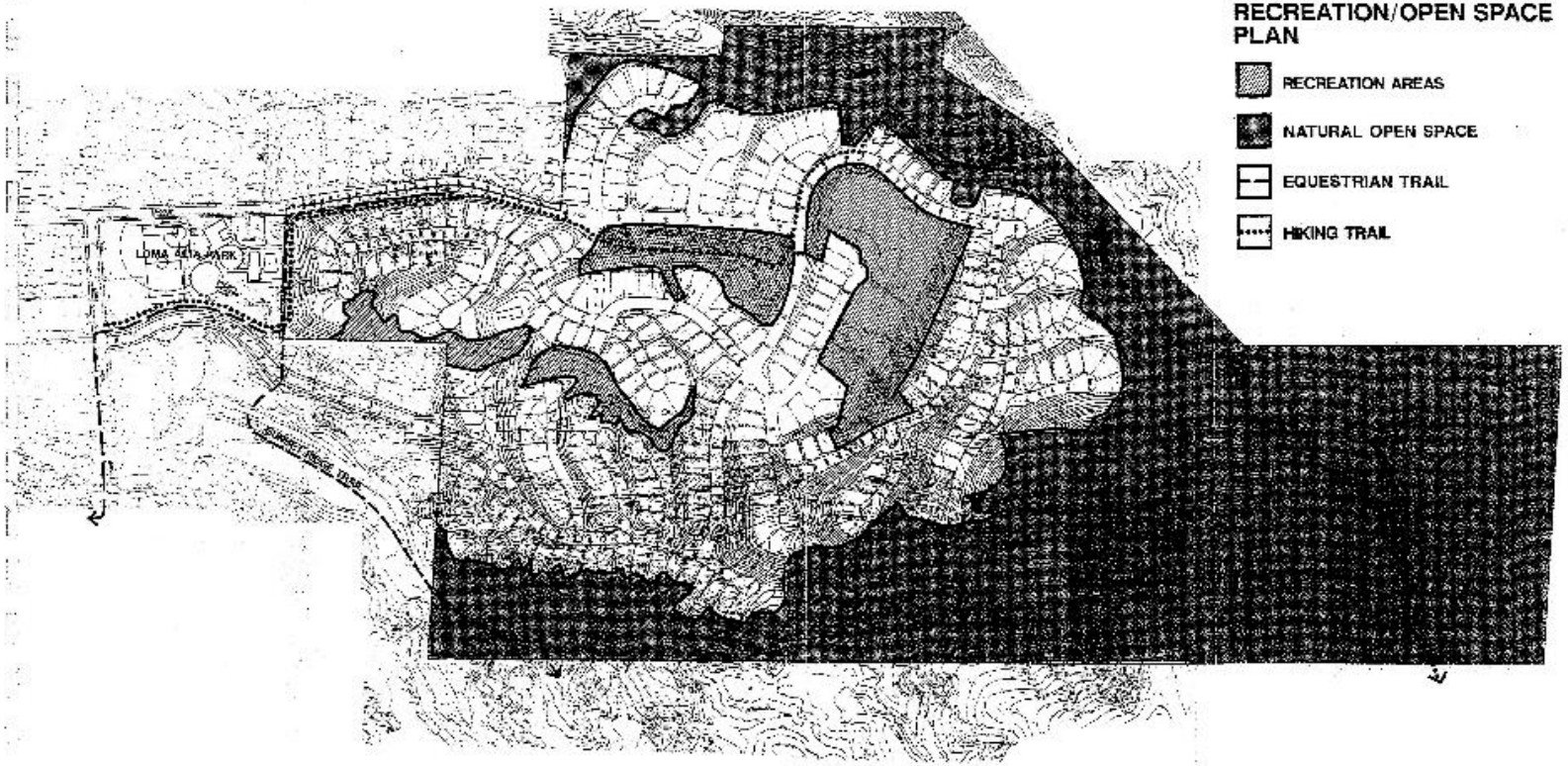

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EXHIBIT 10

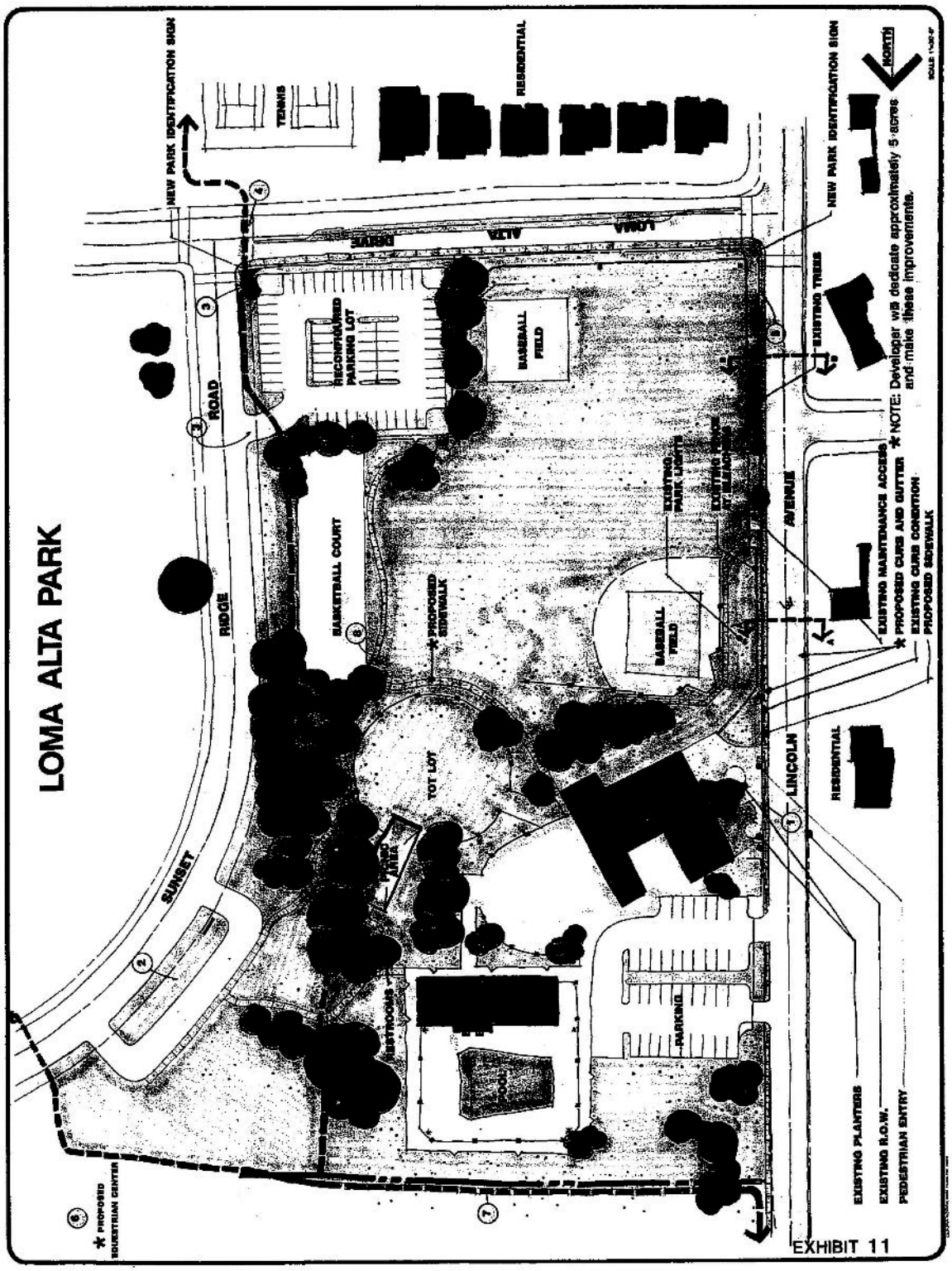

LOMA ALTA PARK
SUNSET
RIDGE
ROAD
LOMA
ALTA
DRIVE
LINCOLN
AVENUE
NEW PARK IDENTIFICATION SIGN
NEW PARK IDENTIFICATION SIGN
TENNIS
RESIDENTIAL
RESIDENTIAL
RECONFIGURED PARKING LOT
BASEBALL FIELD
BASEBALL FIELD
BASKETBALL COURT
PROPOSED SIDEWALK
TOT LOT
PLAZA AREA
RESTROOMS
POOL
PARKING
EXISTING TREES
EXISTING MAINTENANCE ACCESS
PROPOSED CURB AND GUTTER
EXISTING CURB CONDITION
PROPOSED SIDEWALK
EXISTING PLANTERS
EXISTING R.O.W.
PEDESTRIAN ENTRY
PROPOSED EQUESTRIAN CENTER
NORTH
NOTE: Developer will dedicate approximately 5 acres and make these improvements.

EXHIBIT 11

IV. DEVELOPMENT REGULATIONS

A. PURPOSE AND INTENT

These regulations will serve as the primary mechanism for implementation of the land uses for La Vina Specific Plan. The regulations contained herein provide an appropriate amount of flexibility to anticipate future needs and to achieve compatibility between land uses. Principal land use designations for the Specific Plan shall be as follows:

- Single-Family Residential (5,000 s.f. lots minimum)
- Recreational Uses
- School
- Open Space

The proposed locations of these zoning designations are shown on Exhibit 3 (Land Use Plan).

B. DEFINITIONS

For the purposes of this Specific Plan, the definitions contained in Title 22 Los Angeles County Planning and Zoning Code shall apply.

C. GENERAL PROVISIONS

1. All construction and development within the Specific Plan area shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing and fire codes, water ordinance, grading, excavation and subdivision codes, as currently adopted by the County of Los Angeles.

2. The setback requirements are as specified within the development standards for each zoning designation. If not otherwise specified all setbacks shall be determined as the perpendicular distance from the existing or planned street right-of-way line, or property line, to the foundation point of the closest structure.

3. If an issue, condition or situation arises or occurs that is not sufficiently covered or provided for or is clearly understandable, those regulations of the Los Angeles County Code that are applicable for the most similar issue, condition or situation shall be used by the Planning Director as guidelines to resolve the unclear issue, condition or situation. This provision shall not be used to permit uses or procedures not specifically authorized by this Specific Plan or the Los Angeles County Code.

4. This Specific Plan may be amended by ordinance, the same procedure it was adopted by. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change.

5. Any persons, firm or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the Los Angeles County Planning and Zoning Code pertaining to zoning misdemeanors.

6. Whenever a use has not specifically been listed as being a permitted use in a particular zone classification within the Specific Plan it shall be the duty of the Planning Director to determine if said use is: (1) consistent with the intent of the zone; and (2) the said use is compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the Planning Commission.

7. Automotive vehicles or trailers of any kind or type without current license plates that have been abandoned shall not be parked or stored on any property within the Specific Plan area unless it is in a completely enclosed building.

8. Exceptions to height limitations contained in the District Regulations apply only to antennas, chimneys or other architectural appurtenances required for the screening of rooftop equipment.

9. Non-Conforming Uses of Land - Where, at the time of passage of this Specific Plan, lawful use of land exists which would not be permitted by the regulations imposed by this Specific Plan, such use may be continued so long as it remains otherwise lawful, provided:

   a) No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Specific Plan.

   b) No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Specific Plan.

   c) If any such non-conforming use of land ceases for any reason for a period of more than 180 days, any subsequent use of such land shall conform to the regulations specified by this Specific Plan for the district in which such land is located.

   d) No additional structure not conforming to the requirements of this Specific Plan shall be erected in connection with such non-conforming use of land.

10. Non-conforming Structures - Where a lawful structure exists at the effective date of adoption or amendment of this Specific Plan that could not be built under the terms of these regulations by reason of restrictions on area, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

a) No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease or not affect its non-conformity.

b) Should such non-conforming structure or non-conforming portion of structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this Specific Plan.

c) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

D. LAND USE PLAN SUMMARY

Land use designations have been assigned to each area identified on the La Vina Specific Plan. The designations include planning area number, land use designation, proposed product type, area in gross acres, dwelling units and density per gross acre and by net acre. These statistics are shown on the Land Use Summary, Table 1.

As defined for this project, gross acres means gross developable acres* which includes major slope banks and interior residential streets, but excludes major highways, secondary highways and collector streets as shown on the Conceptual Land Use Plan, Exhibit 3. Net acres means net developable acres which includes interior residential streets but excludes major slope banks, major highways, secondary highways and collector streets.

E. TRANSFER OF DENSITY/DWELLING UNITS

To ensure the orderly growth of the community, designated planning areas within the La Vina Specific Plan shall be developed at densities consistent with or less than the maximum dwelling count in Table 1, except as provided in a density transfer. Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments specified by the County will occur during technical refinements in the tentative tract map process and shall not require an amendment to the Specific Plan. Maximum dwelling units per cumulative planning area counts will not thereby be affected. The La Vina Specific Plan residential dwelling unit maximum shall be 272 dwelling units.

A transfer of residential dwelling units from one residential planning area to another residential area may be permitted in the Specific Plan area in accordance with the following provisions:

In no case shall transfers of dwelling units result in:

1. Exceeding the overall plan capacity of 272 dwelling units.

2. Allocating excess units outside of the planning areas.

3. A change in the density classification.

TABLE 1

LA VINA LAND USE PLAN SUMMARY

Planning Area	Land Use Designation	Proposed Product Type	Area in Gross Acres	Net Acres	DUs	Gross* Density	Net Density
1	Residential	R-1	18.9	13.3	43	2.3	3.2
2	Residential	R-1	15.3	11.0	55	3.6	5.0
3	Residential	R-1	10.6	7.7	37	3.5	4.8
4	Residential	R-1	28.5	20.5	72	2.5	3.5
5	Residential	R-1	24.1	14.9	65	2.7	4.4
6	School	S/R	10.2	7.0			
6	Recreational Uses	R	4.3	2.8	--	--	--
	Subtotal		**111.9**	**77.2**	**272**		
	Open Space	OS	108.1	108.1			
	Streets and Right of Way			34.7			
	TOTAL:		**220.0**	**220.0**	**272**		

4. Exceeding prescribed planning unit maximums by more than 20 percent.

5. Exceeding the capacity of the circulation system or other public facilities as established for the Specific Plan area.

F. RESIDENTIAL SITE DEVELOPMENT STANDARDS

1. (R-l) Single-Family Residential Zone

Permitted uses. The R-l development standards shall apply to the entire Specific Plan area. Property in the R-1 Zone may be used for:

- Residences, single-family, subject to the standards provided herein.
- Small family day care homes.
- Adult residential facilities.
- Foster family homes.
- Outbuildings used for storage (1 per dwelling unit).
- Model homes, erected on the same premises and used in conjunction with a new subdivision tract offered for sale for the first time, for the duration of subdivision sales:

  a. That such models are on an approved lot in a tentative tract that has been filed and approved by the Commission;

  b. That such models may be used in conjunction with an approved temporary tract office but not a general real estate business; and

  c. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located, except that the Director may, upon a showing of need by the owner of the property, extend the permitted time beyond the close of subdivision sales.

- Real estate tract offices, temporary.

  Real estate tract offices, temporary, for the purpose of conducting the sale of lots within the total project area upon which such tract office is located, for a period not to exceed the duration of subdivision sales, provided:

  a. That such tract office shall not be used for conducting a general real estate business; and

b. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located except that the director may, upon a showing of need by the owner of the property, extend the permitted time beyond two years.

- Community Centers where developed as an integral part of a development, and operated as a non-profit organization for the use of surrounding residents. This provision shall not be interpreted to permit commercial enterprises.

- Parks, playgrounds and recreation centers with all appurtenant facilities customarily found in conjunction therewith.

- Recreation facilities, neighborhood, not accessory to a principal use, including tennis, recreation rooms and swimming, where operated as a non-profit corporation for the use of the surrounding residents. This provision shall not be interpreted to permit commercial enterprises.

- Signs, as provided in Section IV-H herein.

- Subdivision directional signs, subject to the limitations and conditions of Section IV-H herein.

Temporary Activities sponsored by a non-profit organization or charitable use.

Animals

For purposes of this Specific Plan, the County of Los Angeles Planning and Zoning Code, Title 22, regarding animals in residential zones shall apply.

Accessory uses. Property in the R-l zone may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction with single-family residential.

- Animals, domestic and wild, maintained or kept as pets or for personal use as provided for in this section.

- Building materials, storage of, use in the construction of a building or building project, during the construction and 90 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

- Riding and hiking trails, excluding trails for motor vehicles.

- Signs as provided in Section IV-H herein.

Uses subject to permits. Property in Single-Family Residential (R-1)

The following uses, provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Churches, temples or other places used exclusively for religious worship, including customary, incidental education and social activities in conjunction therewith.
- Group homes, children.
- Adult day care facility.
- Small family homes, children.
- Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare such as fire stations and libraries in addition to those specifically listed in this section.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year.

Development standards for single-family residences.

Single-family residences shall be subject to the following development standards:

- Except as specifically provided herein, every single-family residence shall be not less than 20 feet in width. A single-family residence need only be a minimum of 18 feet wide when it is to be located on a lot or parcel of land less that 26 feet in width. In order to allow for flexibility and creativity of design, a single-family residence may be less than 20 feet wide, but not less than 12 feet, if the floor area, exclusive of appurtenant structures, is at least 900 square feet and the side or sides oriented toward a public street, highway or parkway have a dimension of at least 20 feet. Additions to single-family residences are not restricted as to width.
- Single dwellings built under condominium-ownership in a Planning Area, having more than one building per lot may be permitted. The standard number of units built per lot shall not apply as long as setbacks as specified herein are observed.

Height limits. Every residence and every other building in the R-1 zone shall have a height not to exceed two stories or 35 feet including the basement, but excluding the cellar; except that if hillside or other similar topographical conditions create practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this section, and the director so finds, the director may modify this height limit to the extent necessary to eliminate such practical difficulties or unnecessary hardships.

Yard requirements.

- Premises in the R-1 zone shall be subject to the yard requirements provided herein;

  a. Front Yards. Each lot or parcel of land shall have a front yard of not less than 14 feet in depth from the right-of-way. But in no case shall the distance between inside of sidewalk (or face of curb if no sidewalk) and garage door be less than 18 feet.

  b. Corner Side Yards, Each lot or parcel of land shall have corner side yards of not less than:

     1) Ten feet on a reversed corner lot; or
     2) Five feet on other corner lots.

  c. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet or a minimum of ten feet between buildings.

  d. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

Automobile parking. Every dwelling unit in the R-1 zone shall have on the same lot or parcel of land two enclosed parking spaces.

Lot area. Each lot in the R-1 zone shall have a minimum of 5,000 square feet of net area. The maximum density for the R-1 zone shall be 6 units per net acre. Lots used for purposes of open space and easements within the R-1 zone may be less than the 5,000 square foot minimum.

G. SCHOOL AND RECREATIONAL USE (S/R) DEVELOPMENT STANDARDS

Planning Area 6 is planned to provide for a pre-K through 8th grade school, at the discretion of the developer, and provide for outdoor/indoor recreational uses suitable for development without significant impairment to the resources of the area. The school use is subject to the approval of a Conditional Use Permit.

Permitted Uses. Property in the School/Recreational Use Area may be used for:

- Parks and playgrounds, with all appurtenant facilities customarily found in conjunction therewith.

- Athletic fields, excluding stadiums, on a lot or parcel of land having, as a condition of use, an area of not less than one acre. No athletic events drawing a significant number of visitors or spectators are permitted.

- Riding and hiking trails, excluding trails for motor vehicles.

- Riding academies and stables, with the boarding of horses, on a lot or parcel of land having, as a condition of use, an area of not less than three acres.

- Swimming pools.

- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.

- Private arboretums and horticultural gardens.

- Family day care homes.

- Small family homes, children

- Animals. For purposes of this Specific Plan, the County of Los Angeles Planning and Zoning Code, Title 22, regarding animals and residential zones shall apply. However, special uses such as aquaria or museum, may require that animal standards be varied at the discretion of the Hearing Officer or Planning Commission.

Accessory Uses. Property in the School/Recreational Use Area may be used for the following accessory uses:

- Recreational facilities, where no structure is established which requires a building permit.

- Accessory buildings and structures customarily used in conjunction therewith.

- Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

- Signs, as provided in the Specific Plan Design Guidelines.

Uses Subject to a Conditional Use Permit. Property in the School/Recreational Use Area may be used for the following uses, provided a conditional use permit has first been obtained:

- Private/public schools. (Pre-K through 8th grade)

- Child care centers.

- Additional structures for classrooms or Child Day Care facilities.

- Cafeterias and eating facilities designed primarily to serve a use lawfully established under Planning Area 6.

- Communication equipment buildings.

- Publicly owned uses necessary to the maintenance of public health, convenience or general welfare in addition to those specifically listed in this section.

- Living quarters for persons employed and deriving a major portion of their income on the premises, if occupied by such persons and their immediate families.

- Private recreation clubs limited to members and their guests, including tennis, polo, swimming, and other appurtenant uses limited to use by members and guests.

School Development Standards: A School shall be subject to the following development standards:

- Except for existing structures adapted for reuse, buildings shall not exceed 30 feet in height and shall be set back not less than 30 feet from the front property line.

- Every building used in whole or in part for the school grades Pre-K through 8th, shall have, within 500 feet thereof, one automobile parking space for each classroom. Every other building used as a school auditorium of a school in which any pupil is in a grade higher than the sixth shall have, within 500 feet thereof, one automobile parking space for each five persons, based on the occupant load of the largest auditorium or room used for public assembly, as determined by the County Engineer.

  Parking for Day Care Facilities shall be as follows: Every child care center and family day care home shall have one parking space for each staff member and any motor vehicle used directly in conducting use. In addition to the parking required above, every family day care home caring for more than six children and each child care center shall have one parking space for each 20 children for whom a license has been issued by the State of California. A specific area shall be designated and marked for off-street drop-off and pickup of the children.

- Screening shall be provided to effectively screen loading platforms and parking areas having more than 10 parking spaces so as not to be visible from any street or highway or property situated in a residential or agricultural zone of equal elevation or within 10 feet thereof. Such screening shall consist of a masonry wall, fence or densely planted compact hedge, or other suitable vegetation not less than five feet nor more than six feet in height.

- All portions of the lot or parcel of land exclusive of structures, parking areas, recreational uses, and access roads shall be landscaped and maintained in a neat, clean and healthful condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings by means of a fixed and permanent water system consisting of piped water lines terminating in an appropriate number of sprinklers and/or hose bibs to ensure a sufficient amount of water for plants within the landscaped area. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the

requirements of this provision shall be spaced to assure complete coverage of the required landscaped area.

- Any existing or proposed use, or portion thereof, shall conform to the following performance standards:

  a. Any use or portion thereof causing noise shall be operated in such a manner so as not to create a nuisance or hazard on any adjacent property.

  b. Any use or portion thereof emitting odorous, toxic or noxious matter shall be controlled in such a manner that no concentration of such matter, at or beyond the lot boundaries, shall be detrimental to the public health, safety or comfort, or cause injury or damage to property.

  c. No smoke or other air pollutant shall be discharged into the atmosphere from any single source of emission for a period or periods aggregating more than three minutes in any one hour which impedes vision with apparent opaqueness equivalent to or greater than the No. 1 designation on the Ringlemann Smoke Chart, as published by the United States Bureau of Mines.

  d. No use or portion thereof shall cause or emit heat or glare which is perceptible at any point beyond the lot boundaries.

  e. No use or portion thereof shall cause or emit vibration which is perceptible, without instruments, at any point beyond the lot boundaries.

Recreational Use Development Standards: Facilities and improvements in the Recreational Use Area shall be subject to the following development standards.

- That there shall be automobile parking space as required by the County of Los Angeles Planning and Zoning Code.

- Parking for Day Care Facilities shall be as follows: Every child care center and family day care home shall have one parking space for each staff member and any motor vehicle used directly in conducting use. In addition to the parking required above, every family day care home caring for more than six children and each child care center shall have one parking space for each 20 children for whom a license has been issued by the State of California. A specific area shall be designated and marked for off-street drop-off and pickup of the children.

- Screening shall be provided to effectively screen loading platforms and parking areas having more than 10 parking spaces so as not to be visible from any street or highway or property situated in a residential or agricultural zone of equal elevation or within 10 feet thereof. Such screening shall consist of a masonry wall, fence or densely planted compact hedge, or other suitable vegetation not less than five feet nor more than six feet in height.

- All portions of the lot or parcel of land exclusive of structures, parking areas, recreational uses, and access roads shall be landscaped and maintained in a neat, clean and healthful condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings by means of a fixed and permanent water system consisting of piped water lines terminating in an appropriate number of sprinklers and/or hose bibs to ensure a sufficient amount of water for plants within the landscaped area. Where the watering system consists of hose bibs, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area.

H. SIGNAGE STANDARDS

1. Purpose and Intent

Signage is an important element within a community and provides a sense of identity and visual linkages. Signage can reflect an image of quality while at the same time provide needed graphic communication for residents and visitors. Signs inform and direct and can achieve this in a consistent manner in both scale and style.

Each development proposal within the Specific Plan area represents a small portion of the community as a whole, but contributes significantly to the visual image that the overall Community projects. The signage regulations contained herein shall be applied to all development within the Specific Plan area. It is intended that the uniform application of these provisions will provide the basis for an integrated visual character and continuity throughout specific plan buildout.

Within the Specific Plan there are several different land use categories, each requiring different signage controls. Those categories can be identified as residential, model home complex/subdivision sales, and other signage such as directional, etc. The signage regulations establish parameters and controls for type, location and site of signage. Sign Design Guidelines are contained in the accompanying Specific Plan Design Guidelines for La Vina.

2. Definitions

For the purposes of this Specific Plan, the definition section contained in Title 22, The County of Los Angeles Zoning Code, shall prevail.

3. Exemptions to Signage Regulations

The provisions contained in this Specific Plan regulating signage shall not apply to the following signs:

- Official notices issued by any court, public body or public officer.

- Notices posted by any public officer in performance of a public duty, or for any person in giving legal notice.

- Traffic, directional, warning or informational signs required or authorized by the public authority having jurisdiction.

- Official signs used for emergency purposes only.

- Permanent memorial historical signs, plaques or markers.

- Public utility signs, provided such signs do not exceed three square feet in area.

4. General Regulations

The following sign regulations will effectively regulate the placement, erection and maintenance of signage within the La Vina Specific Plan. These regulations are intended to provide equitable standards for the protection of property values, visual aesthetics, and the public health, safety and general welfare.

The following general regulations shall apply to all signage in any zone:

- No sign shall be installed or constructed until it has been approved by the Regional Planning Department in accordance with the regulations of this Specific Plan.

- All light sources, either internal or external, provided to illuminate signage shall be placed or directed away from public streets, highways, sidewalks or adjacent premises to not cause glare or reflection that may constitute a traffic hazard or nuisance.

- Any sign located on vacant or unoccupied property, that was erected for a business which no longer exists, or any sign which pertains to a time, event or purpose which no longer exists, shall be removed within 90 days after the use has been abandoned.

- All signage shall be designed free of bracing, guy wires, cables or similar devices.

- The exposed backs of all signs visible to the public shall be suitably covered, finished and properly maintained.

- All signs shall be maintained in good repair, including display surface, which shall be kept neatly painted or posted.

- Any sign which does not conform to the provisions contained herein shall be made to conform or shall be removed.

- The height of all signs shall be measured from the highest point of the sign, exclusive of any part of the sign not included in area calculations.

5. Surface Area Computation

The surface of any sign face shall be computed from the smallest rectangles, circles and/or triangles which will enclose all words, letters, figures, symbols, designs and pictures, together with all framing, background material, colored or illuminated areas, and attention-attracting devices forming an integral part of the overall display, but excluding all support structures, except that:

- Superficial ornamentation and/or symbol-type appendages of a non-message-bearing character which do not exceed the percent of the surface area shall be exempted from computation.

- Wall signs painted on or affixed directly to a building wall or facade, and having no discernible boundary, shall have the areas between letters, words intended to be read together, and any device intended to draw attention to the sign message included in any computation of surface area.

- Signs placed in such a manner, or bearing a text as is require dependence upon each other in order to convey meaning shall be considered one sign and the intervening area between signs included in any computation of surface area.

- Spherical, cylindrical or other three-dimensional signs not having conventional sign faces shall be considered to have two faces and the area of each sign face shall be computed from the smallest three-dimensional geometrical shape or shapes which will best approximate the actual surface area of said faces.

6. Directional Signage

Freestanding and/or wall mounted directional signs are permitted within the Specific Plan area in accordance with the following regulations:

- A site plan shall be submitted to the Regional Planning Department indicating the placement of directional signs within the Specific Plan area. Approval of such signs shall be contingent upon the finding that the geographic location of, or access to the use identified creates a need for directional signs not satisfied by other signs permitted herein.

- Area Permitted. Directional signs shall not exceed 12 square feet per side, excluding base; on a maximum of two sides, with a total sign area of 24 square feet.

- Height Permitted. Directional signs shall not exceed six feet in height, measured vertically from the base of the sign.

- Location. Directional signs may be located on-site and off-site provided they are not located within the public right-of-way. The number of such signs shall be determined on a case-by-case basis for each planning area as submitted for site plan review.

- Lighting. Directional signs may be externally or internally lighted as provided in the design guidelines.

7. **Temporary Signage**

- Real Estate Signs.

  a. Residential. Temporary real estate signs are permitted in all residential zones subject to the following regulations:

     One freestanding real estate sign shall be allowed per each street frontage lot pertaining only to the rent, sale or lease of property where located. Such signage shall not exceed 6 square feet in sign area each side or a total of 12 square feet in area per sign.

     Location. Such signs may be placed in front yards provided such signs are located not less than 10 feet from the street or highway line.

     Height. In all residential zones: six feet measured vertically from ground level at the base of the sign.

- Construction Signs.

  Temporary construction signs are permitted in all zones, subject to the following restrictions:

  a. Area Permitted.

     1) In all residential zones, one wall-mounted or freestanding construction sign shall be permitted for each street or highway frontage, provided;

        That such sign does not exceed six square feet in sign area or 12 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.

        That such sign does not exceed 32 square feet in sign area or 64 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.

  b. Height Permitted.

     1) Wall-mounted construction signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

     2) Freestanding construction signs shall not exceed the following maximum heights:

In all residential zones eight feet measured vertically from the base of the sign; and

c. Location of Signs.

1) Construction signs shall be maintained only upon the site of the building or structure under construction, alteration or in process or removal.

d. Lighting.

1) Construction signs in residential zones shall be unlighted.

e. Time Limit.

1) All construction signs shall be removed from the premises within 30 days after the completion of construction, alteration or removal of the structure.

- Subdivision Sales Signs.

Temporary subdivision sales and related entry and special-feature signs are permitted in all zones subject to the following restrictions:

a. Area Permitted. One freestanding subdivision sales sign shall be permitted for each street or highway bordering the tract, provided:

1) That such sign does not exceed 32 square feet in sign area or 64 square feet in total sign area where such tract contains 10 lots or less;

2) That such sign does not exceed 64 square feet in sign area or 128 square feet in total area where such tract contains 11 to 19 lots; and

3) That such sign does not exceed 96 square feet in sign area plus an additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 500 feet, to a maximum sign area of 180 square feet, or an amount equal to twice the permitted sign area in total sign area, where such tract contains more than 20 lots.

b. Height Permitted.

1) Subdivision sales signs shall not exceed the following maximum heights:

Eight feet, measured vertically from ground level at the base of the sign where such sign has a sign area of 64 square feet or less.

Sixteen feet, measured vertically from the base of the sign where such sign is 65 square feet or greater in sign area.

Where a wall is required as a condition of approval along the street or highway frontage for which such sign is permitted.

2) Location of Signs. All subdivision sales signs shall be located on the subdivision and shall be oriented to read from the street or highway for which said sign is permitted.

3) Lighting. Subdivision sales signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

4) Time Limit. Subdivision sales signs shall be maintained only until all the property is disposed of, or for the duration of subdivision sales. Any structure used for such purpose shall, at the end of such period, be either removed or restored for a use permitted in the zone where located, except that the director may, upon showing of need by the owner of the property, extend the permitted time beyond three years.

5) Text. All text on such signs shall relate exclusively to the subdivision being offered for sale or lease.

c. Subdivisions Entry and Special-Feature Signs.

1) Director's Review. If a site plan is first submitted to and approved by the director, the following related signs may be permitted in any subdivisions qualifying for subdivision sales signs;

Subdivision entry signs as are necessary to facilitate entry into and movement within the subdivisions; and

Subdivision special-feature signs located in the immediate vicinity of an approved model home and temporary real estate tract office.

2) Area Permitted.

Subdivisions entry signs shall not exceed 12 square feet in sign area or 24 square feet in total sign area.

Special-feature signs shall not exceed six square feet in sign area or 12 square feet in total sign area.

3) Height Permitted. Subdivision entry and special-feature signs shall not exceed a maximum height of eight feet, measured from the base of the sign.

4) Lighting. Subdivisions entry and special-feature signs shall be unlighted.

5) Location of Signs. Subdivision entry and special-feature signs shall be located on said subdivision.

6) Time Limit. Subdivision entry and special feature signs shall have the same time limit as subdivision sales signs approved for the same tract and shall be removed at the end of such period.

7) "Subdivision," as it applies to this section, shall include contiguous units having separate recorded tract numbers developed by the same person.

- Special Purpose Signs.

The following special-purpose signs are permitted as provided in this section:

a. Community Identification Signs. If a site plan is first submitted and approved as part of site plan review, freestanding community identification signs are permitted in any zone at or near the entrance to an unincorporated community or city of the county, subject to the following restrictions:

1) Area Permitted. Such signs shall not exceed 96 square feet in sign area or 192 square feet in total sign area.

2) Height Permitted. Such signs shall not exceed a maximum height of 16 feet, measured vertically from the base of the sign.

3) Lighting. Such signs may be externally lighted only.

4) Design. Such signs will be architecturally related to the area in which they are located.

8. Project Monumentation and Community Facility

Purpose and Intent

Project monumentation and community facility signs may be located at key entry points and intersections within the Specific Plan area. These signs will be integrated into the community design statement and identify individual projects within the overall community. All such permanent monument signage shall be approved as to location and design through site plan review.

Project Monumentation

a. Project monumentation signs are permitted in any planning area at key entry points and intersections and are subject to the following regulations:

b. Area Permitted. Such signs shall not exceed 80 square feet per side, with a maximum of two sides, or a total square footage of 160 square feet.

c. Height Permitted. Such signs shall not exceed a maximum height of 5 feet, measured vertically from the base of the sign to top of wall, excluding pilasters.

Community Facility Signage

a. Community facility signs are permitted to identify facilities such as schools, parks, recreational uses, community centers, etc.

b. Area Permitted. Such sign shall not exceed 45 square feet per side, a maximum of two sides or a total square footage of 90.

c. Height Permitted. Such signs shall not exceed a maximum height of 12 feet, measured vertically from the base of the sign.

d. Lighting. Such signs may be internally or externally lighted in accordance with the sign design guidelines herein.

e. Design. Such signs shall be architecturally related or have a design similar to the area which they are identifying.

9. <u>Prohibited Signage</u>

The following signs shall be prohibited in all zones within the Specific Plan area:

a. Inflatable signs, balloons, animals or symbols.

b. Rooftop signs.

c. Portable signs.

d. Signs on trailers or painted on the sides of disabled or parked vehicles.

e. Rotating, revolving or flashing signs.

f. Signs advertising or displaying any unlawful act, business or purpose.

g. Any signage, notice or advertisement affixed to any street right-of-way, public sidewalk, crosswalk, curb, lamp post, hydrant, tree, telephone pole, or lighting system of upon any fixture of the police or fire alarm system of the County of Los Angeles.

h. Any strings or pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:

Pennants, banners, or flags used in conjunction with subdivision sales offices and tract entry points.

National, state, local governmental, institutional or corporate flags, properly displayed.

Holiday, decoration, in season, used for an aggregate period of 60 days in any one calendar year.

V. SPECIFIC PLAN IMPLEMENTATION

A. PURPOSE AND INTENT

Development will be implemented in conformance with the regulations and guidance contained within the Specific Plan. This section contains the procedures for administration of the provisions contained herein; and the Phasing Plan for the development of the proposed planning areas which defines the type, location, intensity and timing of development. This section also contains the programs and comprehensive funding for the projected sequence of development. Implementation of the plan will further be carried out by a method of site plan review as outlined in Section E. This chapter also contains a monitoring program so that the County may track the progress of the Specific Plan development area and monitor associated improvements. Other information covered in this chapter pertain to general administration, subdivision, amendment procedures, and the linkage between these elements. In addition to Specific Plan Site Plan review, the La Vina Specific Plan shall be implemented through the subdivision process. Concurrent with Site Plan processing will be submittal of Tentative Tract Maps where properties are to be separately financed, sold, leased or otherwise conveyed. The Subdivision process will allow for the creation of lots as tentative parcel or tentative tract maps which will allow for implementation of the project phasing.

B. PHASING PLAN

The La Vina Specific Plan will generally be developed in two phases as indicated on Exhibit 9. The phasing plan is designed to provide an adequate level of infrastructure to be built to accommodate the development for each phase. Adjustments may be made in the final internal layout of lots based on final engineering, and site amenities, including; views, topographies, preservation of existing vegetation and other factors which could affect the final Site Plan. Other relevant factors considered in the development of the project phasing include market considerations in order to stagger the introduction of units onto the housing market.

In preparing the phasing plan for this development, certain assumptions have been made. These include: 1) the rate of growth for this project will remain consistent and as calculated; and 2) the market need for the proposed residential product type and mix will remain the same throughout the phasing period.

These assumptions are necessary to establish a phasing plan for the proposed development scenario. However, if these assumptions change during the project build-out time, the Phasing Plan must be flexible enough to make adjustments in corresponding infrastructure and service requirements.

To assure that these assumptions have not changed significantly as project build-out progresses, the basis for the assumptions will be checked annually at a time specified by the County in a report (submitted by the developer) as outlined in the Monitoring Program (Section V-D). Additionally, in order to ensure that improvements for the proposed development occur in a timely manner and in a sequence which is beneficial to both the Community of Altadena and the developer, the developer will need to dedicate land for Sunset Ridge Road and

approximately 4.5 acres to the County of Los Angeles for expansion of Loma Alta Park prior to the final map being recorded and the first phase of development being implemented. Also during this time, the developer will also need to bond for improvements to Sunset Ridge Road and Loma Alta Park, as well as the off-site improvements to Lincoln Avenue.

Phase 1, comprised of Planning Areas 1, 2, 3, part of 5 and 6, will consist of the development of 170 single-family detached homes, and a 14.5-acre School/Recreational Use Area consistency of two separate parcels; one totaling 4.3 acres to remain as open space; and one totaling 10.2 acres to be developed as a school and/or recreational use. During the first phase of development, but prior to the issuance of building permits, all preliminary site grading, including Planning Areas 4 and 5, will be completed. This will ensure that cut/fill can be balanced on-site and will allow for a cohesive physical juncture between phases. Infrastructure during this phase of development will include the implementation of water, sewer, and other utilities and services as required to accommodate those Planning Areas; it will also include the completion of an off-site water system upgrades constructed to increase the necessary psi to meet fire flow requirements of this development phase. The extension of Lincoln Avenue improved to Altadena Drive will serve as the main access for the site, and a secondary access from Loma Alta Drive will also be constructed, and Loma Alta Drive will be improved between this access road and Lincoln Avenue.

In order to ensure visual cohesiveness and consider input from the community regarding the architectural theme to be implemented throughout the development project, an Architectural Advisory Committee, consisting of the project architect, the applicant's representative, and members of the Altadena community, will be appointed by the developer. Formation of the Committee will occur during the first phase of development, but prior to the issuance of building permits, so that an architectural style can be determined prior to any buildings being developed. The Committee will serve as an advisory group to the developer in reviewing architectural styles and establishing a theme.

Also during the first phase of the development but prior to the issuance of building permits for the 67th unit, or eight months following receipt by the developer of the permitted park improvement plans, the developer will implement improvements to Loma Alta Park as per the plans approved by the Los Angeles County Department of Parks and Recreation. Also during this time, the equestrian trails north of Loma Alta Drive will be completed. The Department of Parks and Recreation will be responsible for completing and filing the necessary initial study and environmental documentation for these improvements.

Additionally during this phase of development and prior to the issuance of building permits for the 67th unit, the detention basin, as located in Exhibit 14, will also be constructed. Prior to the issuance of building permits for the 170th unit, the equestrian trails south of Loma Alta Drive and the Millard Canyon Hiking Trail will be completed. As with the other recreational facility improvements, The Department of Parks and Recreation will be responsible for completing and filing the necessary initial study and environmental documentation. Also prior to the issuance of building permits for the 170th unit, the water system improvements for the second phase of development will be constructed.

During the second phase of development, the circulation, water and sewer systems will be completed. Planning Area 4 and the remainder of Area 5 will be developed with 102 single-family detached dwelling units.

Throughout the first and second phases of development, the developer will follow the provisions of the "Neighborhood Construction Impact Mitigation Program" which is designed to minimize the impacts to the surrounding neighborhood which are caused by construction. Additionally, the developer will use the "Employment and Business Development Program" to encourage training and employment opportunities for the La Vina development project.

The Phasing Plan as described above is summarized in Table 2.

It is the primary intention of the phasing plan to relate infrastructure requirements to proposed development. While a sequence is implied, there is nothing in this plan to preclude a different order of development, or even a different combination of sub-phases, so long as the related infrastructure is adequately in place. The Specific Plan provides for this flexibility because the actual sequence of development may be affected by numerous factors not now predictable.

As a part of this Specific Plan, conditions for development phasing were approved by the Board of Supervisors as follows:

1. Prior to the recordation of the final map the developer shall dedicate land and bond for improvements required for Sunset Ridge Road. The acreage necessary for dedication will be based on final engineering drawings, as approved by the County of Los Angeles prior to the issuance of grading permits for Phase I development.

2. Prior to the recordation of the Final Map, the developer shall dedicate approximately five acres of land to Loma Alta Park. The developer will also bond or provide acceptable security for improvements to Loma Alta Park as indicated in Exhibit 9, and as approved by the Los Angeles County Department of Parks and Recreation. The dedication to the County of Los Angeles for expansion of Loma Alta Park of off-site land and park improvements will be a credit towards Quimby Fee obligations as required for the La Vina development. The total amount of improvements inclusive of land dedication shall not exceed $575,000. (Refer to Appendix G, County Department of Parks and Recreation letter)

3. Prior to the recordation for the Final Map, the developer shall bond for proposed off-site improvements to Lincoln Avenue, as indicated in Exhibit 12, section A-A of the Specific Plan Design Guidelines.

4. Prior to the issuance of the first building permit, construction of Phase I off-site water system upgrades to meet fire flow requirements for Phase 1 of development shall be completed.

5. Prior to the issuance of the first building permit, the developer shall appoint an architectural advisory committee to serve as an advisory group to the developer in the

review of architectural style for the development. The Committee will include the project architect, the applicant's representative, and members of the community.

6. During construction, the developer shall follow the provisions of the "Neighborhood Construction Impact Mitigation Program." The developer understands that this program is designed to minimize the impacts to the surrounding neighborhood caused by construction.

7. The "Employment and Business Development Program," as outlined in Appendix VI-E herein will be implemented on a "Best Efforts" basis to encourage training and employment opportunities for the La Vina project development.

8. Prior to the issuance of the building permit for the 67th unit or eight months following receipt by the developer of permitted park improvement plans, the developer shall implement the Loma Alta Park improvements as per plans approved by the Los Angeles County Department of Parks and Recreation. Prior to the implementation of the park improvement plan, the Parks and Recreation Department will be responsible for filing the necessary initial study and completing the environmental documentation.

9. Prior to the issuance of the building permit for the 67th unit, construction of the equestrian trails north of Loma Alta shall be completed. The Department of Parks and Recreation will be responsible for filing the necessary initial study and completing the environmental documentation for that portion of the trail located off-site.

10. Prior to the issuance of the building permit for the 67th unit, construction of the detention basins adjacent to Loma Alta Drive shall be completed.

11. Prior to the issuance of the 170th building permit, construction of the equestrian trails south of Loma Alta shall be completed as indicated on Exhibit 6. The Department of Parks and Recreation will be responsible for filing the necessary initial study and completing the environmental documentation for the trail improvement plan.

12. Prior to the issuance of the 170th building permit, construction of the Millard Canyon Hiking Trail shall be completed as indicated on Exhibit 5. The Department of Parks and Recreation will be responsible for filing the necessary initial study and completing the environmental documentation.

13. Prior to the issuance of the 170th building permit, the construction of the second phase of water system improvements shall be completed.

    - Completed means that the facilities have been built. It does not imply "exoneration" of bonds or issuance of "certificates of completion."

    - The developer is not responsible for delays in improvements requiring environmental documentation by the County Parks and Recreation Department. Any delays caused by environmental processing will not delay the corresponding development for that phase within the La Vina project.

TABLE 2

PHASING PLAN SUMMARY

Planning Area	Gross Acreage	Net Acreage	Dwelling Units	Infrastructure
PRIOR TO PHASE I				Dedication of land for Sunset Ridge Rd. and approximately 4.5 acres to Loma Alta Park; off-site improvements to Lincoln Avenue.
PHASE 1				
				Utilities, water and sewer system.
1	18.9	13.3	43 DUs	All preliminary grading; Lincoln Avenue to Altadena Drive, secondary access to Loma Alta Drive and Loma Alta Drive between Lincoln and second access
				Improvements to Loma Alta Park; equestrian trails north of Loma Alta Drive; construction of detention basins.
2	15.3	11.0	55 DUs	Construction of internal loop road
				Equestrian trails south of Loma Alta Drive; Millard Canyon Hiking Trail.

Planning Area	Gross Acreage	Net Acreage	Dwelling Units	Infrastructure
3	10.6	7.7	37 DUs	Water and sewer system
5 (in part)	Approx. 12.0	8.0	35 DUs	Area 5 water and sewer
6	10.2	7.0	School/Recreational Uses	
6	4.3	2.8	Recreational Uses	
Subtotal:			170 dwelling units 14.5 acres Recreational Uses/Park	
PHASE 2				
4	28.5	20.5	72 DUs	Completion of internal circulation and sewer and water systems
5 (in part)	Approx. 12.0	8.0	30 DUs	
Subtotal:			102 dwelling units	
PHASE 1 & 2 TOTALS				**272 DUs**

C. PUBLIC SERVICES/FACILITIES ANALYSIS

Water Supply

The Lincoln Avenue Water Company (LAWC) currently provides water service for existing development in the vicinity of the proposed project site. Water supplies for the company are obtained from the Foothill Municipal Water District and are treated at the Waymouth Filtration Plant in San Dimas, California. In 1986, the LAWC delivered approximately 2,210 acre-feet of water to its users. The LAWC has available water supply and is capable of meeting project requirements and has indicated that the water supply needs of the proposed project can be accommodated.

Water Demand

Water demand for the proposed La Vina development was projected for 272 dwelling units plus a school using demand factors of 0.5 acre-feet/year. The project will result in an estimated water consumption of 165.4 acre-feet per year which reflects a daily consumption of approximately 140,000 gallons.

Cumulative water supply impacts were also analyzed for the proposed project and other related projects within the LAWC. This analysis utilized the Los Angeles County Land Development Management Agency District Activity Report (March, 1987). Cumulative demand at the time of project buildout was estimated to be approximately 2,400 acre feet per year (this includes the current water demand/usage levels). The chart below summarizes the cumulative analysis. The Lincoln Avenue Water Company has indicated that its current allocation from FMWD is 4,054 acre-feet per year and will be able to meet cumulative water demand requirements.

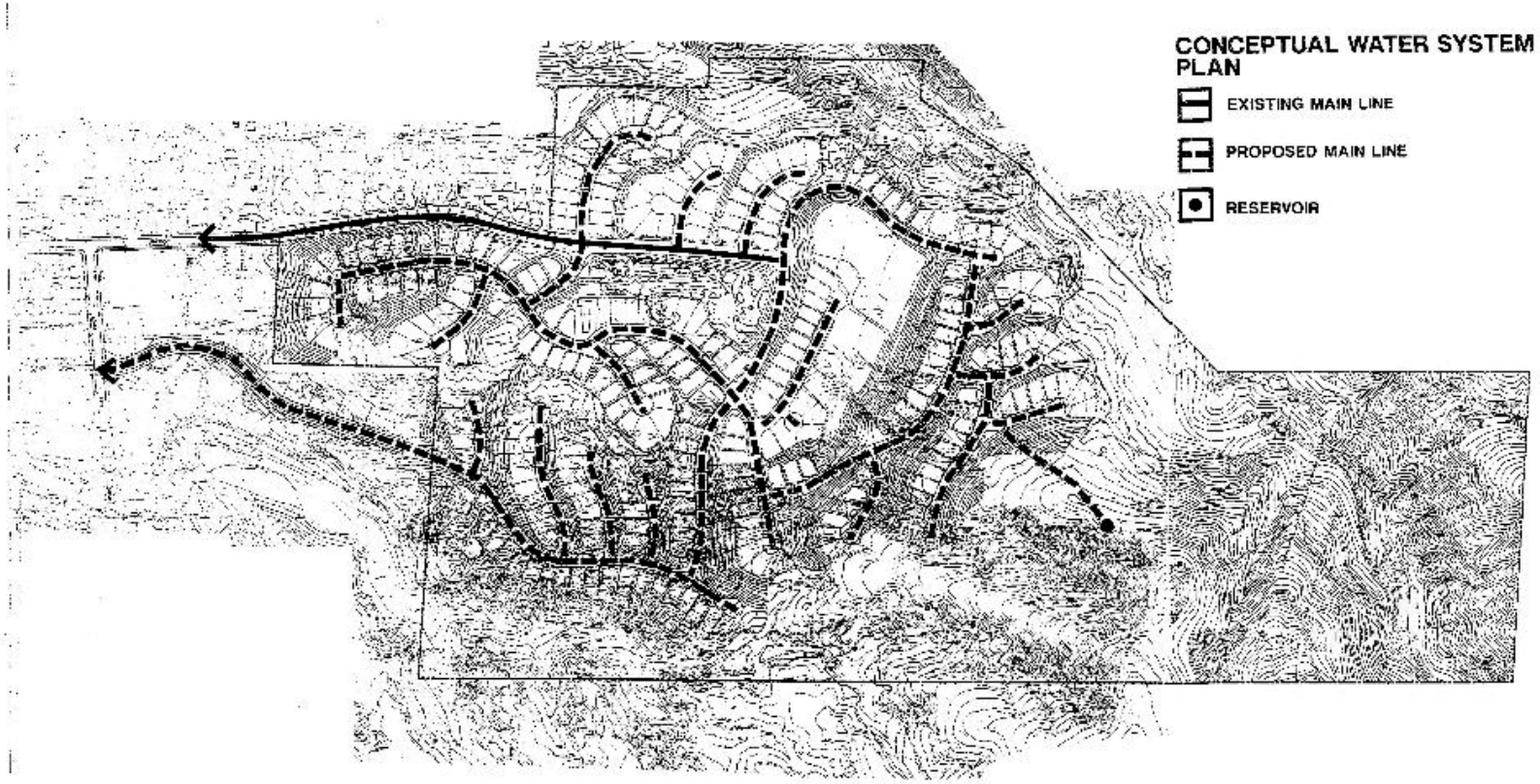
CUMULATIVE WATER DEMAND
(In Acre-Feet Per Year)

1986 Demand	Project Related	Related Project	Cumulative Demand	Existing And Cumulative Project
2,210	165.4	11.5	176.9	2,386.9

Proposed Water Supply System

An existing water system extends onto the project site to the institution facility. This line is an 6-inch water main in Lincoln Avenue that expands to 10 inches south of Loma Alta Drive.

The proposed water system, as shown in Exhibit 12, will tie into the existing main in Lincoln Avenue. An additional main will be added to the secondary access road paralleling Lincoln and extending to Loma Alta Drive.



LA VINA
ALTADENA, CA.
SOUTHWEST DIVERSIFIED, INC.
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EXHIBIT 12

The water system will be implemented as per the direction of the Lincoln Avenue Water Company. The final system will include all required reservoirs, lines, laterals and meters. Water supply mitigation measures are detailed in the Draft EIR for this project.

Sewage Disposal

Los Angeles County Sanitation District No. 17 serves the Altadena area and has a current sewage flow of approximately 1.8 million gallons per day (MGD). Sewage from this district, along with several other districts, is treated at the San Jose Creek Water Reclamation Plant in Whittier. The WTF is operating at a capacity level of 62.5 MGD. Excess sewage is diverted through joint outfall lines to the Carson WTF which has an available remaining capacity of 20 MGD.

Sewage Treatment Demand

The La Vina Specific Plan, at buildout, is estimated to generate 0.1 MGD of wastewater. At the San Jose Creek WTF is currently at capacity, sewer will be taken to the Carson WTF via San Jose Creek WTF. The proposed project sewer generation will represent less than 1 percent of the remaining WTF capacity in Carson.

Cumulative sewer disposal impacts were analyzed for the proposed project and other related projects within the LAC Sanitation District No. 17 using the Los Angeles County Land Development Management Agency District Activity Report (March, 1987). Total cumulative demand at the time of project buildout was estimated to be 1.88 MGD (this includes the current sewer demand/generation levels). The chart below summarizes the cumulative analysis. With a maximum remaining available capacity of 20 MGD, the Carson WTF can accommodate the proposed project and other related projects within its overall service area.

CUMULATIVE MGD WASTEWATER DEMAND

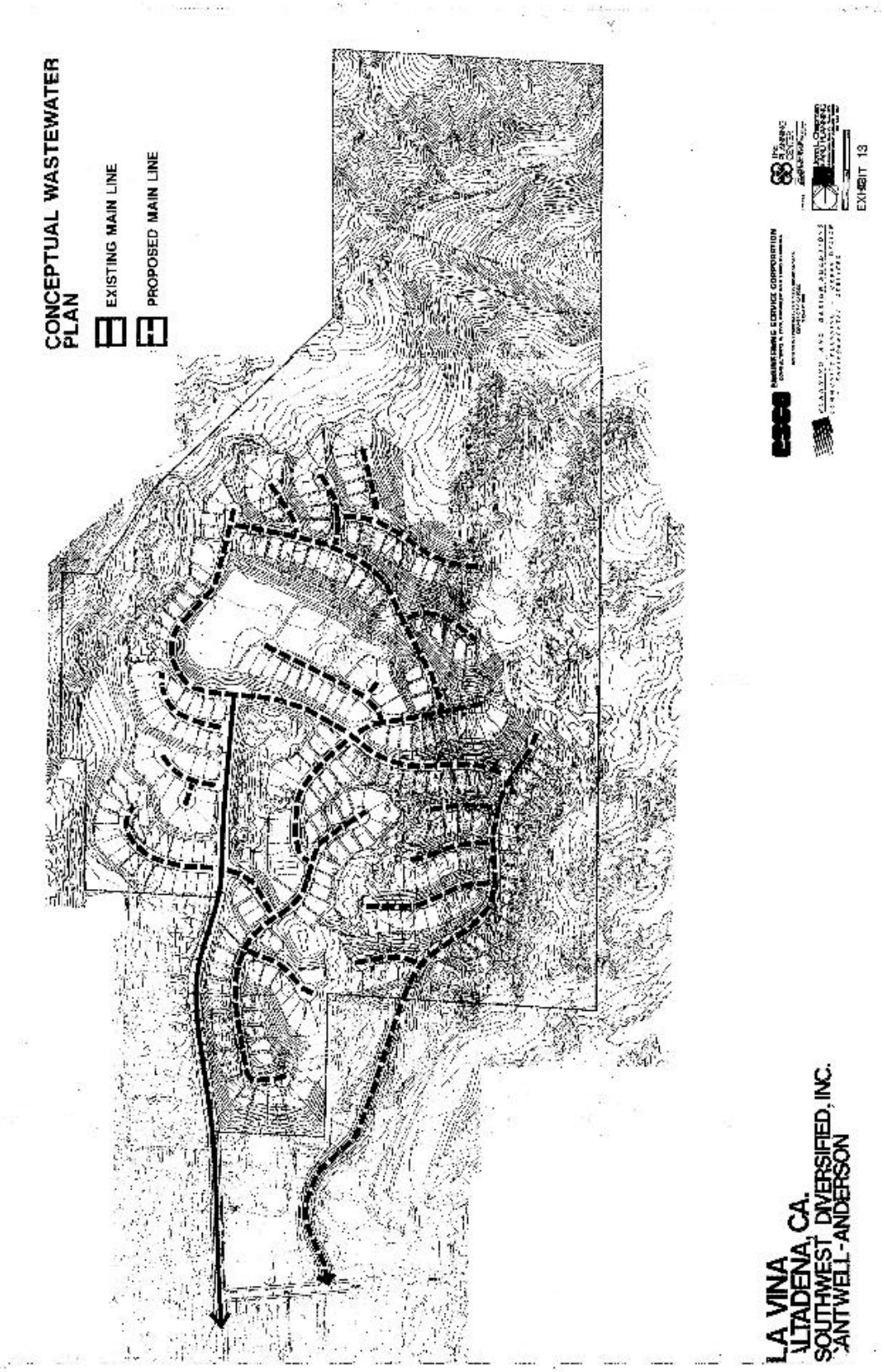
Existing Flows	Project Flows	Related Project	Cumulative Flows	Existing And Cumulative Flow
1.8	0.07	0.006	0.08	1.88

Proposed Sewer System

An 8-inch sewer main exists in Lincoln Avenue, extending 3,000 feet north of Loma Alta Drive. This line was implemented to serve the hospital/sanatorium which is now vacant.

The La Vina Specific Plan provides for a connecting sewer collection system which will follow the main roads layout. The system will also continue down the secondary access to Loma Alta Drive as depicted in the Conceptual Wastewater Plan (see Exhibit 13).

The applicant will participate in any assessment districts or programs developed to implement an appropriate sewer collection system.


CONCEPTUAL WASTEWATER PLAN
EXISTING MAIN LINE
PROPOSED MAIN LINE
LA VINA
ALTADENA, CA.
SOUTHWEST DIVERSIFIED, INC.
SANTWELL-ANDERSON
EXHIBIT 13

Drainage Concept

The community is drained by a combination of natural drainage courses and a dated storm drain system operated by the County. Site elevations range from 2,000 feet in the northeast portion of the site to 1,200 feet at the southeast, resulting in a southerly runoff flow.

The site is currently drained by five natural drainage areas. During a 25-year storm, approximately 7,385 cfs of runoff drains off-site and into the Arroyo Seco Canyon.

Proposed drainage improvements will divert water within the planning areas to a storm drain collection system. Undeveloped open space will continue to drain to natural existing drainage. The net result will be a decrease in the volume of storm run-off to Arroyo Seco Canyon.

Exhibit 14 shows the conceptual drainage plan. A network of storm drains, debris basins and inlets will direct runoff around the developed area.

Circulation Phasing Concept Plan

The Conceptual Circulation Phasing Plan, shown on Exhibit 15, has been developed to accommodate the transportation needs of the proposed development. The circulation phasing corresponds to the level and location of development for each phase as well as responding to emergency access requirements.

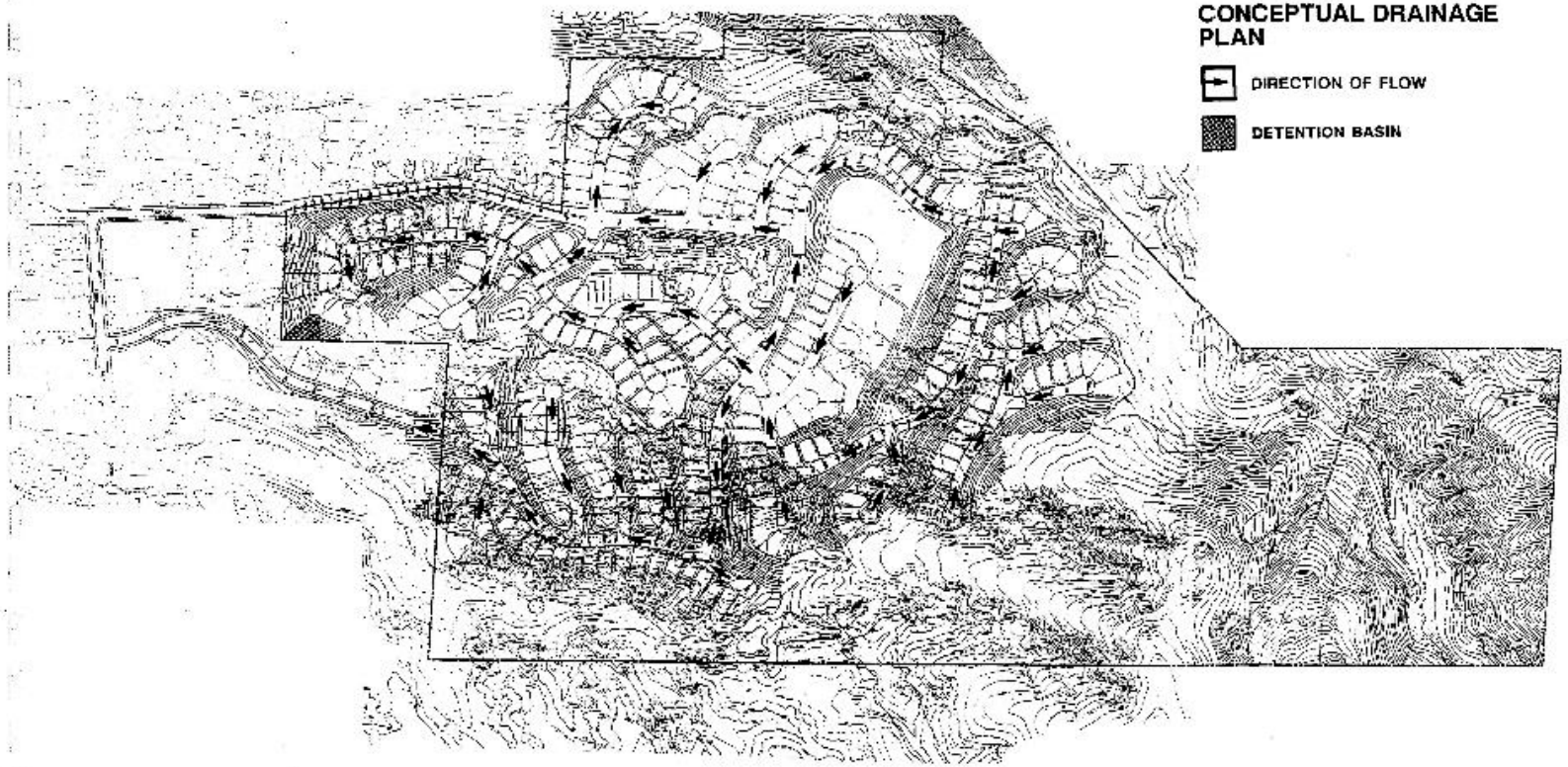
Phase 1 improvements will include:

1. Construction of Lincoln Avenue to a 64-foot right-of-way from Loma Alta Drive to the project entrance in conformance with Los Angeles County standards.

2. Construction of the internal circulation system within planning areas 1, 2, 3 and 6.

3. Construction of secondary access road through planning areas 4 and 5 and extending to Loma Alta Drive.

Phase 2 improvements will involve the construction and completion of the internal circulation system as shown in Exhibit 15.



LA VINA
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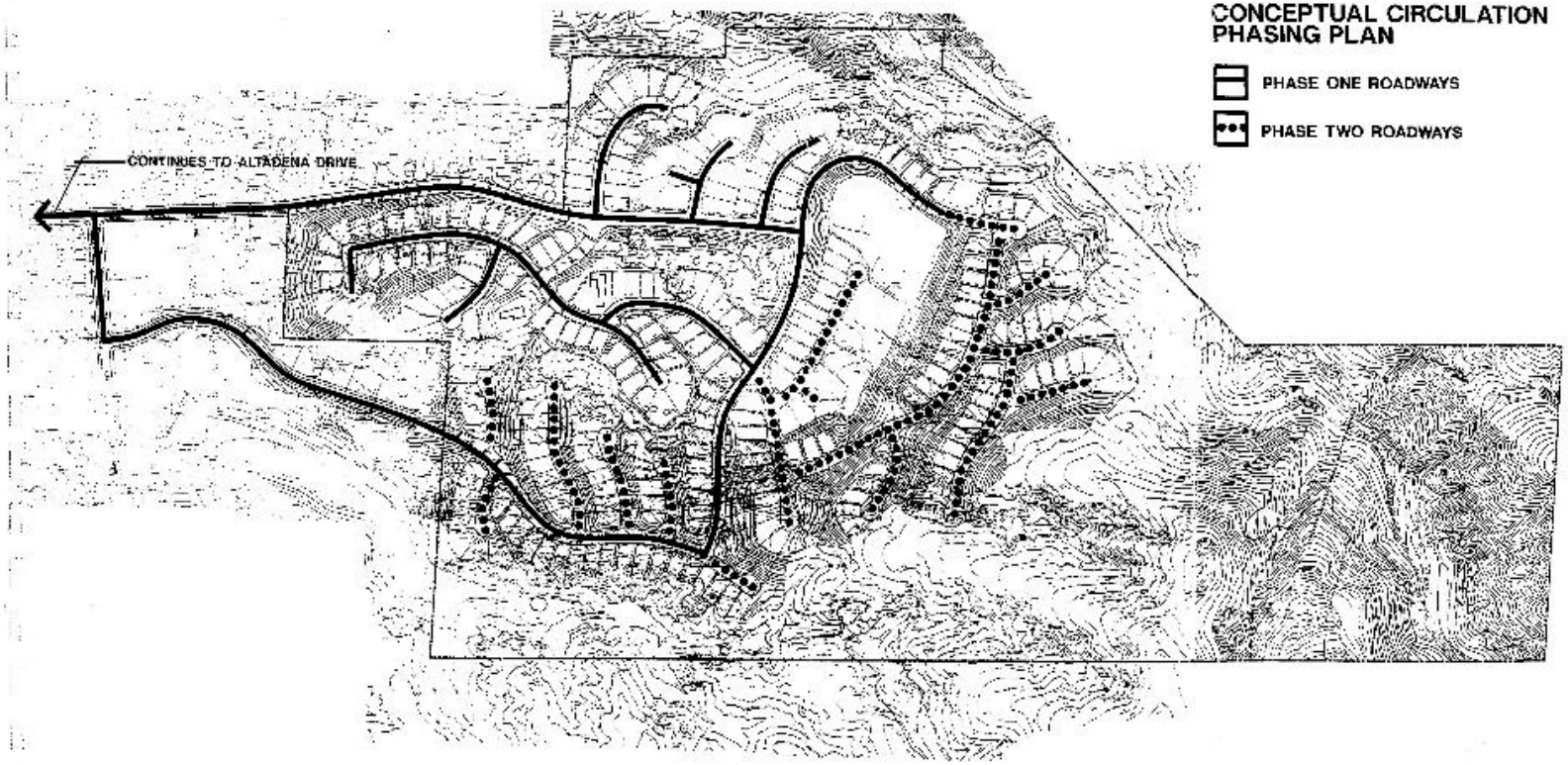
JOHN L. OSBORN LAND PLANNING

EXHIBIT 14



CONCEPTUAL CIRCULATION PHASING PLAN

PHASE ONE ROADWAYS

PHASE TWO ROADWAYS

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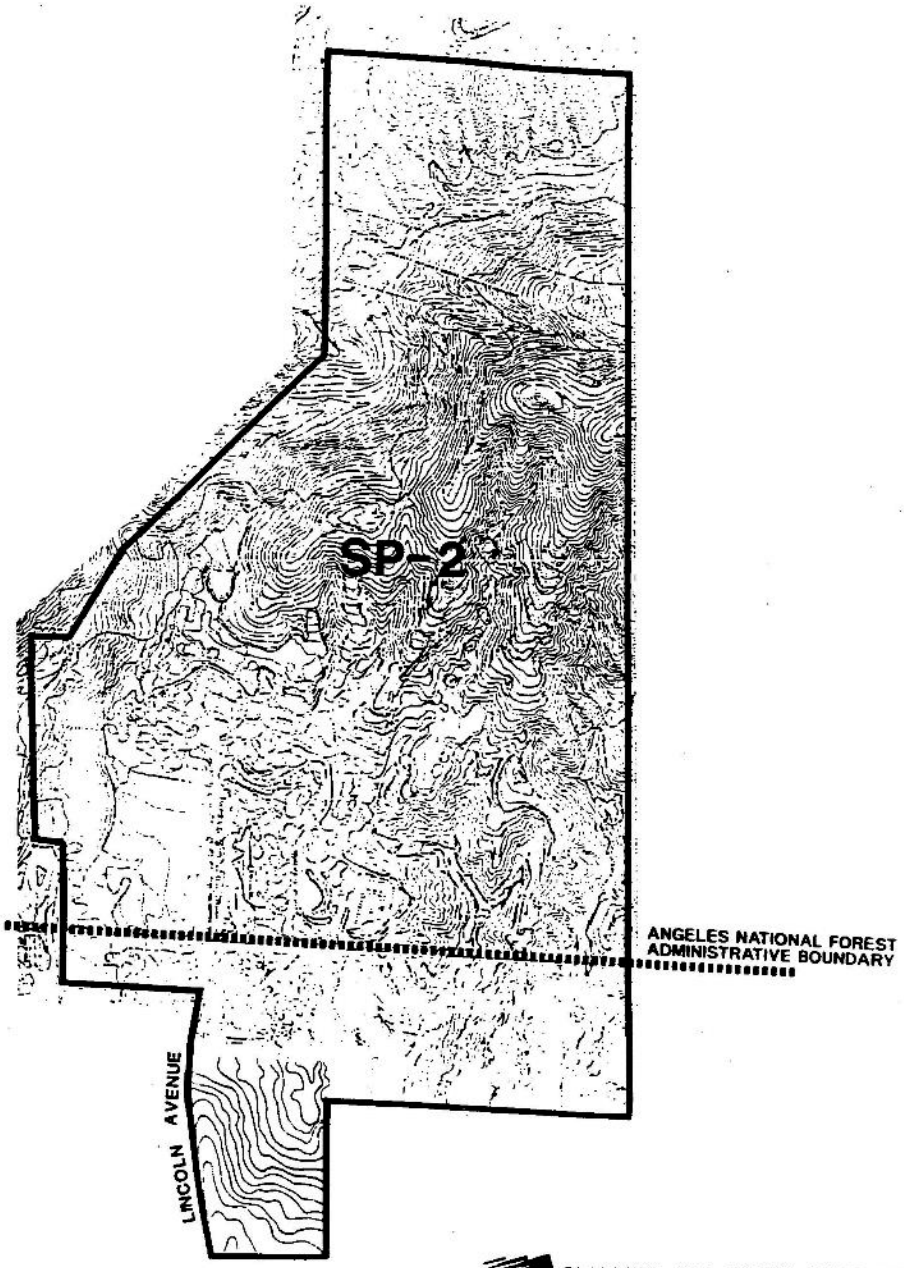
EXHIBIT 15



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PROPOSED GENERAL PLAN DESIGNATION

LA VINA SPECIFIC PLAN

CANTWELL-ANDERSON PASADENA, CA.

EXHIBIT 16

D. MONITORING PROGRAM

The purpose of the Specific Plan Monitoring program is to provide assurances to the County and developer that the Specific Plan is developed in a manner which is consistent with the provisions of this plan. The monitoring program for this specific plan will serve two functions: 1) the primary function is to establish a system to monitor the phasing of development and the implementation of corresponding required infrastructure, 2) the secondary function of the monitoring program is to establish a system whereby periodic adjustments in density and dwelling unit types within the project planning area may be accomplished and documented. The monitoring program effectively establishes an accounting system to insure that all changes, upon approval, are properly recorded at the scale of the total project and each planning area reflected in this Specific Plan. Table 3 provides the format for the monitoring data.

The first phase of project monitoring deals with phasing of development and the implementation of corresponding required infrastructure. This program will ensure that the required infrastructure is in place at the completion of each phase. The phasing plan is responsive to the needed facilities and services for each level of development. Each phase will be monitored using the annual growth rate report (see Table 4).

Since the required infrastructure for each phase has been predicated on two assumptions regarding rate of growth and market demand, the basis for these assumptions must be periodically checked, and a report filed with the County. The assumptions are:

1. The rate of growth for this project will remain reasonably consistent and as calculated.

2. The market demand for proposed residential product type and mix will remain reasonably the same throughout the phasing period.

The report will be filed annually (at a set time to be determined by the County) and will serve as current base data for all tentative tract maps filed in the following 12 months. The report will contain the following:

1. Data Regarding Project Growth Rate

   a. An inventory of the number of dwelling units currently developed on-site.
   b. A calculation of the number of dwelling units assumed for this Specific Plan for that point in time according to the phasing plan.
   c. The project-wide difference between a. and b.

The results of the above tabulation will be evaluated by the developer and County staff to determine if the changes are significant enough to merit preparation of any additional environmental analysis.

The secondary phase of the Monitoring program deals with transfer of density and shall be maintained in accordance with the following guidelines.

Sample Form

TABLE 3

LA VINA SPECIFIC PLAN
MONITORING REPORT

DATE _____
ACTION _____
RES/ORD NO. _____

1 PHASE NO.	2 PLANNING AREA	3 LAND USE DISTRICT	4 ACRES	5 PREVIOUSLY AUTHORIZED DU	6 DU GAINED/ LOST	7 TRANSFERRED FROM/TO (PLANNING UNIT)	8 CURRENTLY AUTHORIZED DU	9 ORIGINALLY AUTHORIZED DU + 20%	10 MAXIMUM ADDED DU ACCEPTABLE
	1			0			212		
	2								
	3								

Date: _____
Action: _____

TABLE 4

ANNUAL GROWTH RATE REPORT
LA VINA SPECIFIC PLAN

		Phase I	Phase II	
A.	Number of on-site DUs currently developed			
B.	Number of DUs assumed during this phase	170 DU	102 DU	
C.	Difference between A & B (indicate plus or minus)			
TOTALS:				**272 DU**

Sample Form

In order to accommodate possible changes and to ensure conformance with adopted County Code, the following provisions shall guide and govern incremental allocation and provision of residential dwelling units within the project area.

1. The overall assigned dwelling unit yield of 272 residential dwelling units on 220 acres shall not be exceeded.

2. A site plan application shall be submitted to the County for review and approval prior to development occurring in any planning area. Such plans shall be consistent with this specific plan and are subject to conditions of approval set forth by the County.

3. Within prescribed limits, density variations or changes in numbers of dwelling units that constitute significant deviations from the Phasing Plan shall be subject to approval by the Planning Commission.

4. The Site Plan process may result in dwelling units being shifted from one planning area to another within limits defined in the plan, called out under transfer of density/dwelling units.

5. Any approved planning area maximum dwelling unit refinement shall be accompanied by a revised statistical table in all text and map locations where unit counts are reflected. Said table shall show new dwelling unit totals for each planning area in which a change is made. All drafts of such tables and the final approved version shall be identified by a revision date located in the title block. Said table shall be a part of the adopting resolution or ordinance.

6. The Planning Director shall cause to be established and maintained an official project file which contains an original and certified copy of every revision to the La Vina planning area summary, including a record of dwelling unit potential remaining in each planning unit. The format depicted on Table 4 or its equivalent shall be used for this purpose.

Program Requirements

Most of the plan implementation can be accomplished by simply integrating it into the County's existing development review process. Certain additional actions, however, are either desirable or essential in properly carrying out the La Vina Specific Plan.

1. Application Forms. Specific Plan Site Plan application forms are not yet available. Until the County adopts a Specific Plan Site Plan Review procedure, a conditional use permit form should be used and modified to reflect information requirements as specified in the section entitled Requirements for Specific Plan Site Plan (See "E" below). A supplemental form for Preliminary Plan review would also be desirable.

2. Documentation File. A monitoring system information file should be set up in the planning department to insure that sequential density transfers and/or plan amendments are accurately recorded and maintained.

F. SPECIFIC PLAN SITE PLAN REVIEW

The Specific Plan shall be implemented through a method of site plan review. The Site Plan Review will be a Conditional Use Permit, as modified herein, until such time as the County adopts a Specific Plan Review Procedure. A site plan review shall be required for all development within the Specific Plan area requiring a building permit. Specific Plan site plans shall also include reviews for Oak Tree Permits within the Specific Plan area. Tentative parcel and tract maps may be processed independent of the site plan review procedures, in accordance with the Los Angeles County Subdivision code, Title 21. Site plan review will not be required for interior alterations where there is no square footage increase or use intensification.

All proposed projects within the Specific Plan area shall be required to have an approved site plan prior to issuance of building permits or concurrent with subdivisions, conditional use permits or any other permit for the property. The site plan review procedure is necessary for the following reasons:

1. To ensure consistency with the Specific Plan, the General Plan, the Altadena Community Plan and all implementing ordinances.

2. To promote the highest contemporary standards of site design.

3. To adapt to specific or special development conditions that occur from time to time while continuing to implement the Specific Plan and conform development to the General Plan, Altadena Community Plan and implementing ordinances.

4. To facilitate complete documentation of land use entitlements authorized and conditions pertinent thereto.

5. To adapt to changes that may occur with respect to the circumstances under which the project is undertaken.

<u>Exemptions</u>

Following is a list of activities which are exempt from the Site Plan Review process. This list is not all-inclusive. The Planning Director may exempt other special activities not covered by this example listing.

- All interior changes, alterations, construction
- Repainting
- Reglazing, new mullions
- Re-landscaping of existing structure
- Re-roofing with similar style roofing materials
- Minor exterior repairs
- Demolition
- Exterior mechanical (heating, air conditioning, water heater, etc.)

Procedures

Site Plans, which contain plans, drawings, illustrations, designs, reports and other detailed information as required herein, shall be submitted to the County staff for review and comment. Applicants are encouraged to submit preliminary plans for review and comment by the Planning Department prior to the final preparation of a Site plan. Comment from other County departments and service agencies shall be sought by the staff prior to preparing a recommendation on the finalized Specific Plan Site Plan.

Applicants should ensure that they have obtained a copy of the design guidelines accompanying the Specific Plan. This will assist the developer in achieving consistency with the Specific Plan and generally facilitate a quality project.

Upon determination that the Specific Plan Site Plan complies with the provisions of the Specific Plan and the review factors described in the design guidelines, the County Staff shall prepare a staff report with recommendations which shall be submitted along with the Specific Plan Site Plan to the Hearing Officer and/or the Planning Commission at the earliest possible duly noticed meeting. A public hearing shall be held on all site plan applications in accordance with the provisions of Section VI of the Specific Plan. The Regional Planning Commission or Hearing Officer may approve, conditionally approve, modify or deny said application. The Hearing Officer or the Planning Commission shall approve, conditionally approve, or if not consistent with the Specific Plan modify or deny the Specific Plan Site Plan.

Environmental Determination

Discretionary Site Plan Review will be subject to an environmental analysis as set forth in Section II-C herein.

Time Limitation

Specific Plan Site Plan approval in accordance with this policy, shall be valid for a period that is concurrent with the life of the tentative parcel or tentative tract map pursuant to the County Subdivision Code Title 21. If a tentative tract or tentative parcel map is not required, then the Specific Plan site plan shall be valid as established under site plan review herein. If construction of a project does not commence within that period and proceed with due diligence thereafter, the approval of the Specific Plan Site Plan shall terminate and an additional submittal, review and approval will be required.

Revisions

Revisions that are minor in nature or reasonable extensions other than those applied as a condition of approval shall be submitted for review and approval administratively by the Planning Director. Significant changes, additions or omissions shall be submitted for review and approval by the Planning Commission.

Requirements for Specific Plan Site Plan

A Specific Plan Site Plan shall consist of plans, drawings, illustrations, and designs, and any other detailed information as required to determine compliance with the provisions of the Specific Plan and responsiveness to design guidelines. The following list of plans and information is required:

1. Assessor's parcel(s) numbers.

2. Area and dimensions of the property.

3. Vicinity map indicting project location.

4. North Arrow/scale.

5. All applicable tentative tract maps or tentative parcel maps.

6. A physical description of the site, including boundaries, easements, existing topography, natural features, existing buildings, structures and utilities.

7. Location, grades widths and types of improvements proposed for all streets.

8. A fully-dimensioned site plan showing location of all structures, landscape and hardscape areas, parking areas, walks, internal circulation, access, adjacent streets, sign type and placement and fence/wall type and placement.

9. Building elevations.

10. Description of the extent to which design guidelines have been used in the plan and a statement documenting Specific Plan consistency.

11. A tabulation of square footage, area devoted to parking, parking spaces, landscape coverage, building coverage and heights.

12. Such applications and environmental assessment forms as are provided by the County staff.

Mandatory Findings for Approval of a Specific Plan Site Plan

The Planning Commission or Hearing Officer shall make the following written findings before approving or conditionally approving any Specific Plan Site Plan.

1. The proposed project is compatible with other projects within the Specific Plan area.

2. The plan will not have an adverse impact on the public health, safety, interest, convenience or general welfare. In the event there is a significant adverse impact,

the site plan may be approved if a Statement of Overriding Considerations is made pursuant to Section 15093 of the CEQA Guidelines, following completion of appropriate CEQA documentation.

3. The Specific Plan Site Plan is compatible with the regulations and design guidelines of the La Vina Specific Plan and the site plan conforms to the General Plan and implementing ordinances.

G. GENERAL ADMINISTRATION

The La Vina Specific Plan shall be administered and enforced by the County of Los Angeles Regional Planning Department in accordance with the provisions of the Los Angeles County Code. The developer shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this Specific Plan and any subsequent discretionary land use approval obtained in furtherance of the Specific Plan, which action is brought within the applicable statutory limitation period(s). The County shall promptly notify developer of any such action and shall cooperate fully in the defense.

Certain changes to explicit provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and, subsequently, the Board of Supervisors.

1. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.

2. Changes to the community infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing development capacity in the Specific Plan area, nor change the concepts of the Plan.

3. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.

H. SUBDIVISION

The County of Los Angeles subdivision ordinance shall apply to all development within the Specific Plan area required to obtain approval of subdivision maps where properties are to be separately financed, sold, leased or otherwise conveyed. The subdivision process will allow for the creation of lots as tentative parcel or tentative tract maps which will allow for implementation of the phasing plan. Further division of parcels for such development as condominium offices, are also subject to the provisions of the County's Subdivision Ordinance. The review and approval of subdivision maps would set forth the various conditions necessary to ensure the improvement of streets, utilities, drainage features, and other service requirements specified by the County.

I. AMENDMENT PROCEDURES

In accordance with the California Government Code Sections 65453-65454, Specific Plans shall be prepared, adopted and amended in the same manner as general plans, except that specific plans may be adopted by resolution or by ordinance. This plan may be amended as necessary in the same manner it was adopted, by ordinance. Said amendment or amendments shall not require a concurrent general plan amendment unless, it is determined by County Staff that the proposed amendment would substantively affect the General Plan Goals, objectives, policies or programs. An environmental assessment form shall accompany the proposed amendment, but it is presumed that the master EIR approved for the project area includes all future development for the Specific Plan. If further environmental documentation were required, in special cases, it would be a focused analysis and action as documented in Section 15162 and 15182 of the CEQA guidelines.

Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments specified by the County will occur during technical refinements in the tentative tract map process and shall not require an amendment to the Specific Plan.

J. SPECIFIC PLAN PROGRAMS/COMPREHENSIVE FUNDING PLAN

The ability to fund public facilities necessary for support of development is one of the most challenging aspects of the planning and development process. The overall approach proposed in La Vina Specific Plan is to use one or more of the basic funding approaches to phase logical and affordable increments of the Public Facilities and Services in conjunction with appropriate components of development. The widest possible array of funding methods is suggested because of the scale of improvements needed and the desire to avoid unreasonably escalating the cost of housing as to slow market absorption to a point at which development simply isn't feasible.

1. Basic Funding Approaches

a. Assessment Districts

The Municipal Improvement Act of 1913 (Streets and Highways Code Section 10000 et seq) is a procedural act which provides for the formation of a special assessment district, the levy of an assessment and the creation of a lien against the property, but does not, in itself, contain provisions for the issuance of bonds. (For this reason, bonds are issued under the 1911 Act or 1915 Act discussed below.) An assessment district is created for construction of acquisition of a wide variety of public improvements.

Under the 1913 Act, a proposed assessment and assessment diagram are prepared before any construction work is done. The amount of the assessment levied against each property is based upon an engineer's report and notices are sent to property owners. A public hearing is held, both upon the project and the amount of the proposed assessment to be levied. At the conclusion of the public hearing the governing body may confirm the assessments. If confirmed, a lien is created against each assessed parcel and the assessments are properly

recorded. The property owners are mailed notices of each parcel's exact confirmed assessments and they have 30 days to pay a part or all of the assessment in cash. Upon conclusion of the cash collection period, all unpaid assessments are accumulated, a bond issue is structured and bonds are sold. The bonds may be issued pursuant to either the Improvement Act of 1911 (Streets and Highways Code Section 5000 et seq) or the Improvement Bond Act of 1915 (Streets and Highways Code Section 8500 et seq).

Each bond issued under the 1911 Act constitutes a direct lien against a specific piece of property. This lien is on a parity with general taxes and takes priority over any private lien such as a deed of trust, mortgage or attachment. In the event the property owner fails to pay an installment on or prior to its delinquency date, penalties accrue against the delinquent amount, and such penalties are paid to the bondholder upon redemption of the delinquent installment or installments. If redemption of a delinquency is not made, the bondholder may institute the foreclosure action.

Under the 1915 Act individual bonds are not issued to represent individual assessments. Bonds equaling the total unpaid assessment are issued in even denominations and a portion of the bonds are due each ear for the life of the issue which will result in approximately equal annual principal and interest payments. The assessment liens securing the bonds are payable in installments, which in the aggregate conform to the principal and interest payments on the bonds. Assessment installments appearing on the regular property tax bill are collected in the same time and in the same manner as property taxes, and bear the same penalties for delinquency including the sale of the property at public auction. A special reserve fund is available from which to make payment to the bondholder of any delinquent assessments which might occur, and foreclosure proceedings, similar to those in the 1911 Act, are also available. These liens are also superior to other deeds of trust and similar liens.

b. Conventional Financing

Conventional financing has historically been the norm in California development. This has involved developers, landowners, and homebuyers paying for the facilities through exactions and fees. The overall purpose was to make development pay for itself.

Proposition 13 changed that. It removed a big piece of the property tax that used to produce local revenues from new developments. This money had been used to service the City's facilities and provide protective services. Interest rates on conventional loans for facilities have become too high to make it feasible in many cases. Due to current interest rates and the amount of money that must be financed, the main investors who can afford to install the needed infrastructure are those with access to large assets, such as banks, savings and loans and insurance companies. Cities now must find ways to finance the facilities and services, due to the limitations on property tax revenue. These costs, which are increasing all the time, are frequently too great for the developer or jurisdiction. Therefore, other creative financing mechanisms may come into play.

In the past, bond issues were the simplest and most often utilized method of raising large amounts of capital. Because of changing conditions in the financial marketplace, and increased legislation limiting the bonding power of many local governments, the role of the traditional

general obligation bond has been very substantially reduced. Other bonding alternatives include:

- Revenue Bond
- Lease-Revenue Bond
- Zero Coupon Bond
- Stepped Coupon Bond

These techniques have historically been used for redevelopment and therefore would probably have limited application in the Specific Plan development.

Leasing is another financing mechanism that has been used by cities in the past. A few leasing techniques are listed below:

- Leveraged Lease
- Operating Lease
  Lease-Purchase Agreement

Leasing is used primarily for purchasing equipment and not for providing services, but it could be used for public buildings in conjunction with other development projects.

c. Community Facilities Districts

The Mello-Roos Community Facilities Act of 1982, commencing with Section 53311 of the Government Code, allows a local public agency to form a "community facilities district" within its boundaries to provide certain specified public improvements and services for the benefit of the present and future residents within the community facilities district. Proceedings for the formation of a community facilities district may be instituted by the governing body of a public agency on its own initiation, and shall be instituted when the requisite number of registered voters or landowners within the proposed community facilities district's boundaries file a petition requesting the institution of such proceedings with the clerk of the governing body.

Proceedings will commence with the public agency's adoption of a Resolution of Intention to form a community facilities district and levy a "special tax," and, where applicable, a Resolution of Intention to incur bonded indebtedness. The public agency then holds a duly noticed public hearing on the proposed formation of the community facilities district to consider the facilities to be constructed and the services to be provided, the incurring of bonded indebtedness and the levy of a "special tax" to pay the debt service on any bonds subsequently issued.

At the hearing the governing body of the public agency receives testimony from the staff and from all interested persons of taxpayers, including the petitioning landowner, receiving testimony, if the governing body determines to proceed with forming the district and calling for an election on the propositions of authorizing the indebtedness and levying the special tax within the boundaries of the community facilities district.

A duly noticed election is then held within the community facilities district on the propositions of authorizing bonded indebtedness and levying the special tax. If the propositions are approved by two-thirds of the voters, the governing body may adopt resolutions relative to issuing the bonds, approving the Official Statement and approving the other miscellaneous matters required to sell the bonds.

The special tax, which is levied subsequent to any bond issuance for the purpose of paying debt service on such bonds, is not in the nature of an assessment, it is not capable of being prepaid and there is not a fixed, determinable amount against each parcel. The actual amount of the special tax against each parcel will require minor adjustments each year depending upon the extent to which interest earned on the construction fund or the bond reserve fund is applied towards debt service, the extent to which State funding is received and changes in the plan for development of the property. The special tax will be collected on the tax rules of the County as any other tax of a special district. The special tax levied for each fiscal year becomes a lien for taxes against a particular parcel and is on a parity with the other tax liens and assessments.

The Act authorizes the public agency to collect delinquencies in the payment of the special tax in the same manner as delinquencies in the payment of ad valorem taxes. However, the Act also authorizes the public agency to adopt an alternative for the collection of any such delinquencies. Such a procedure could include a judicial foreclosure.

The Act is particularly appropriate for providing a means of financing certain regional improvements which may be necessary for the development of a particular property, as well as traditional local facilities.

VI. APPENDICES

A. GENERAL PLAN CONSISTENCY

The Altadena Community Plan (adopted July 10, 1987) is a component of the Los Angeles County General Plan and is the applicable plan for the La Vina Specific Plan site, as depicted in Exhibit 16. Section 65454 of the California Administrative Code requires that the Specific Plan be consistent with and implement the provisions of the General Plan. The following discusses the relationship between the policies and provisions of the Specific Plan and the General Plan/Altadena Community Plan (ACP). The discussion is keyed around each relevant policy of the ACP which is presented first, followed by relevant policies of the La Vina Specific Plan (as presented in Section III), and finally, a discussion of the Specific Plan provisions and characteristics to illustrate how those policies will be implemented. It should be noted that many policies of the ACP are not applicable to the La Vina Specific Plan (LVSP) either because the subject is not related to the proposed development or because the geographic location of the Specific Plan property does not correspond to the Community Plan policy. Non-applicable policies are listed at the end of this section.

Land Use Policies

LVSP POLICY: Provide, through the Specific Plan, a community image that mirrors the surrounding community of Altadena. To provide a design theme and planning densities that are sensitive to the surrounding neighborhoods. Provide Design Guidelines which establish parameters for development of a diverse range of rural architectural styles. Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space landforms.

PLAN PROVISION: The proposed residential uses will be compatible with surrounding residential areas in that densities will be similar (i.e., low density) and proposed housing types are all single-family as are homes in adjacent neighborhoods.

ACP POLICY: Allow the intensification of land uses only as it does not adversely impact existing uses, neighborhoods, and the prevailing low density character of the Altadena Community.

LVSP POLICY: To provide a design theme and planning densities that are sensitive to the surrounding neighborhoods. To provide a sufficient range of densities so that high quality housing with community amenities can be provided. Provide Design Guidelines which establish parameters for development of a diverse range of rural architectural styles. Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space and landforms.

PLAN PROVISION: The proposed density within the development area will be 2.6 units per acre which is compatible to the 1.0 to 6.0 du/acre density designated in the ACP for surrounding properties. The design guidelines will emphasize maintenance of the prevailing rural character. The integration of significant trees and other important landform features presented against a backdrop of open space will further enhance and ensure the rural character of the specific plan development.

ACP POLICY: Promote accessibility to housing opportunities by all households, regardless of income, race, color, religion, sex, marital status, age, household size, or physical disability.

LVSP POLICY: To provide a range of high quality housing with community amenities. To base development regulations on various dwelling types by planning areas.

PLAN PROVISION: The Specific Plan provides a range of housing types and costs which can accommodate the varied requirements of future inhabitants. A mix of housing types is anticipated to afford greater housing opportunities to all types of households or household needs.

ACP POLICY: Ensure that residential neighborhoods are supported by adequate open spaces, community facilities, and amenities.

LVSP POLICY: Provide development standards for required open space within the plan. Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind development. To provide a balance between open space areas and development sites when feasible. To provide a recreational use area on land that is readily usable for active recreation purposes.

PLAN PROVISION: The Plan provides for over 50% of the site in open space and recreational use areas. Other on-site amenities will include passive recreational uses such as equestrian and hiking trails.

Circulation Policies

ACP POLICY: Establish a landscape maintenance district for the maintenance of all landscaped medians.

LVSP POLICY: Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space and landforms.

PLAN PROVISION: The Design Guidelines specify requirements for design and landscaping throughout the specific plan development, including medians if devel-

oped. The implementation program of the Specific Plan specifies maintenance responsibilities of all landscaped areas.

Infrastructure Policies

ACP POLICY: Develop a program to encourage residential connection to the County sewer system.

LVSP POLICY: To provide an infrastructure system, including sewer, water, and storm drain systems, that will adequately serve full build-out of the specific plan development. To annex to or extend to existing infrastructure facilities in the Altadena community.

PLAN PROVISION: The wastewater plan provides for the extension of the County sewer system so that all on-site development will be serviced by the County.

ACP POLICY: Provide new underground storm drainage facilities.

LVSP POLICY: To provide an infrastructure system, including sewer, water, and storm drain systems, that will adequately serve full build-out of the specific plan development. Underground all new or existing infrastructure and utilities as is feasible.

PLAN PROVISION: The storm drainage plan indicates the proposed location and size of storm drainage facilities to be incorporated with the project development.

ACP POLICY: Improve the water system pressure where feasible to a minimum of 40 psi.

LVSP POLICY: To provide an infrastructure system, including sewer, water, and storm drain systems, that will adequately serve full build-out of the specific plan development.

PLAN PROVISION: The water system plan indicates the proposed water system. The plan will be checked by County Engineers to ensure that the water plan is in accordance with applicable standards and will provide a minimum of psi if this is determined to be required.

Public Services Policies

ACP POLICY: Improve personal and property security measures in the residential and commercial/industrial areas of Altadena.

LVSP POLICY: Provide an environment that is safe and secure by the provision of design guidelines that encourage public safety.

PLAN PROVISION: The Specific Plan proposes a gated residential community that will contribute toward a secure community atmosphere. The community concept will facilitate a sense of community which will encourage watching out for ones neighbors.

ACP POLICY: Enhance security for all of Altadena's land uses through the introduction of "Defensible Space" techniques including, but not limited to controlled and visible access, exterior lighting, property maintenance, and neighborhood watch groups.

LVSP POLICY: Provide an environment that is safe and secure by the provision of design guidelines that encourage public safety.

PLAN PROVISION: The gated community concept will provide a means for controlling vehicular access to the community. The design guidelines provide recommended exterior lighting and landscape placement patterns which encourage public safety. The community concept will create distinct neighborhoods which may encourage the development of neighborhood watch groups.

ACP POLICY: Maintain brush clearance standards and require new construction to incorporate fire-retardant materials to reduce the risks of fire hazard.

LVSP POLICY: Provide guidelines for the creation, implementation and maintenance of a fuel-modification zone in areas where high-fuel load and open space areas encroach upon development.

PLAN PROVISION: The specific plan design guidelines offer a section specifically relating to fuel-modification zones which are intended to buffer development areas from potential high-fire hazard areas and provide for a means of long-term maintenance.

ACP POLICY: Provide a balanced recreational program to effectively serve a population with varied ages, characteristics, needs and interests.

LVSP POLICY: To provide a balance between open space areas and development sites when feasible. To provide a recreation area on land that is readily usable for active recreation purposes. To provide pedestrian access throughout the development which connects the recreational areas with residential neighborhoods.

PLAN PROVISION: The plan provides a variety of recreational opportunities to appeal to a range of individuals. Access to recreational areas will be provided from all residential planning areas to facilitate use of these areas. The Plan provides for over 50% of the site in open space. On-site amenities will include passive recreational uses such as equestrian and hiking trails and more active recreational uses.

ACP POLICY: Preserve and extend the present riding and hiking trails system into a continuous loop system connecting the community with external trail systems.

LVSP POLICY: To provide a hiking and equestrian trail system that integrates with existing trails both on- and off-site.

PLAN PROVISION: The Recreation and Open Space Plan of the Specific Plan provides for the extension of the Sunset Ridge trail through the project site.

ACP POLICY: Provide open space for both active and passive recreational uses.

LVSP POLICY: Provide development standards for required open space within the plan. To provide for a range of recreational opportunities to accommodate all potential users.

PLAN PROVISION: The Plan provides for passive and active recreational opportunities. An equestrian/hiking trail will be maintained. It will also serve as a community recreation center. The project provides 103 acres of natural open space for passive recreational uses.

ACP POLICY: Provide adequate parking at public parks without adversely impacting park facilities and amenities.

LVSP POLICY: Provide adequate standards and area to accommodate off-street parking for all proposed uses.

PLAN PROVISION: Parking will be provided as required by code and set forth in the development standards. Many of the recreational facilities will be accessible through the pedestrian network, thus reducing the need for parking.

ACP POLICY: Provide adequate lighting and security at the community parks.

LVSP POLICY: Provide an environment that is safe and secure by the provision of design guidelines that encourage public safety.

PLAN PROVISION: The design guidelines set forth recommendations for lighting in the recreational areas that are sensitive to both public safety and aesthetics.

Environmental Resources Policies

ACP POLICY: Pursue an aggressive program of code and zoning enforcement for the maintenance and upgrading of existing structures.

LVSP POLICY: Process and adopt the Specific Plan to provide a precise understanding of development parameters and future growth of the subject property. To incorporate and implement standards that are economical for the developer and are consistent with County standards and can reasonably be accommodated in the project.

PLAN PROVISION: This ACP policy is not directly applicable; however, the upgrading of existing reuse structures is proposed. The Specific Plan directs the maintenance and upgrading of existing structures to be incorporated into the development plan.

ACP POLICY: Provide that new development must be compatible with adjacent land uses and environmental resources.

LVSP POLICY: Process and adopt the Specific Plan to provide a precise understanding of development parameters and future growth of the subject property. To provide a design theme and planning densities that are sensitive to the surrounding neighborhoods. Provide, through the Specific Plan, an community image that mirrors the surrounding community of Altadena. Provide a land use scenario that places proposed uses within proximity of other compatible uses both on- and off-site. Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind development.

PLAN PROVISION: The Specific Plan sets forth a mechanism for implementing policies and guidelines to ensure that new development will be compatible with adjacent land uses and the environment. The land use configuration respects the existing development and is sensitive to the placement of proposed uses. Lower density residential planning areas are located adjacent to existing low density neighborhoods. Open space and roadways buffer proposed higher density areas. Planning areas shown in the Land Use Plan are placed to avoid key environmental amenities (i.e., Millard Canyon, the slopes and ridges). The Plan guidelines ensure that the development will be compatible with adjacent land uses and environmental resources.

ACP POLICY: Provide adequate setbacks, landscaping, walls, and other buffers between residential, commercial, industrial and public uses.

LVSP POLICY: Provide a land use scenario that places proposed uses within proximity of other compatible uses both on- and off-site.

PLAN PROVISION: The Specific Plan guidelines provide the requirements on setbacks, landscaping, walls, etc. to ensure that adjacent land uses will not impact one another and will be adequately screened and or buffered if necessary.

ACP POLICY: Require adequate vehicular access to all parcels and the mitigation of any adverse traffic impacts on adjacent uses.

LVSP POLICY: To establish a circulation system that conforms to the County's standards and serves both through and local traffic.

PLAN PROVISION: The Circulation Plan provides the framework for vehicular access to all parcels. The EIR which has been prepared in conjunction with the Specific Plan, recommends mitigation measures to minimize impacts associated with project-related traffic that will be incorporated into the Plan.

ACP POLICY: Provide that new development incorporate sufficient open space to serve the needs of the tenants(s) and a compatible relationship with adjacent uses.

LVSP POLICY: Provide development standards for required open space within the plan. To provide a balance between open space areas and development sites when feasible. To provide recreational areas on land that is readily usable for active recreation purposes. Provide a land use scenario that places proposed uses within proximity of other compatible uses both on- and off-site.

PLAN PROVISION: Over 50% of the site is designated for quality open space for both active and passive recreational use. The open space provides a buffer between the residential land uses and the National Forest designated property.

ACP POLICY: Prevent adverse light and glare effects of a land use on adjacent properties.

LVSP POLICY: Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space and landforms.

PLAN PROVISION: The Specific Plan design guidelines recommend lighting guidelines that minimize excessive lighting and nighttime illumination.

ACP POLICY: Prohibit the disruption of riparian habitats in the San Gabriel Mountain foothills.

LVSP POLICY: Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind development.

PLAN PROVISION: Important environmental features, including riparian habitats found in canyons on-site, are preserved in the land use plan.

ACP POLICY: Continue standards which minimize grading in foothill areas.

LVSP POLICY: Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind development.

PLAN PROVISION: The proposed development will follow grading design standards and guidelines which will result in natural appearing cut and fill banks. The identified areas of visual importance will remain untouched by earthwork operations.

ACP POLICY: Require new development in foothill areas to minimize siltation of streams and canyons.

LVSP POLICY: Provide within the Specific Plan a set of regulations to control erosion and drainage during grading and construction.

PLAN PROVISION: Require new development to provide temporary and permanent construction and maintenance measures for controlling drainage and preventing soils erosion during and after construction of the project.

ACP POLICY: Maintain view corridors of the San Gabriel Mountains and Los Angeles basin by controlling the siting, height and density of new development.

LVSP POLICY: Based on a computerized 3-D modeling analysis of the site and San Gabriel Mountains, provide within the Specific Plan and Design Guidelines provisions to preserve and enhance the existing visual quality of the project as viewed from off-site. In any case where development is visible, provide mitigation measures.

PLAN PROVISION: Development impact is minimally visible or not visible from off-site points. Heights are limited to 35 feet or 2-story and are sited to reduce visual impact.

ACP POLICY: Recognize all policies and standards contained in the County's Seismic Safety Element.

LVSP POLICY: Provide adequate geotechnical analysis to assure compliance with the County's Seismic Safety Element.

PLAN PROVISION: Based on geotechnical studies prepared for the La Vina EIR, the project development occurs in appropriate areas and with adequate setbacks to comply with the County's Seismic Safety Element.

The following policies of the ACP are not applicable to the proposed La Vina Specific Plan:

Provide for the strengthening of existing corridors and clusters of commercial, industrial, and public uses as principal activity centers of the Altadena community.

Provide for the evolution of Lake Avenue, between Calaveras Street and Altadena Drive, as the principal core of the Altadena community, containing retail and office commercial, restaurants, entertainment, moderate density residential, and community facilities.

Preserve and maintain existing residential units which are structurally sound.

Provide opportunities for new moderate density residential units to serve senior citizen needs in proximity to local-serving commercial uses, community facilities, and public transit.

Attract new commercial uses to the Altadena community which are necessary to support the needs of the residents and are now unavailable.

Encourage commercial areas to develop desirably distinctive qualities in their design, appearance, and operation.

Modify existing commercial districts, where necessary, to make them functionally more efficient and attractive to users by improving pedestrian, automobile, and truck access, separating pedestrian and vehicular access, grouping structures around common open spaces, providing customer amenities, and establishing attractive and unifying architectural elements and themes.

Accommodate new liquor stores and bars only if it can be demonstrated that they will benefit the community and not have adverse impacts.

Provide for the expansion of commercial areas on Lake Avenue, Lincoln Avenue, and Woodbury Road which are marginally viable due to parcel size and depth constraints.

Use redevelopment techniques as provided for by State law to facilitate the revitalization of blighted commercial districts.

Expand the Lake Avenue commercial core west to El Molino Avenue, between Mariposa and Calaveras Streets.

Improve the existing pattern and character of development to establish a "village-like" environment for the Lake Avenue commercial core.

Provide that all structures, except those in large scale (multi-parcel) "Planned" developments, be sited on the property line, abutting sidewalks, promoting pedestrian continuity.

Restrict the ground elevation of structures in the Lake Avenue core to retail commercial, restaurants, and other high turnover, pedestrian-active uses.

Provide for mixed-use structures in the Lake Avenue core, incorporating retail uses on the ground level and office or residential uses on the second and higher levels.

Encourage the establishment of a diversity of community-oriented uses and community-oriented service and cultural uses in the Lake Avenue "core."

Maintain and enhance Lincoln Avenue-Woodbury Road, Lincoln Avenue-Altadena Drive, Fair Oaks Avenue-Woodbury Road, Woodbury Road-Santa Anita Avenue, East Washington Boulevard, and new York Drive-Allen Avenue as secondary neighborhood commercial districts.

Provide for the establishment of a new neighborhood-serving commercial center in the western portion of Altadena (Lincoln Avenue) containing a grocery store, drug store, and supporting shops.

Provide for the establishment of a unified district for research and development, light manufacturing, and related uses along West Woodbury Road, west of Lincoln Avenue.

Improve the physical appearance of the West Woodbury industrial corridor by the introduction of a unifying and distinctive signage and streetscape improvements program with architectural design guidelines.

Use redevelopment as a mechanism to upgrade and provide incentives for new development in the West Woodbury corridor.

Require that industrial uses be adequately buffered from adjacent residential uses.

Remove Altadena Drive north of New York Drive from the County Plan of Highways (CPH). Remove New York Drive west of Altadena Drive from the CPH. Remove Allen Avenue north of New York Drive from the CPH. Designate the above as collector streets.

Reclassify Allen Avenue south of New York Drive as a secondary highway.

Widen and improve Lincoln Avenue to secondary highway standards as shown on the Plan of Highways to 64 feet of roadway within an 80-foot right-of-way from Ventura Street south to the Pasadena City Limits.

Pavement of Altadena Drive will be widened only where necessary for traffic safety, for example at intersections and/or where sight distances are impaired. Improvements and supplemental landscaping shall be designed and constructed so as to respect and enhance the beauty and integrity of the adjoining environment. To maintain the character of the neighborhood, the present setback distance will remain.

Pavement of New York Dr. will be widened only where necessary for traffic safety. Improvements and landscaping shall be designed and constructed so as to respect and enhance the beauty and integrity of the adjoining environment. The Dept. of Public Works shall conduct a new survey of the road to establish an alignment which will minimize possible impacts to the community. To maintain the character of the neighborhood the present setback distance will remain.

No additional right-of-way will be required for Allen Avenue. Any improvements and supplemental landscaping within the existing right-of-way shall be designed and constructed

so as to respect and enhance the beauty and integrity of the adjoining environment. To maintain the character of the neighborhood, the present setback distance will remain.

Consider the establishment of a parking assessment district to supplement existing parking in the Lake Avenue commercial area with additional parking spaces and/or structure. Such district to be subject to approval of business owners.

Develop a program for installation of curbs and gutters for improved drainage in the West Altadena drainage systems, Altadena Channel, and other areas where specific problems exist as identified by the Public Works Department.

Pursue redevelopment efforts in the West Altadena commercial corridor. Other deteriorated commercial areas should be the subject of further study with full public participation.

Encourage the formation of merchant/business associations and assist existing organizations with the active marketing and promotion of commercial districts throughout the Altadena community.
Identify and access available federal and state economic development resources to enhance and sustain economic growth in Altadena.

Pursue the development of industrial incubators in the Woodbury industrial area to provide entrepreneurs and new small businesses with flexible and affordable space and support services.

Encourage the use of Economic Development Corporation Industrial Development Bonds (IDBs) and Small Business Development Center programs and resources to assist new industrial and commercial businesses to locate facilities in Altadena.

Maintain specialized recreational facilities and cultural programs for senior citizens.

Encourage the development of cultural facilities such as theaters, museums and art galleries.

Establish a principal community center in proximity to Lake Avenue providing facilities for administration, health services, and youth services, community meetings, educational services and other related uses. This does not preclude the establishment of facilities for cultural or related purposes at other sites.

Establish a County Health Department facility in Altadena to provide public health services to the community.

Restrict the development of residential, schools, health facilities and other noise sensitive uses in areas exposed to noise levels exceeding 65 dBA (Ldn) unless adequate mitigation measures can be implemented.

Require that all obnoxious odors and smoke be contained to the site where they are generated.

B. LIST OF EXHIBITS AND TABLES

EXHIBITS

1 Regional Location Map
2 Vicinity Map
3 Conceptual Land Use Plan
4 Circulation Plan
5 Proposed Hiking Trail
6 Proposed Equestrian Trail
7 Conceptual Cut and Fill Plan
8 Grading Design Approach
9 Conceptual Phasing Plan
10 Recreation/Open Space Concept
11 Loma Alta Park Improvements
12 Conceptual Water System Plan
13 Conceptual Wastewater Plan
14 Conceptual Drainage Plan
15 Conceptual Circulation Phasing Plan
16 General Plan Designation

TABLES

1 Land Use Plan Summary
2 Phasing Plan Summary
3 Monitoring Report
4 Annual Growth Rate Report

C. FINDINGS

1. The proposed Planned Development is consistent in intensity and character with the County's adopted General Plan.

2. Reasonable alternatives to the plan and their implications have been considered.

3. The scope and depth of environmental and policy analysis are commensurate with the level of detail contained in the plan and the specificity of land use entitlement its adoption authorizes.

4. Implementation of the Specific Plan, ensures that concerns identified at this level of planning are resolved as part of the more detailed Site Plan review, which must be completed before private development may proceed.

5. Administration of the plan is thoroughly integrated into the County's development processing system.

6. All subjects required in a Specific Plan by the California Government Code and applicable County ordinances are appropriately and adequately covered.

7. Adequate time and opportunities have been afforded interested organizations and members of the public to comment on, or propose changes to, the plan if they so desired.

8. The plan and its policies will be used to guide development in the County and shape all subsequent land use entitlements for the Specific Plan area.

D. LEGAL DESCRIPTION FOR LA VINA SPECIFIC PLAN

PARCEL 1:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL FLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID SOUTHEAST QUARTER OF SECTION 32; THENCE SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION, 794.62 FEET; THENCE NORTH 0 DEGREES 35 MINUTES 34 SECONDS EAST, 708.00 FEET; THENCE NORTH 78 DEGREES 58 MINUTES 46 SECONDS WEST, TO THE WESTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WESTERLY LINE, SOUTH 0 DEGREES 57 MINUTES 05 SECONDS EAST, TO THE POINT OF BEGINNING. EXCEPT THEREFROM THE WESTERLY 125 FEET; MEASURED ALONG THE SOUTHERLY LINE, OF THE SOUTHERLY 405 FEET, MEASURED ALONG THE WESTERLY LINE OF SAID LAND.

PARCEL 2:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID SOUTHEAST QUARTER OF SECTION 32; THENCE SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 794.62 FEET; THENCE NORTH 0 DEGREES 35 MINUTES 34 SECONDS EAST, 708.00 FEET; THENCE NORTH 78 DEGREES 58 MINUTES 46 SECONDS WEST, TO THE WESTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WESTERLY LINE, SOUTH 0 DEGREES 57 MINUTES 05 SECONDS EAST, TO THE POINT OF BEGINNING.

ALSO EXCEPT FROM THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 32 THAT PORTION LYING NORTHWESTERLY OF A LINE DRAWN FROM THE NORTHEAST CORNER TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32.

ALSO EXCEPT FROM SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 THAT PORTION THEREOF FRONTING ABOUT 600 FEET ON THE EASTERLY SIDE OF THE ABOVE MENTIONED LINE, MEASURED FROM THE SOUTHERLY END THEREOF AND LYING WESTERLY OF A CREEK RUNNING THROUGH SAID SECTION 32 AND INTERSECTING SAID LINE ABOUT 600 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32.

ALSO EXCEPT THEREFROM THAT PORTION OF THE SOUTHEAST QUARTER OF SAID SECTION 32 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID SECTION 32 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION SHOWN AS THE SOUTHEAST CORNER OF LOT J, LAS DASITAS DE LA SIERRA, AS PER MAP RECORDED IN BOOK 60 PAGE 77 OF MISCELLANEOUS RECORDS OF SAID COUNTY AND THE NORTHEAST CORNER OF LOT 1 CHIPMANS MOUNTAIN RETREAT AS PER MAP RECORDED IN BOOK 12 PAGE 167 OF MAPS RECORDS OF SAID COUNTY ON LICENSED SURVEYORS MAP FILED IN BOOK 20 PAGE 41 OF SAID RECORD OF SURVEYS, BEARS NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 821.94 FEET; THENCE NORTH 0 DEGREES 51 MINUTES 0 SECONDS EAST 798.12 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES

0 SECONDS EAST 153.13 FEET; THENCE NORTH 11 DEGREES 51 MINUTES 0 SECONDS EAST 264.94 FEET; THENCE SOUTH 75 DEGREES 33 MINUTES 50 SECONDS EAST 229.27 FEET; THENCE NORTH 73 DEGREES 31 MINUTES 46 SECONDS EAST 242.18 FEET; TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING, NORTH 17 DEGREES 20 MINUTES 42 SECONDS EAST 219.17 FEET; THENCE SOUTH 86 DEGREES 36 MINUTES 32 SECONDS EAST 47.40 FEET; THENCE NORTH 17 DEGREES 20 MINUTES 42 SECONDS EAST 150 FEET; THENCE SOUTH 86 DEGREES 36 MINUTES 32 SECONDS EAST 86.55 FEET; THENCE SOUTH 17 DEGREES 20 MINUTES 42 SECONDS WEST 401.47 FEET; THENCE NORTH 72 DEGREES 39 MINUTES 18 SECONDS WEST 130 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3

LOT 1 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE NORTH 1 DEGREES 02 MINUTES 30 SECONDS WEST 660.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 86 DEGREES 37 MINUTES 15 SECONDS WEST 1,317.59 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 1, DISTANT NORTH 0 DEGREES 52 MINUTES 30 SECONDS WEST 660.00 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 52 MINUTES 30 SECONDS EAST, 660.00 FEET TO SAID SOUTHWESTERLY CORNER; THENCE ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

PARCEL 4

THAT PORTION OF LOT 2, SECTION 5, TOWNSHIP 1 NORTH, RANGE 12 WEST, S.B.B.& M., IN THE COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

THE NORTH 200 FEET OF LOT 2 IN SECTION 5, TOWNSHIP 1 NORTH RANGE 12 WEST S.B.B.& M., BEING BOUNDED ON THE SOUTH BY A LINE DRAWN PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2, AND 200 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT ANGLES THEREFROM.

EXCEPTED THEREFROM ALL THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 2, SAID POINT BEING 484.31 FEET DISTANT NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST FROM THE NORTHEAST CORNER OF SAID LOT, SAID POINT BEING ALSO SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 831.31 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 3 DEGREES 28 MINUTES 30 SECONDS WEST 82.70 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST TO A POINT ON A LINE DRAWN PARALLEL TO AND 200 FEET DISTANT FROM AND MEASURED AT RIGHT ANGLES THERETO, THE NORTHERLY LINE OF SAID LOT 2.

ALSO EXCEPTING THAT PORTION INCLUDED WITHIN THE BOUNDARIES OF TRACT 1854, AS PER MAP RECORDED IN BOOK 21 PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5

THAT PORTION OF LOT TWO (2) SECTION FIVE (5) TOWNSHIP 1 NORTH, RANGE, 12 WEST SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 2, SAID NORTH EASTERLY CORNER BEING NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 1,315.62 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, NORTH 86

DEGREES 38 MINUTES 10 SECONDS WEST 484.31 FEET TO A POINT, SAID POINT BEING SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 831.31 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTH 3 DEGREES 28 MINUTES 30 SECONDS WEST 82.70 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 120.63 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 527.46 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT AS SHOWN ON MAP FILED IN BOOK 20 PAGE 41 RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 0 DEGREES 53 MINUTES WEST 200.55 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

PARCEL 6

THAT PORTION OF LOT TWO (2) SECTION FIVE (5) TOWNSHIP 1 NORTH, RANGE, 12 WEST SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 2, SAID NORTH EASTERLY CORNER BEING NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 1,315.62 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 484.31 FEET TO A POINT, SAID POINT BEING SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 831.31 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTH 3 DEGREES 28 MINUTES 30 SECONDS WEST 82.70 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 120.63 FEET; TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 133.69 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 568.31 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT, AS SHOWN ON MAP FILED IN BOOK 20 PAGE 41 RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 0 DEGREES 53 MINUTES WEST 130.36 FEET ALONG SAID EASTERLY LINE; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 527.46 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 7

THAT PORTION OF LOT TWO (2) SECTION FIVE (5) TOWNSHIP 1 NORTH, RANGE, 12 WEST SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 2, SAID NORTH EASTERLY CORNER BEING NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 1,315.62 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 484.31 FEET TO A POINT, SAID POINT BEING SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 831.31 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTH 3 DEGREES 28 MINUTES 30 SECONDS WEST 82.70 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 254.32 FEET; TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 113.12 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 602.88 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT, AS SHOWN ON MAP FILED IN BOOK 20 PAGE 41 RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 0 DEGREES 53 MINUTES WEST 110.30 FEET ALONG SAID EASTERLY LINE; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 568.31 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 8

SAID LAND IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 TO 19, INCLUSIVE OF TRACT NO. 33961 AS PER MAP RECORDED IN BOOK 1004 PAGE(S) 52 TO 55 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Employment and Business Development Program

Background Summary

La Vina is a planned community of approximately 300 single-family homes in the northwest portion of Altadena situated in the Foothills of the San Gabriel Mountains. Construction is anticipated to commence during 1990 with an investment in excess of one hundred million dollars. The developers of this community are Altadena based Cantwell-Anderson, Inc. and Irvine based Southwest Diversified, Inc. Realizing the employment and business opportunities that a project of this magnitude will have, the developers looked for a vehicle that would share the benefits of the La Vina development with the community. This consideration gave rise to the La Vina Employment and Business Development Committee. While the creation of this program happened as a direct result of the proposed La Vina project it is not intended that the program will be limited to the benefit of this project. The labor pool resulting from various proposed training programs will be available to other area builders as well as to this specific project.

Business Development Committee

The La Vina Employment and Business Development Committee was assembled with representatives from a broad cross-section of the Altadena/Pasadena community. It was through this committee that the goals of this program were created. Specific emphasis is placed on utilizing the existing subcontracting and labor resources in the community. This committee consists of representatives of the followings organizations: Building Industry Association, Altadena Chamber of Commerce, Pasadena and Altadena NAACP, Foothill Area Community Services, Pasadena Skills Center, Pasadena City College, Family Savings Bank, The Urban League, Altadena Handy Workers, West Altadena Merchants Association, the Blank Businessmen Association, Cantwell-Anderson, Inc. and Southwest Diversified, Inc.

1. **Registration Center:**

Potential employees will be recruited for positions of skilled and unskilled labor. After recruitment, each applicant will be processed as follows:

a. Application Screening: An application will be taken. Information relating to the employment history and qualifications of the applicant as well as their possible need for training and counseling will be sought.

b. Evaluation: An interview, with an employment counselor and the applicant, will be held to determine qualification and levels of experiences in the building trade. During the evaluation process, counselors will be seeking to identify areas is which employment related counseling might be required. If a determination is made that employment related counseling is needed to insure a healthy employment future, then the applicant will be referred to additional counseling.

c. Referral: The applicant will either be referred to educational training, counseling, placement, or any combination of the three. The need for additional counseling will not disqualify an applicant from participating in the project, but if it is needed it will become a condition of participation.

2. **Training Center:**

Pasadena City College and the Pasadena Skills Center will provide a vocational training curriculum of construction related trades to prepare interested applicants for employment in the construction industry.

a. Classes are being designed with emphasis placed on developing skills with the highest probability for employment.

b. The curriculum is being designed with consultation from the trade groups to insure that training techniques and trade vocabulary will be compatible to the working environment.

Goals

The goals of the Employment and Business Development Program are:

1. To provide a broad range of career employment opportunities for local citizens.

2. To encourage local merchants and vendors to participate in the development.

3. To re-invest a significant percentage of the financial resources of the La Vina project into the local economy.

Benefits

The benefits in meeting the goals of the Employment and Business Development Program are:

1. To address unemployment issues and related economic needs for the developing Altadena community.

2. To provide and Equal Employment Opportunity Program for the community.

3. To utilize the impetus from the La Vina Development as a catalyst for the West Altadena Redevelopment and economic revitalization program.

4. To encourage career development within the construction industry.

5. To recycle wages and income between local businesses and the economy.

The program is divided into two divisions; one phase relates to employment of skilled and unskilled labor and the other phase relates to promoting participation by local businesses and subcontractors.

Skilled and Unskilled Employment

The committee selected three areas in which specific expertise would be needed and assigned the program around these needs. (See Illustration #1)

c. When training is complete, the student will be certified as having received sufficient training, in a specific craft, to be considered for construction employment within a particular sub-contractors' trades.

d. Following the successful completion of a training course, the student will then be referred to placement. Placement will occur either at the La Vina site or at any of the other participating construction related projects within the San Gabriel Valley.

e. Pasadena City College and the Skill Center will provide certification of successful completion of all courses offered.

3. **Placement Center:**

A data bank of potential employers and employees will be developed and maintained. The tracking systems and the data bank will be implemented as follows:

a. Maintain a roster of skilled applicants interested in employment by crafts, experiences, training and references.

b. Identify other construction contractors in the area and explain the nature and benefits of the employment training program.

c. Provide subcontractors at La Vina, and other contractors in the area with a weekly listing of eligible and interested employees.

d. Maintain a roster of unskilled laborers interested in construction employment opportunities. This roster should consist of Altadena residents only. The unskilled labor pool would be set aside exclusively for Altadena unemployed with the hopes of addressing the immediate problem of the unskilled unemployed in the Altadena community.

e. When an applicant has successfully completed the training program and is referred back to the placement, he will then be classified based on his skill level. That determination will be made by the La Vina Business Development Evaluation Committee. This committee shall consist of representatives from Pasadena City

College and the Board of Directors of the La Vina Employment Project.

f. Provide a tracking system of all participants and generate information necessary to determine if there is a need for additional training or evaluation.

Local Business and Subcontractors Participation

This phase of the La Vina business and employment program places emphasis on stimulating the Altadena business economy and seeking local subcontractors to participate in the La Vina development. To accomplish this the Business Development Committee will send invitations to local businesses and subcontractors inviting them to participate in the bidding (see Exhibits 2 and 3).

Subcontractors:

1. Subcontractors who register to participate in the program will be notified of the start up of new construction projects in the area. These subcontractors will be invited to an awareness seminar in which the scope of the La Vina development will be made public and the bidding process will be explained. Interested subcontractors, particularly local and minorities, will be given access to historical information as it relates to contracting of a development by Cantwell-Anderson and Southwest Diversified. This information is designed to give an insight on the contracting process of a project of this magnitude.

2. During the bidding process, subcontractors will be made aware of the "employee data bank" and encouraged to utilize this employment source. They will be made aware of the existence of the La Vina program and it's intent to utilize the resources of this community.

3. A directory of local merchants and suppliers, that have been registered with the La Vina development, will be made available to the subcontractors. Subcontractors will be encouraged to purchase supplies locally and to patronize local merchants.

4. The developers of the La Vina project will seek to plan it's construction schedule around smaller subcontractors thus making economically possible for locals to participate. That is to say emphasis will be placed on

letting out smaller contracts and utilizing more subcontractors thus creating an opportunity for broader participation.

5. This program is an equal opportunity program which will exercise a variety of innovative options that will bring local and minority subcontractors into the bidding process. However, the final determination of all contracts to be let will be based on a competitive process and the proven ability of the subcontractor as a quality performer.

Local Business:

1. Local businesses who indicate an interest in providing goods or services to the development will be placed in the data bank and classified according to the products or services they offer.

2. Local businesses who offer a competitive product and/or service will be considered as a potential supplier to the development.

3. The La Vina developers will create a directory of the local businesses and make that directory available to all subcontractors during the entire construction phase of the La Vina project. At the conclusion of the La Vina project and during the state of occupancy, the La Vina developers will make available this business directory to all of it's new home owners.

4. The La Vina developers will organize a series of business seminars for the local business community. These seminars will be designed around contemporary business practices and a marketing analysis of the community needs. Businesses who wish to participate in the La Vina development will be encouraged to participate in these business seminars.

5. Outside services such as food, concessions, rental equipment, security services and other necessary support mechanisms will be given an opportunity to compete for project related business. Whenever possible, these areas will be reserved for local participants who offer these services based on their ability to participate on a competitive market.

Neighborhood Construction Impact Mitigation Program

LANDSCAPED BUFFER

In the widening of Lincoln Avenue a buffer will be created on the west side of the street from the residents property line to the beginning of the new ROW. The developers will landscape and plant this buffer with drought tolerant plants. The residents will be permitted to chose between several variety of plants that will be submitted by the Developments Landscape Architect. This buffer will extend from the entrance to the development south to the northern boundary of Loma Alta Park.

WORKING HOURS

In order to minimize construction noise impacts, all engine-driven construction vehicles, equipment and pneumatic tools shall be required to use effective intake and exhaust mufflers in accordance with OSHA standards.
Construction activities shall be limited to the hours of 7:30 a.m. - 5:30 p.m. on weekdays unless deviations from this schedule are approved in advance by the County. Non-construction activities may take place between the hours of 7:00 a.m. - 7:30 a.m. on weekdays and 9:00 a.m. - 4:00 p.m on Saturdays, but must be limited to quiet activities and shall not include the use of engine-driven machinery unless prior approval is obtained from County. No actual construction activities may take place between 7:00 a.m. - 8:00 a.m. except when post tension slab foundations are being poured - - the concrete pumper may be set up, but no concrete may be poured. Forklifts shall be allowed to additionally operate on site between the hours of 5:00 p.m. - 6:00 p.m. pm weekdays.

SECONDARY ACCESS ROAD

The secondary access road shall be graded concurrently with Phase I, grading plans and shall be provided with an all-weather surface until such time as the final paving is placed. Upon completion of the grading and all-weather surface, construction traffic shall be directed to access the site through the secondary access road as much as practical, except for those times that the roadway is closed for utility construction within the roadway. Every effort shall be made to restrict construction traffic from using Lincoln Avenue for site access except those times when the secondary access road is closed related construction work.

GRADING-WATER SUPPLY

To minimize the possible impact on the water pressure to local residents the developer will install a construction temporary water tank. This tank will be filled and maintained during the off peak hours with the use of a low volume intake line that will have little or no impact on the existing water pressure.

EQUESTRIAN COMMUNITY

The following items have not progressed to a final decision due to the complexity in obtaining property rights and the need for county assistance in finalizing the connection of the trail system. However, sufficient progress has been made and to that end this report is given.

PROTECTIVE HORSE RAIL:

At all areas where the planned dedicated trail parallel the streets the developers will install a split rail fence to protect horse and rider from vehicular traffic. This does not apply to that portion of the trail that extends westward along Altadena Drive to the trail head.

PERMANENT DEDICATED TRAIL:

There is a study underway to create a permanent trail that will go south on Lincoln from the entrance to La Vina to north of Loma Alta Park, then east above the swimming pool to the present trail near the La Vina secondary access road then south across Loma Alta (with control light) to existing exercise ring, west along the north side of Palm Street to Lincoln Avenue, cross Lincoln Avenue (with control street light) south on Lincoln Avenue to bridge (from this point please see attached diagram). The progress that has been made to this point will be discussed today and questions taken.

CONNECT BROKEN TRAIL:

Research and several meetings with the trail manager have shown that it is possible to make the connection of Sunset Trail to Eaton Canyon and other trails in the system. To do this requires the repair of a broken link between Echo Mountain and Altadena Crest Trail or Echo Mountain to Eaton Falls (see diagram). A request has been made to the Parks Department to repair this broken link.

Cantwell-Anderson and Southwest Diversified will continue the necessary negotiations with the County Parks and Recreation staff until these improvements have been accomplished.

Improvements to Loma Alta Park and Equestrian/Hiking Trails

COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

NORTHERN REGIONAL OFFICE

31320 North Castaic Road - Castaic, California 91384 - 2538 - (805) 257-3500

John F. Weber III, Assistant Director

November 14, 1989

COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS

Pete Schabarum
First District

Kenneth Hahn
Second District

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Third District

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Rodney E. Cooper, Director

PARKS ARE FOR PEOPLE

Mr. Tim Cantwell
CANTWELL-ANDERSON
3900 N. Lincoln Avenue
Altadena, CA 91001

Dear Mr. Cantwell:

RE: LA VINA DEVELOPMENT AND IMPROVEMENTS TO LOMA ALTA PARK AND EQUESTRIAN/HIKING TRAILS

In response to your communication of September 28, 1989, this Department has reviewed your proposal as it relates to the impact upon Loma Alta Park and would offer the following response:

1. The roadway improvements on Lincoln Avenue will require Cantwell-Anderson to extend the existing curb 2' into the street and construct a sidewalk 6' from the new curb which will cut into the park approximately 4' from the existing curb line. The sidewalk will be dedicated to the County Department of Public Works as road right-of-way for Lincoln Avenue.

   It is our understanding that this road widening will allow for one northbound and one southbound lane as well as parking along the new curb on the park side of the road. Cantwell-Anderson has agreed to complete the following as a mitigation for this road-widening project:

   a. The sidewalk along Lincoln Avenue shall attempt to preserve as many existing trees as possible. Tree wells shall be constructed to protect existing root system of any tree endangered by the installation of the sidewalk. Any trees that must be removed shall be replaced at the discretion of the Department of Parks and Recreation. A one-year maintenance agreement will be entered into to replace any trees that die as a result of root damage.

b. Construct a sidewalk along Loma Alta Drive and eliminate access to the existing parking lot from Loma Alta Drive.

c. Raise the parking lot at the south corner of Loma Alta Park to within 3' of the existing park grade to make this lot more visible to park users, allowing the upper portion of vehicles to be seen.

d. Develop an access road to this parking lot from the newly constructed Sunset Ridge road.

e. Construct a stairway and ramp to connect the raised parking lot to the upper park area with an additional stairway and ramp to the corner of Loma Alta Drive and Sunset Ridge road to allow for pedestrian use.

f. The development be conditioned to provide appropriate equestrian/pedestrian/traffic control at the intersection of Sunset Ridge Road and Loma Alta Drive to the satisfaction of the Director of Public Works.

g. Construct a vehicular turnaround area at the north end of the park off Sunset Ridge Road.

h. Construct a sidewalk system connecting the improved parking lot and vehicular turnaround to existing recreational facilities.

i. Preserve existing stand of redwood trees adjacent to Sunset Ridge Road.

j. Provide and install new park identification sign on corner of Lincoln Avenue and Loma Alta Drive as well as corner of Sunset Ridge Road and Loma Alta Drive, wording as directed by the Department of Parks and Recreation.

2. Cantwell-Anderson shall prepare all plans for all improvements, subject to approval by the Department of Parks and Recreation prior to actual construction.

3. Cantwell-Anderson will obtain required approvals and permits, etc. for all park, equestrian and hiking trail improvements. The Department of Parks and Recreation will assume the responsibility for environmental documentation, the cost of which will be funded separately by Cantwell-Anderson.

4. The Department of Parks and Recreation agrees to Cantwell-Anderson's proposal for the construction a of hiking and equestrian trail system per their submitted attachments.

Tim Cantwell
11-14-89

5. All aforementioned park and street improvements and conditions shall be provided as measures mitigating the encroachment on Lincoln Avenue. In addition to these improvements, Cantwell-Anderson has accepted a financial obligation inclusive of the Quimby requirements totaling $575,000. The anticipated disbursement of these funds will be as follows:

   a. Acquisition cost of the ± 4.5-acre site with an anticipated equestrian stable use and transfer of title of that site to the Los Angeles County Department of Parks and Recreation - - - - - - - - - - - $125,000

   b. Grading of the ± 4.5-acre site as approved by the Department of Parks and Recreation - - - - - - - - - $150,000

   c. Cash contribution of the balance paid to the County Department of Parks and Recreation for future park improvements - - - - - - - - - - - - - - - ± $300,000

Compliance with all terms and conditions of the above will satisfy the Department of Parks and Recreation's mitigation of the impact on Lincoln Avenue for the construction of the sidewalk and Quimby obligation for the La Vina development (Tract #45546).

Sincerely,

John F. Weber III
Assistant Director

JFW:ra

H. PROJECT CONSULTANT TEAM

Engineering Service Corporation
6017 Bristol Parkway
Culver City, CA 90230

Lifescapes
4930 Campus Drive
Newport Beach, CA 92660

John L. Chapman
Land Planning
4 Corporate Plaza Drive, Suite 202
Newport Beach, CA 92660

22.46.820 Appendix.

A. References. Unless where specified otherwise, all references to Title 22 are to the current version of Title 22 (Planning and Zoning Code) of the County Code.

B. Terms. Table 22.304.020-A, below, identifies terms used in the La Vina Specific Plan and the following equivalent terms in this Title 22.

TABLE 22.56.820-A: TERMS		
Specific Plan Page No.	***Term in Specific Plan***	***Equivalent Term in Title 22***
Multiple (Section IV)	Los Angeles County Planning and Zoning Code, Title 22	Title 22 (Planning and Zoning) of the County Code
Multiple (Section IV)	Parcel of land	lot
V-18, V-19	Los Angeles County Subdivision code, Title 21	Title 21 (Subdivisions) of the County Code
V-20, V-22	County staff	The Department
V-21	Los Angeles County Subdivision ordinance	Title 21 (Subdivisions) of the County Code

22.46.890 Marina del Rey Specific Plan and Introduction.

A. The Marina del Rey Specific Plan is located in Section 22.46.900 (Purpose) through Section 22.46.1970 (Coastal improvement fund fee).

B. The Marina del Rey Specific Plan was first certified by the California Coastal Commission on February 8, 1996.

C. The Marina del Rey Specific Plan, as amended, was certified by the California Coastal Commission on February 8, 2012.

22.46.900 Title for Citation.

The provisions of this Part 3 of Chapter 22.46 shall be known as, and may be cited as, the "Marina del Rey Specific Plan."

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1000 Purpose.

A. This Specific Plan constitutes the primary implementation mechanism for the Marina del Rey Land Use Plan as first certified by the California Coastal Commission in December 1986, and last certified, as amended, in February 2012.

B. The objectives of the Specific Plan are fourfold:

- First, the plan documents various development, preservation and reconstruction strategies set forth in the certified Land Use Plan;
- Second, the plan establishes development standards and guidelines which are the regulatory basis for future development, preservation and reconstruction efforts in Marina del Rey;
- Third, the plan requires design concepts to guide reconstruction on individual parcels, to aid in the development of vacant land and to help preserve significant resources;
- Fourth, the plan establishes the governmental review process for new development proposals in Marina del Rey and describes the long-term implementation efforts necessary to accommodate future development.

C. The Specific Plan may be summarized as follows:

- Communitywide Plan and Design Standards. These standards consist of area-wide design guidelines. Urban design, land use, circulation, parking, access, and infrastructure are discussed.
- Use Restrictions and Development Standards by Land Use Category. These sections contain the uses allowed and the development standards for each land use category in the Specific Plan. The use restrictions and development standards are comparable in form and purpose to the section of a zoning ordinance which defines uses allowed in a development zone, development standards, etc. The development potential for each development zone is also stated in these sections.
- Site-Specific Development Guidelines. The guidelines detail the development potential, development considerations, and required public improvements for each parcel, organized geographically by planning unit. On occasion, parcels are shown in more than one category, or several uses may be permitted on a particular parcel.

- Coastal Improvement Fund. This Section describes the basis and funding mechanism for the coastal improvement fund.

(Ord. 2012-0016 § 2, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1010 Reserved.

(Ord. 95-0042 § 1 (part), 1995: Ord. 91-0004 § 1, 1991: Ord. 90-0158 § 1 (part), 1990.)

22.46.1020 Relationship to the Los Angeles County General Plan.

A. A Los Angeles County General Plan was adopted on November 25, 1980. It consists of those countywide chapters and elements mandated by the California Government Code, as well as a series of communitywide plans which set forth more detailed growth and development policies for specific unincorporated communities.

B. The Countywide General Plan establishes, in a broad perspective, future land use, development and conservation policies for the Marina del Rey area. The Plan further calls for the completion of the Marina Local Coastal Program (LCP), consisting of both a Land Use Plan and Local Implementation Program. The Marina LCP is integrated with the General Plan as a component of the Countywide Coastal Element.

C. The Marina del Rey Land Use Plan was approved by the Los Angeles County Board of Supervisors on September 13, 1984, and was subsequently certified by the California Coastal Commission on October 11, 1984. The Plan was recertified in December 1986, after Areas B and C were annexed by the City of Los Angeles. An amendment to the Plan was approved by the Board of Supervisors on August 22, 1995 and subsequently certified by the California Coastal Commission on February 8, 1996. A further amendment to the Plan was approved by the Board of Supervisors on March 15, 2011 and subsequently certified by the California Coastal Commission on February 8, 2012. It now serves as the community plan for the Marina del Rey area. This Plan constitutes a refinement of General Plan Policy and provides a basis for its implementation.

D. This Specific Plan is a key component of the Local Implementation Program for Marina del Rey. It is designed to implement the Marina del Rey Land Use Plan through the application of site-specific development standards and guidelines. The Specific Plan constitutes the most detailed interpretation of General Plan Policy.

(Ord. 2012-0016 § 3, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1030 Relationship to the Los Angeles County Land Use Regulations.

A. Where provisions of this Specific Plan are in conflict with other provisions of this Title 22, this Specific Plan shall prevail. For matters on which this Specific Plan is silent, other applicable provisions of Title 22 shall control.

B. Notwithstanding the provisions of Section 22.46.030 of this Title 22, amendments to the County Code that affect sections cited in this Specific Plan shall not apply to this Specific Plan until certified as amendments to the LCP by the California Coastal Commission. Until such changes are certified, only the versions of the County Code previously certified by the Commission shall apply.

C. Regulation of development in Marina del Rey will be accomplished by zoning the entire Marina as Specific Plan (SP), shown on Map 1. Development in the SP Zone will be guided by the certified Land Use Plan, as implemented by the development zones, land use categories and parcel-specific development standards and guidelines in the Marina del Rey Specific Plan. One zoning document, the Specific Plan, will be referred to for all development potential within each development zone, and for land use regulations and development standards for each parcel in Marina del Rey.

D. Height and land use limitations found on pages 16 through 26 of the Specifications and Minimum Standards of Architectural Treatment and Construction (see Appendix C of this Specific Plan) shall not apply to new development approved under this LCP. Amendments to the Specifications and Minimum Standards of Architectural Treatment and Construction (hereafter known as the Manual of Architectural Standards) shall not apply to this Specific Plan until certified as an

amendment to the LCP. Until such changes are certified, only the version of the Manual of Architectural Standards (October, 1989) in effect at the time of adoption of this Specific Plan, other than the above-identified height and land use limitations, shall apply.

(Ord. 2012-0016 § 4, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1995.)

22.46.1040 Urban Design Concept.

The urban design concept for Marina del Rey embodies a three-dimensional option that will give the study area a strong, definitive physical image and identity. Key features of the urban design concept include:

- A modified "bowl concept" consisting of a skyline of taller buildings around the outer and northern edges of the Marina, with lower buildings on the moles. The concept will enhance the image of the Marina and will ensure adequate sunlight and wind circulation over the water basin;
- A framework of "community identity elements" to provide a sense of place and establish the character of the area. Such identity elements serve to orient Marina visitors and provide a logical, coherent, unified network of movement, land use and activity;
- Design guidelines to coordinate the visual character of the Marina through the application of Marina-wide guidelines pertaining to landscaping, hardscape and street furniture, signs, quality site design and architectural treatment.
- View corridors to maintain and enhance public views of the harbor are a priority of this plan. Enhancing the ability of the public to experience and view the Marina waters shall be implemented by requiring view corridors in the design of all new or renovated development. Increased view corridors are called for when basic height standards are exceeded. This goal shall be achieved by placing conditions on permits for new development to

enhance public viewing, to allow for greater public access, and to create view corridors to and along the waterfront.

(Ord. 2012-0016 § 5, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1(part), 1990.)

22.46.1050 Community Identity Elements.

A. The identity and image of an area is established by many elements, including buildings, landscaping, signs and in the case of the Marina, by its water-related activities. Except for its marine-oriented activities, the Marina does not have a strong image or identity. Some of the physical elements in the Marina area such as fences, gates and signs inadvertently discourage public use and access. The prospect of reconstruction on certain moles, however, brings the potential for establishing a more unified visual environment and identity in Marina del Rey.

B. Key community identity elements include:

- Marina Gateways and Entrances. These important entry points into the existing Marina from Lincoln, Culver Boulevard and Washington Street are where most people get their first orientation to the area. A combination of landscaping, signs and lighting orients motorists, bicycle riders and pedestrians to the Marina and specific destinations within it;
- The Parkway Edge. This is a heavily landscaped strip around the edge of the Marina to the north jetty of the Main Channel which creates a strong identity for the Marina;
- The Loop Road. Most allowable new high-rise and midrise development will be along Admiralty Way and Via Marina. This loop road has its own landscaped character, with signs, lighting, the pedestrian promenade and bicycle trail;
- Mole Roads and Intersections. Mole roads and intersections have special identity features, including signs identifying visitor-serving facilities or other attractions on each mole;

- Pedestrian Walkways and Bicycle Trails. The walkways and bicycle trails are a primary means for access to activities in the Marina. Design of these elements with safety and compatibility in mind is of utmost importance in facilitating public use and enjoyment of the Marina. All walkways must be accessible to the physically impaired. Outdoor eating patios are encouraged along the bicycle and pedestrian trails;
- View Areas. A view area shall be defined as a point for observation of boats, docks, Marina waters and regional surroundings. Facilities may include benches and telescopes. Other park-like facilities are not standard in view areas;
- View Corridors. A view corridor is an area located between the water and the first public road open to the sky and allowing uninterrupted views of the harbor from the road to the waterside, at ground level. The corridor may be combined with fire roads and public accessways.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1060 Communitywide Design Guidelines.

Communitywide design guidelines concern several areas. These areas include landscaping, signs, site planning, and architectural treatment. These guidelines are considered to be mandatory when the word "shall" is used and are permissive when the word "may" is used. Developments shall be analyzed for conformance with this Specific Plan and with the identity and accessibility of the Marina as a public boating and recreational facility through the coastal development permit process. The analysis shall address, at a minimum, public access, height, circulation, massing, visual impact, views and view corridors, compatibility of uses in a mixed use project, and the visibility and convenience of public spaces as they pertain to the policies of this LCP. During the coastal development permit process, the Commission or Hearing Officer shall require

modifications to development proposals where necessary to achieve consistency with the LCP.

A. Landscaping. Landscaping shall include trees and shrubbery, with adequate ground cover to protect the soil. Landscaped borders used to shield obtrusive uses shall have a minimum width of eight feet and shall consist of vegetation of sufficient density to hide the use. Landscaping along site perimeters shall have a minimum width of eight feet and shall allow visual access into the lot, except where the landscaping is being used to screen an obtrusive use. These standards shall be implemented in a manner consistent with all other provisions of the certified LCP to encourage unique site design. Layout, components, and quantity of landscaping for development in the existing Marina shall be subject to approval by the Design Control Board.

B. Lot Coverage. Lot coverage, by buildings, shall be limited as otherwise restricted in the Specific Plan, and shall not exceed 90 percent of the net lot area; a minimuam of 10 percent of the net lot area shall be landscaped.

C. Parking.

1. Parking standards in Marina del Rey shall be as set forth in Part 11 of Chapter 22.52 and Appendix 3 of this Title 22.

2. Applicants for office and commercial development are required to consult with the Department of Beaches and Harbors to determine how to locate and manage multiuse parking facilities. The Director must find that the multiuse facilities are consistent with the LCP, and that all uses will receive adequate parking. The intent of multiuse, otherwise known as dual or shared use, parking is to provide additional parking for shoreline access and recreational uses during peak visitation periods which coincide with nonpeak office/commercial working hours. All calculations for shared parking demand shall provide spaces for public access parking. Procedures for multiuse parking, deviation from the aforementioned parking requirements, including provisions for off-site parking, or any other parking variance shall be as set forth in Part 7 of Chapter 22.56 of this Title 22.

D. Signs.

1. Signs shall be as detailed as possible without becoming unreadable. The Design Control Board specifically regulates signs in the existing Marina through the application of standards set forth in the Board's Revised Permanent Sign Controls and Regulations, a section of the Manual for Architectural Standards, certified in 1990 as Appendix C.

2. Signs shall also be regulated by the provisions of Part 10 of Chapter 22.52 of this Title 22 and the Design Control Board's Revised Permanent Sign Controls and Regulations of September 16, 1971 (Appendix C). In the event of a conflict between the Design Control Board's requirements and Title 22, the most restrictive standard shall prevail. Each land use category set out in this Specific Plan shall be subject to the sign standards for a comparable zone designated in Section 22.12.010 of this Title 22. Comparable zones shall be assigned according to the following chart, except that off-premises or outdoor advertising signs shall be prohibited:

Land Use Category	Chapter 22.52, Part 10 Zones
Residential III	R-3
Residential IV	R-4
Residential V	R-4
Senior Accommodations	R-4
Hotel	C-3
Visitor-Serving/Convenience Commercial	C-3
Marine Commercial	C-M
Boat Storage	C-M
Office	C-3
Parking	P-R
Public Facilities	C-1
Open Space	O-S
Water	O-S

E. Site Planning and Architectural Design. Site planning and architectural design include such elements as structural height, bulk, spacing, on-site open space, facade design, materials, and colors.

1. Site Planning. Planes of the exterior building walls should vary in depth and/or direction to avoid bulk and monotony, and should relate closely to the

pedestrian promenade. Building placement and design shall avoid long, continuous blocking of water views.

2. View Corridor Requirements. Parcels located between the water and the first public road shall provide a view corridor allowing uninterrupted views of the harbor from the road to the waterside, at ground level. The design, location and feasibility of view corridors shall be determined by the Director and shall be based on the distance from the first public road to the bulkhead, the parcel's land use category, configuration and the intensity of development allowed by the Specific Plan.

a. Where a view corridor is physically feasible, the optimum width of such a view corridor shall be a minimum of 20 percent of the water frontage of the site.

b. Where the Director finds an alternate method for providing a view corridor, the Director may apply credit toward the view corridor percentage standards.

c. Where the Director finds that a view corridor cannot be physically located anywhere on the parcel to provide a view of the harbor from the road, the Director may waive the requirement.

3. View Corridor Standards. View corridors shall be maintained so as to provide an unobstructed view of the bulkhead edge, masts and horizon for pedestrians and passing motorists. Unobstructed views are defined as views with no inhibition of visual access to the water. Parking lots may be depressed below grade such that views are possible over parked vehicles; the Director shall determine whether a parking lot designed as such warrants credit toward the view corridor requirement. A depression of two feet below grade shall be the minimum considered for view corridor credit through a parking lot. Additionally, landscaping shall be placed and maintained so as not to obstruct water views. Where the Director finds that such combination is appropriate, view corridors shall be combined with vertical accessways.

4. Architectural Design. Among other important objectives, good architectural design is essential in maintaining compatibility among adjacent land uses

and preserving important public amenities such as view corridors and scenic vistas. Balconies, terraces, and patios are encouraged. Outdoor dining facilities which do not interfere with public accessways are also encouraged to take advantage of water views and scenic vistas throughout Marina del Rey in those areas where restaurants are allowed by this Specific Plan; such facilities shall comply with the public view and public access provisions of this Specific Plan and the provisions of Subsection G of Section 22.28.070

5. Building Height Standards. Unique site design with respect to height and setbacks is encouraged on all parcels in Marina del Rey. Heights shall be limited according to the following standards: the development standards of each land use category and the Site-Specific Development Guidelines. Where the land use category height standards found in Section 22.46.1690 differ from the site-specific standards found in Sections 22.46.1790 through 22.46.1940, such site-specific standards noted in the applicable portion of Sections 22.46.1200 through 22.46.1690 shall control. Maximum heights may be reduced during the coastal development permit process to preserve public recreation, solar access to the beaches, parks and boat basins and wind for sailing or as otherwise required in all other policies of the certified Land Use Plan and this Specific Plan. In certain categories, the maximum height permitted is dependent on the size of the view corridor provided. Building heights in the Marina shall be restricted according to the following seven categories:

a. Category 1: one story, 25 feet maximum;

b. Category 2: 45 feet maximum;

c. Category 3: 45 feet maximum when a 20 percent view corridor is provided ranging to 75 feet maximum when a 40 percent view corridor is provided. Height above 45 feet shall be permitted at the ratio of 1.5 feet in height for every one percent view corridor exceeding the 20 percent;

d. Category 4: 140 feet maximum;

e. Category 5: 140 feet maximum when a 20 percent view corridor is provided ranging to 225 feet maximum when a 40 percent view corridor is

provided. Height above 140 feet shall be permitted at the ratio of 4.25 feet in height for every one percent view corridor exceeding the 20 percent standard;

f. Category 6: 225 feet maximum;

g. Category 7: other site-specific maximums;

6. Communitywide design guidelines shall be followed by the Commission and Hearing Officer during the coastal development permit process. The Design Control Board shall continue to review architectural designs and site plans, and may make recommendations to the Commission and Hearing Officer for development projects in the existing Marina pursuant to Section 22.46.1110.

F. Fire Safety Standards. The following standards shall apply to all new development and renovation or expansion of existing development, where applicable.

1. Sprinklers. All new development shall be required to provide fire sprinklers consistent with the specifications of the Fire Department. Further, remodeling or expansion projects involving 50 percent or more of the existing floor area of said project shall be subject to review by the Fire Department for sprinkler requirements.

2. Multi-story Buildings. Where a new building exceeds three stories or 35 feet in height, the following site design standards shall apply:

a. Emergency access (or clear zones) on the lateral sides of all multi-story buildings shall be required to be a width of 28 feet, subject to Fire Department determination. A lesser width may be approved where the Fire Department finds such width provides sufficient emergency access; a greater width may be approved where the Fire Department finds such width to be necessary for the provision of adequate emergency access. This emergency access requirement may concurrently apply to 20-foot-wide pedestrian promenades consistent with subsection F.2.b of this Section. Where a building is not more than 10 feet from the edge of a road, the roadway may serve as the required access area for that side of the building. Clear zones provided on the sides of buildings may count toward any linear view corridor requirements for buildings located between the first public road and the sea; and

b. The pedestrian promenade and Fire Department access road may be used for dual functions provided that the Fire Department maintains unimpeded access on no less than 20 feet of all pedestrian promenades at all times. These promenades shall be no less than 28 feet wide to allow benches, trash containers, shade structures, and other pedestrian amenities on the seaward-most eight feet of the promenade. The remainder of the promenade shall conform to fire access road requirements and shall be a minimum of 20 feet wide clear to the sky, with no benches, planters, or fixed objects. As an alternate configuration, the Director, in conjunction with the Fire Department, may approve a 20-foot-wide clear pedestrian/fire access road with a series of 10-foot-wide improved viewpoints no less than 150 feet apart. These viewpoints shall be located adjacent to the bulkhead line. In either configuration, turn radii shall be approved by the Fire Department.

G. Residential Mitigation requirements.

1. New residential development shall provide compensatory recreational facilities to offset local residential uses of existing Marina park and recreational facilities. Where feasible, such facilities, as identified in Subsection G.3 of this Section, shall be provided on site as a means of meeting this requirement. Alternatively, where an applicant demonstrates that it is not feasible to locate all, or only a portion of recreational facilities on site, then the applicant shall contribute, on a fair and equitable basis, to a Coastal Improvement Fund. Senior congregate care housing is exempt from this requirement.

2. Residential Mitigation Standard. The public park land area requirement shall be based upon providing three acres of public park land for every 1,000 new residents, or portion thereof. Alternatively, a mitigation fee may satisfy the requirement. The fee shall be based upon the estimated cost of improving an equivalent amount of public park land on a public parcel within the Marina. An applicant may choose to meet the requirement by providing a combination of land area and fee.

3. Mitigation Credit. On-site land area credits toward this requirement shall be given for the following facilities: clearly defined and exclusively reserved

internal land area devoted to private recreation of the residents, public park land, that portion of the pedestrian promenade or view corridor not designated as a fire access road, and viewing parks at the end of the mole roads, or adjacent to the main channel.

(Ord. 2012-0016 § 6, 2012; Ord. 2009-0004 § 1, 2009; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1070 Variance Procedures.

Variances from the development standards contained in this Specific Plan may be applied for pursuant to the provisions of Part 2 of Chapter 22.56. In addition to the burden of proof contained in Section 22.56.290 of said Part 2, the applicant shall also prove:

A. That the variance is consistent with the Local Coastal Program including the land use category of the Specific Plan and the public access and recreation policies of the Coastal Act; and

B. That there would be no adverse impact on the environment.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1080 Land Use Plan.

The type, intensity, and distribution of existing and future land uses within Marina del Rey are shown on the Specific Plan Land Use Map (see Map 8 set out at the end of this Part 3). The land use categories delineated include:

- Residential III: Medium density, up to 35 dwelling units per net acre;
- Residential IV: Medium-high density, up to 45 dwelling units per net acre;
- Residential V: High-density, up to 75 dwelling units per net acre;
- Senior Facilities:

A. Senior accommodations: Housing for persons age 62 or older who may or may not be retired, subject to the development standards set forth in Section 22.46.1338. A senior accommodations facility shall not be considered a residential use for purposes of allocating dwelling units when calculating density or for assessing affordable housing requirements or assessing transient occupancy taxes or fees; and

B. Congregate care for seniors:

- Hotel: Hotels, motels, and youth hostels to provide overnight accommodations and attendant services for visitors to the Marina and nearby beaches;
- Visitor-Serving/Convenience Commercial: Dining facilities, retail, and personal services for visitors to the Marina and nearby beaches, as well as residents and employees of Marina del Rey;
- Offices: General offices, government offices, professional offices, and financial institutions;
- Marine Commercial: Coastal-related or coastal-dependent uses associated with operation, sales storage, and repair of boats and marine support facilities including wet slips, boating schools, dry storage and launch facilities, boat repair yards, yacht brokerages, and marine associated retail and office uses;
- Boat Storage: Storage of boats in wet slips, dry storage, boat repair, ancillary retail uses;
- Parking: Parking lots and structures open to the public, in most cases multi-use and fee-charging. Multi-use includes commercial and office parking lots made available during non-business hours, and also landscaped park areas improved to be also usable for parking during those weekends when parking demand for the Marina is at its peak;
- Public Facilities: Public infrastructural land uses other than roads, including libraries, harbor administration, public utilities, police, and fire facilities;
- Open Space: Recreational uses including open viewing areas, promenades, bikeways, beaches, parks, and water bodies for recreational use;

- Water: A category for recreational use, wet boat slips, dry stack storage facilities attached to a land side structure, launching, docking and fueling of boats, flood control and water quality, and light marine commercial;
- Mixed Use Overlay Zone: An overlay category applied to selected parcels in addition to the site's primary land use category. Permits the combination of above land use categories on a parcel and mixing of uses within a structure;
- Waterfront Overlay Zone (WOZ): An overlay category applied to all waterfront parcels in addition to the site's primary land use category. Encourages coastal-oriented and coastal-dependent uses on the waterfront, permits the combination of Hotel, Visitor-Serving Convenience/Commercial/Retail, Marine Commercial, and the site's primary land use, as well as mixing of uses within a structure.

(Ord. 2012-0016 § 7, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1090 Land Use Monitoring and Phasing.

A. The monitoring program implements the development limitations and phasing policies as established by the certified Marina del Rey Land Use Plan. Cumulative development and peak hour trips will be monitored and totaled for each development zone as projects are approved.

B. Development in the existing Marina is classified as Phase II* (see Table 1 set out at the end of this Part 3). All new development in the existing Marina will be subject to the build-out limitations of each development zone, phasing restrictions, land use category, and the site-specific standards of this Specific Plan.

C. Development Limitations and Phasing. Specific monitoring criteria for development phasing are described as follows:

1. Development Monitoring. Additional development is limited to the buildout identified in Table 1 for each of the three Major Development Zones (MDZ). The total potential for additional units and amount of commercial and residential development allocated under this LCP will generate traffic which can be accommodated by the improvements listed in the Revised Set of Intersection Improvement Projects, as set forth in Section 22.46.1100.C of this Specific Plan.

Except for Parcel 9, all development in Major Development Zones 1 through 3 will involve redevelopment or remodeling of existing developed lots. A parcel may apply for development contained within the development zone where the parcel resides; the development applied for must be consistent with the land use category, overlay zone (if any), and site-specific standards of the parcel. Development will be monitored by development zone such that after a redevelopment project receives approval, the additional development granted as part of the approval over and above the level of existing development on the site shall be deducted from the development available in the parcel's zone. The balance will be the development available for future redevelopment projects in the zone. A zero development balance in a zone indicates that additional development has been exhausted in that zone; future development in the zone at that time is limited to recycling of uses with no expansions or increased trip generation.

2. Residential Development. As residential development occurs, the total number of dwelling units shall be monitored and the net increase in any development zone shall not exceed the number of residential units allocated to that zone, less the number of units converted to a visitor-serving or coastal-oriented use, if any. Residential densities on mixed use parcels, where the floor area of the nonresidential use exceeds 10 percent of the total floor area, shall be figured using only the residential buildable area, not the buildable area for the entire parcel. The buildable area for the entire parcel may be used in residential density calculations where the floor area of the nonresidential use is 10 percent or less of the total floor area. The residential buildable area shall be determined by taking the parcel's buildable area, less

the area devoted to all other land uses. Existing boat storage, public access, public parking, and boating support uses in residentially zoned areas in the WOZ shall be preserved, except as otherwise described in this Subsection. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, as part of the application, these boating facilities may be relocated on the same parcel or to another parcel within the Marina, as long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use. The trips generated by such a use shall not be considered as additional development when calculating allowable new trips in the WOZ.

Subject to these limitations, residential projects in the WOZ may use land area devoted to visitor-serving, marine commercial, and other coastal-oriented uses in calculating the residential buildable area. In mixed-use developments involving several uses on different floors in a building, the residential area shall be determined on an overall percentage basis. Density may be transferred from one parcel to another as long as the parcels are adjacent, in the same development zone, under the same ownership, designated with the same land use category and consistent with the buildout allocations of each applicable development zone.

3. Transportation Improvements. Expanded transportation facilities should accompany additional development in Marina del Rey and, approval of development projects in the Marina will be contingent upon the developers' fair share payment of trip fees to fund the improvements. Said trip fees will be dependent upon the number of additional p.m. peak-hour trips generated by the project and the established cost per trip.

4. Applicants for any development project shall produce a traffic study to evaluate the traffic capacity in both the Marina del Rey internal system and the subregional highway system serving the Marina.

a. The traffic study shall indicate the project's significant adverse traffic impacts, if any, on the internal Marina del Rey routes. The applicant shall pay a proportional fair share of necessary internal traffic improvements before a coastal development permit for the development is issued. Public Works shall establish the payment per p.m. peak-hour trips for these traffic impacts in the Marina.

b. The traffic study shall also indicate the project's cumulative impacts, if any, on the major State highways and routes leading to the coast in the Marina area and provide information regarding the capacity of such routes. The applicant shall pay a proportional fair share of necessary subregional traffic improvements, resulting from such cumulative impacts, if any. Public Works shall determine the payment per p.m. peak-hour trips for these subregional traffic improvements.

5. Recycling of Parcels. Parcels in the existing Marina may recycle existing uses, where allowed by the Specific Plan, as long as there is no net increase in vehicle trips in the applicable Development Zone. For purposes of this Section, "recycling" is defined as the renovation, demolition, or removal of existing structures and the subsequent reconstruction, construction, or replacement of new structures consistent with the other requirements of this Section. Recycling of parcels which does not involve a net increase in vehicle trips is development, but is not dependent on the phasing program described in Subsection 4 of this Section. No change of use or Phase II development will be allowed under this scheme.

6. Conversion.

a. WOZ. Existing and allocated residential and office development in Development Zones with the Waterfront Overlay may be converted to visitor-serving, hotel, open space, marine commercial, or other coastal-oriented development. Boat storage, public access, public parking, and boating support uses, including boater parking, shall be preserved, but as part of an application, these uses may be relocated on the same parcel or to another parcel within the Marina, as long as the size, ability to carry out the purpose of the facility, water access, and capacity of the

facility remains the same. Subject to these limitations, existing and allocated visitor-serving, marine commercial, and coastal-oriented development may also be converted to other visitor-serving, marine commercial, and coastal-dependent uses. Conversion of development shall be consistent with Subsection C.6.c of this Section.

b. Mixed Use Overlay Zone. Existing and allocated residential and office development in Development Zones with the Mixed Use Overlay may be converted to visitor-serving, marine commercial, or other coastal-oriented development. Conversion of allocated uses shall be limited to 10 percent of the residential units or office square footage allocated in the zone where the conversion occurs. Boat storage, public access, public parking, and boating support uses shall be preserved, but as part of an application, these uses may be relocated on the same parcel or to another parcel within the Marina, as long as the size, ability to carry out the use, and capacity of the facility remains the same. Subject to these limitations, existing visitor-serving, marine commercial, and coastal-oriented development may also be converted to other visitor-serving, marine commercial, and coastal uses. Conversion of development shall be consistent with Subsection C.6.c of this Section.

c. The conversion units shall be p.m. peak-hour trip generation such that the number of p.m. peak-hour trips generated by the added development of the recipient use does not exceed the p.m. peak-hour trip generation of the donor use. Conversion of allocated development shall be monitored such that the development converted is deducted from the zone balance for the donor use and added to the zone balance for the recipient use. Conversion of existing development shall be similarly monitored to ensure no increase in trip generation occurs as a result of the conversion. Conversion is limited to development within a respective Development Zone; conversion shall not be construed to allow transfer of development between Development Zones.

d. The site plans of converted or mixed uses shall be reviewed during the coastal development permit process to assure that the design will enhance compatibility of the uses with each other and with adjoining uses. The site plans shall show massing, public access and views, pedestrian and automobile traffic patterns,

convenience of loading and trash hauling, and the separation of public and residential routes and entrances of the building as they relate to the project's consistency with the LCP. Design changes necessary to assure compliance with the access, visual quality, recreation, and other policies of this LCP shall be incorporated into the coastal development permit as conditions of development.

(Ord. 2012-0016 § 8, 2012; Ord. 2009-0004 § 2, 2009; Ord. 2001-0010 § 3, 2001; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

*Phase I constitutes the existing level of development. Phase II represents the redevelopment of the Marina at greater densities; the numbers noted represent the additional residential units and other new development within each development zone.

22.46.1100 Circulation System.

A. The circulation system is the single most important infrastructure component in the Specific Plan Area. It is comprised of the following:

- Region-serving transportation facilities;
- Local roadway system (Map 16 – Regional Circulation System Map);
- Local and regional bikeway network;
- Pedestrian promenades and walkways;
- Local and regional public transit services.

B. An important component of the circulation system is the Transportation Demand Management (TDM) program which maximizes system-operating efficiency and thereby enhances access to and travel within the Marina area.

1. Roadway System. Special roadway sections are anticipated to accommodate bikeways, non-vehicular circulation components, and landscaped areas.

2. Pedestrian and Bicycle System.

a. The pedestrian and bicycle system is an important component of the overall circulation system. The pedestrian promenade and bicycle path enhance shoreline access and implement a number of policies in the land use

plan. The pedestrian promenade is illustrated on the Existing Shoreline Access Map (Map 4) (see Map 4, set out at the end of this Part 3).

b. Pedestrian system physical features include:

- Identification striping, markers, and signs;
- Lighting;
- Smooth, continuous paving (handicap accessible);
- Directories, benches, and drinking fountains.

c. Bicycle system features include:

- Connections to the Marvin Braude Bicycle Trail;
- Access around the entire Marina area, to all land uses, including visitor-serving facilities and beaches;
- Identification striping, markers, and signs;
- Smooth, continuous paving;
- Directories, bike racks, benches, drinking fountains, and storage lockers at all land uses;
- Connections to other travel modes (bus stops, park and ride, transit stations, bus transportability).

d. The bicycle system should maximize access without compromising safety. Separate right-of-way, minimizing driveways that interfere with the route and compatible intersection design are desirable in a bicycle system.

C. Proposed Circulation Improvements. The circulation system improvements in this LCP include the Revised Set of Intersection Improvement Projects for the Marina's internal roadways set forth in this Subsection C, and are expected to provide sufficient capacity in Marina del Rey to accommodate future development in the Marina as envisioned by this Specific Plan.

1. The Revised Set of Intersection Improvement Projects within the Marina that would provide sufficient capacity for the Pipeline Projects, as defined in the Marina del Rey Land Use Plan, and for the Marina build-out, are as follows:

- Via Marina/Admiralty Way Intersection Alternatives:

a. Alternative A – Providing a third westbound left-turn lane on Admiralty Way and a second southbound left-turn lane on Via Marina.

b. Alternative B – Realigning this intersection to make Admiralty Way and the Via Marina Way segment south of Admiralty Way become a continuous east-west roadway and realigning Via Marina north of Admiralty Way to "T" intersect this roadway.

- Palawan Way/Admiralty Way Intersection. Providing a third through lane in the westbound direction of Admiralty Way.
- Admiralty Way/Bali Way Intersection. Providing a second southbound left-turn lane on Admiralty Way.
- Admiralty Way/Mindanao Way Intersection. Providing a second southbound left-turn lane on Admiralty Way and an additional lane on the eastbound approach of Mindanao Way.

The required internal improvements and final striping configuration at these intersections will be determined by Public Works. With respect to external improvements to the Regional Transportation System, such improvements are listed under Category 3 in Figure 11 of the Marina del Rey Land Use Plan. Moreover, Public Works may add other coastal access or public transportation improvements to this list of external improvements to mitigate significant adverse cumulative impacts of development on the Regional Transportation System.

2. A water taxi and shuttle bus now operate during the summer months, and the water taxi makes stops at seven different locations in the Marina. Expansion of the summer shuttle bus to a year-round shuttle bus system would enhance public access to the Marina area and reduce impacts of residential, commercial, and hotel development on access facilities, including impacts on both Marina facilities and nearby beaches attributable to the growing Marina/Playa Vista population. When there is sufficient ridership demand, a year-round shuttle system

would be most efficient and cost-effective if implemented in conjunction with a light rail transit system. A year-round shuttle system is not required for traffic mitigation but can be established in conjunction with developments in and around the Marina.

3. No development shall be contingent on transportation improvements that must occur outside the County jurisdiction until such improvements have been adopted, cost estimates prepared, and the routes chosen by the agencies which have jurisdiction over the route. Any required mitigation of cumulative impacts may constitute contribution of a fair percentage share of traffic increases toward the total cost of completing the mitigation measure(s), based on the applicant's share of traffic increases in the subregional system. The County's ability to require such mitigation as a condition of development is contingent upon demonstration of a nexus between the proposed development's impact and the mitigation measure required, and that the required mitigation compensates for the impact warranting such mitigation.

(Ord. 2012-0016 § 9, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 91-0004 § 2, 1991; Ord. 90-0158 § 1 (part), 1990.)

22.46.1110 Review of New Development.

All development in Marina del Rey shall require a coastal development permit, processed in accordance with Part 17 of Chapter 22.56 of this Title 22. At the public hearing conducted by the Commission or Hearing Officer, any recommendations submitted by the Design Control Board pursuant to Subsection D shall be considered. Development shall be approved if a finding is made that the development conforms to the certified LCP, and for projects between the first public road and the sea, also conforms to the access and recreation policies of the California Coastal Act.

A. Development in Marina del Rey shall be assessed during the coastal development permit process to identify the development's impacts and needs associated with the public's right to recreational access to and along the waterfront, including how on-site open space and project features facilitate public uses. The conditions imposed by the County upon such developments shall reasonably relate to the impacts and needs of the affected development and related development. The

conditions shall be those which are necessary to alleviate all significant adverse direct and cumulative impacts including those needs identified in the development assessment process. Therefore, the provisions in the Specific Plan relating to compulsory dedication of shoreline access shall be implemented on a case-by-case basis, and appropriate findings supported by substantial evidence shall be adopted by the local agency to support such conditions. The conditions shall substantially advance a legitimate state interest, without denying a lessee or owner economically viable use of the land.

B. In Marina del Rey, all land is owned by the County and all leaseholders hold leases subject to an obligation to provide for active public use, and maximum public enjoyment of the public recreational land. Private rights have been granted by contracts, which in some cases limit public use of the parcels. Existing public accessways are identified in Existing Shoreline Access Map (Map 4) of this Specific Plan (see Map 4 at the end of Part 3 of this Chapter), and it is the policy of the County that all development preserve existing access to the Marina, to its bulkhead walkways, and to its waters. Where development will increase the numbers of residents or guests on the parcel, this Specific Plan identifies additional bulkhead access and identifies that a public access corridor or other public accommodations in that location would benefit the public, said additional access, including vertical access, shall be guaranteed by the leaseholder of that parcel pursuant to Subsection A of this Section.

C. Lease Extension. In the County-owned Marina del Rey, when lease extensions and/or changes in lease provisions are granted, the leases shall incorporate and be consistent with all requirements of this Specific Plan, including, but not limited to public access, view corridors, parking, impact fees, maintenance of view corridors and parks, protection of existing uses and design review.

D. Design Control Board. The Design Control Board, appointed by the Board of Supervisors, shall review all new development proposals, including renovations, for consistency with the Specifications and Minimum Standards of Architectural Treatment and Construction, as amended on October 17, 1989; the Statement of Aims and

Policies, dated February 17, 1987; and the Revised Permanent Sign Controls and Regulations, dated September 1971, found in Appendix C of the certified LIP.

1. The Design Control Board shall conduct a conceptual review of all new development proposals, including renovations, concurrently with the coastal development permit process. The conceptual review shall analyze the architectural design (i.e., building and facade design) and site planning of the proposed development. Any recommendations, including a written report and/or marked plans, to illustrate its conclusions relating to the project's architectural design (i.e., building and facade design) and site planning shall be submitted by the Design Control Board to the Commission or Hearing Officer within 120 days of the filing of a coastal development permit application.

2. Following the Commission's or Hearing Officer's action on coastal development permits, the Design Control Board will have final review of architectural design (i.e., building and facade design, materials, colors), landscaping, and signs based on the site plan approved by the Commission or Hearing Officer.

(Ord. 2012-0016 § 10, 2012; Ord. 2009-0004 § 3, 2009; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1120 Access – Findings.

In order to make the appropriate findings to impose vertical or lateral access requirements, the County shall:

A. Base all findings on factual evidence obtained at the public hearing, submitted by the applicant or interested parties, or discovered during the staff's investigation;

B. Evaluate the individual and cumulative impacts of the proposed development on public access and recreation opportunities;

C. Identify the access-related problems associated with the development;

D. Cite the specific Coastal Act provisions that are impacted by the development;

E. Explain how the proposed conditions would solve the access problem created by the development and are related in the nature and extent to the impacts of the development on the public's right to access the Marina.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1130 Access – Conditions.

Where development is allowed by the Specific Plan, and access is required by the Site-Specific Development Guidelines for the parcel or is found to be necessary to provide access to and along the water, a condition requiring said access will be imposed with a coastal development permit if appropriate findings supporting the nature and extent of such access conditions have been made. Other open space or public access improvements required to ensure compliance with this Specific Plan shall also be made conditions of the project.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1140 Methods of Securing Access.

The condition requiring lateral or vertical access shall specify that such access be secured by either of the following:

A. The landowner shall execute and record a document, in a form and content acceptable to the Executive Director of the California Coastal Commission, irrevocably offering to dedicate to a public agency or private association approved by the Executive Director an easement for lateral public access and passive recreation along the shoreline or for vertical access to the shoreline. The document shall provide that the offer of dedication shall not be used or construed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the property. Such document shall state the precise location and width of the easement. The document shall be recorded free of prior liens which the Executive Director determines may affect the interest being conveyed, and free of any other encumbrances which may affect said interest. The offer shall run with the land in favor of the people of the state of California, binding successors and assignees

of the landowner, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

B. Lease Provisions. Lease provisions shall explicitly require provisions for access for the general public including promenades, view and open space areas, and access corridors consistent with the requirements of Chapter 3 of the Coastal Act and the certified LCP.

C. When no changed lease provision is required, an alternate method approved by the Director, County Counsel, and the California Coastal Commission which would provide a similar guarantee of public access as afforded by the irrevocable offer described in Subsection A of this Section. Such method may be a binding agreement with the underlying leaseholder or property owner and shall be effective for the life of the use for which the access is required. In no event shall any party withhold its approval to feasible alternate methods.

(Ord. 2012-0016 § 11, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1150 Shoreline Accessways.

The following provisions pertain to shoreline accessways which are dedicated or otherwise guaranteed in conformance with the requirements of this Specific Plan and for which a public agency or private association, approved by the Executive Director, has accepted the responsibility for construction, maintenance and liability of said accessways:

A. Vertical access easements shall be combined with the Fire Department required vertical access and shall be at least 28 feet in width and shall run from the shoreline to the nearest roadway available for public use. Lateral access easements shall extend as required for the individual parcel in this Specific Plan. No development shall reduce existing access, formal or informal.

B. Leaseholds developed with access easements shall provide, where feasible, for public recreation, public open space and improved public seating and viewing areas.

C. Access easements shall be posted with identification signs located at the junction of the vertical easement with the shoreline and the connecting roadway and along the inland extent of lateral easements.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1160 Access Restrictions.

A. Public access may be restricted in certain locations around the Marina, such as in front of the Sheriff's station, U.S. Coast Guard facilities, and near boat yards, launch hoists, and dry stack storage areas in the interest of pedestrian safety. Necessary restrictions and management may consist of, but are not limited to, the following:

- Construction of fences, guard rails or other barriers to prevent the public from entering areas where hazardous activity is occurring;
- Limiting public access to certain hours of the day or days of the week when hazardous activities are not in operation;
- Posting of warning signs which notify the public of potential safety hazards;
- Relocation of the public access to ensure pedestrian safety.

B. Any restrictions deemed necessary by the authority supervising a site determined to be hazardous shall be reviewed for incorporation into the conditions of a coastal development permit for new development in these areas.

C. Where access standards of a different width or location are necessary to avoid demolition of existing structures, to set access ways back from existing development, or to avoid hoists and staging areas, the applicant may provide access ways of a different width or location that are sensitive to the development if such access provides continuous connection to other bulkhead access ways, as well as maximum public benefit. In no event shall access provided be less than ten feet in width.

(Ord. 2012-0016 § 12, 2012; Ord. 95-0058 § 1, 1995: Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1170 Infrastructure.

Beyond the circulation system, other major infrastructure systems serving the Specific Plan Area include sewer, water, storm drains, and utilities.

A. Sewer. The County maintains a contractual agreement with the City of Los Angeles to provide sewer services for the Marina area. The purchase of flow rights includes the use of the sewers and pumping system as well as treatment at the Hyperion Plant near Imperial Highway. Maintenance of the sanitary sewers within the Marina is the responsibility of Public Works, Waterworks and Sewer Maintenance Division. There is currently sufficient sewage capacity to handle only a portion of the development permitted by this Specific Plan.

Appropriate phasing of new development may be necessary because of capacity limitations at the Hyperion Plant. Proof of adequate sewer and waste treatment capacity for new development will be required per the provisions of Subsection A.13 of Section 22.46.1180.

B. Water. The Marina purchases its water from the Los Angeles County Waterworks District No. 29. Current water supplies may be adequate for existing and proposed developments in the existing Marina. As part of the application for development, the applicant shall provide evidence of compliance with all requirements of Public Works, including payment of all required fees and participation in all districts required at the time the application is filed. The required improvements will be determined when applications for development or subdivision are submitted to the Department and reviewed by Public Works and the Fire Department. The application for the coastal development permit shall include a method of funding and schedule of construction of any facilities required by Public Works and/or the Fire Department to serve the proposed development.

Water service may alternatively be provided by connection to facilities operated and maintained by the City of Los Angeles, Department of Water and Power. Proof of adequate water capacity for new development will be required in Subsection A.13 of Section 22.46.1180.

C. Storm Drains.

1. The existing Marina is served by storm drains which deposit flows into the Marina basin. The drains are expected to be adequate to accommodate future development. To reduce the amount of pollutants entering the Marina from Ballona Creek, Public Works will implement appropriate best management practices within the Ballona Creek watershed, as required by the County NPDES municipal stormwater permit.

2. Unless otherwise required by the Regional Water Quality Control Board and the County Flood Control District, the storm drain emptying into Basin H will be capped and diverted into Ballona Creek or another area of the Marina.

D. Solid Waste. Lessees in the existing Marina contract with five private companies for solid waste disposal. These companies use existing commercial landfills as available.

E. Utilities.

1. Electricity in the Marina area is provided by Southern California Edison. The present substation, located on Fiji Way, can accommodate moderate additional load. If development generates demand beyond capacity, a new substation will be required.

2. Natural gas for the Marina is supplied by the Gas Company. Supplies for existing and future development are expected to be adequate.

3. General Telephone and Electronics provides telephone service to the Marina. Central office lines are currently in place to serve the area, and they have sufficient capacity to serve future needs.

F. Fire Safety Services. A new fire station and support facilities may be required in conjunction with development anticipated in this LCP. The size and location of new fire facilities shall be determined after Fire Department study and evaluation for optimal response and service. As part of the application for development, the applicant shall provide evidence of compliance with all design requirements of the Fire

Department and evidence of participation in any special district established for fire protection.

(Ord. 2012-0016 § 13, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1180 Filing Requirements.

A. An application for new development shall contain the following information. In the case of an application for a coastal development permit, the information shall be in addition to the material required in Section 22.56.2310 relating to coastal development permits.

1. Protection and Enhancement of Shoreline Access and Views. New development located between the first public roadway and both the existing and proposed bulkheads shall protect existing public access and views to the Marina. New development shall provide accessways, promenades, view parks and view corridors consistent with Chapter 3 of the Coastal Act and all requirements of the certified LCP. Minimum requirements for the protection and enhancement of shoreline access and views are found in the Site-Specific Development Guidelines in this Specific Plan. Development applications shall include information, including changes in the provisions of the lease, if the underlying project requires any changes in lease provisions, adequate to demonstrate compliance with these access/view requirements.

2. A report prepared by a biologist subject to the criteria set forth in the Marina del Rey Land Use Plan, and approved by the Department, must be submitted. The report shall discuss the proposed development's impact on the biological productivity of the terrestrial and marine resources within and adjacent to Marina del Rey, and if any Sensitive Biological Resources, as defined in the Land Use Plan, are affected, the report shall set forth the precautionary measures to be taken for the protection of these resources, both during construction and for the long term. Mitigation measures must be proposed for any negative impacts. The following items must be considered when assessing impact:

- Effects of any additional pollutants due to increased runoff caused by new development;
- Potential changes in water temperature and biological productivity caused by outfalls, runoff, or decrease in light entering the water due to shadowing (new buildings);
- Effects of any new structures placed in the water;
- Effects, if any, on Sensitive Biological Resources, as defined in the Marina del Rey Land Use Plan;
- Construction effects from any development; and
- Wetland Delineation. Wetland shall be defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity, or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats. (14 CCR Section 13577.)

3. All new development shall fully mitigate significant adverse wind impacts on marina boating. Accordingly, a detailed wind study must be submitted with all applications for development for structures over 45 feet in height. The report must discuss the effects of the proposed construction and/or building placement on wind patterns within the Marina, loss of surface winds used by birds and sailboats and general air circulation. The wind study must include the following components:

- Analysis of available historical wind speed and direction data to establish a wind speed/direction relationship for the site;
- Performance and analysis of wind tunnel testing for the project using a model of proposed building(s) and surrounding structures. Wind tunnel testing shall be done for winds blowing from all predominant wind directions as established in analysis of historical data;
- Cumulative wind analysis, including evaluation of wind impacts attributable to existing structures and potential future development projects, including detailed data on the cumulative impacts of existing, proposed and expected development on winds in marina basin closest to the proposed development;
- Summary of findings identifying the project's wind impacts, if any;
- Summary of mitigation measures available to mitigate the project's adverse impacts on wind, including alternative massing, height and site design.

4. Avoidance and Mitigation of Geologic/Geotechnical Hazards. Applicants and their engineers are responsible for determining and following all current requirements and recommendations of Public Works, the California Department of Conservation, and the California Seismic Safety Commission. New development shall utilize earthquake-resistant construction and engineering practices. All new development over three stories in height shall be designed to withstand a seismic event with a ground acceleration of no less than 0.5g. Accordingly, all development applications shall include a detailed geotechnical report completed by a certified engineering geologist and a registered civil engineer experienced in the field of soil mechanics, and approved by Public Works. A copy of the report, and its approval, shall be submitted. The report must include, but not be limited to:

- A comprehensive geologic/soils analysis showing underlying geology, soil type, and structure;
- Delineation and evaluation of areas prone to fault rupture, secondary effects of seismic shaking, such as lateral spreading, settlement, liquefaction, etc., and excessive ground motion, due to seismic wave amplification;
- Delineation of low-lying areas which may be inundated by tsunamis, floods or unusually high tides, sea level rise, or damaged by excessive wave action;
- Recommendations for development in geologically stable areas, and restriction of development in unstable or unmitigated areas.

Note: Additional requirements may be imposed in areas determined to be under the jurisdiction of the State of California Seismic Safety Commission or the California Department of Conservation.

5. Protection of Cultural Heritage Resources. Cultural resources located shall be identified and protected. All applications that include disturbance of native soils or vegetation, including but not limited to excavation, pile driving, and grading shall include:

a. Report by a qualified archaeologist. The archaeology report shall comply with the guidelines of the State Office of Historical Preservation. Mitigation measures suggested in the report, and approved by the Department, shall be undertaken. For the purpose of this report, a "qualified archaeologist" is a person who has been certified by the Society of Professional Archaeologists and who has a minimum of three years experience investigating and interpreting sites in Southern California. A copy of the report, signed by said qualified archaeologist, shall be submitted with the application. In accordance with the findings set forth in the archaeology report submitted with the development application, cultural resources shall be collected and maintained at the Los Angeles County Natural History Museum or

other site acceptable to the State Historic Preservation Officer. The Department shall be notified if any resource is discovered during any phase of development.

b. Notification of the Office of State Historic Preservation and the Native American Heritage Commission of the location of any proposed disturbance of native soils or vegetation. The notification shall include the proposed extent of the grading and dates on which the work is expected to take place.

c. Acknowledgement of receipt of Section 7050.5 of the California Health and Safety Code, and Sections 5097.94, 5097.98, and 5097.99 of the California Public Resources Code. The applicant shall place a note on the project plans summarizing the procedures that apply in the event of discovery of Native American remains or grave goods.

The County shall approve archaeological recovery programs as permit amendments. The standard of review is the archaeological recovery program's consistency with this Specific Plan and with other provisions of State law.

6. Avoidance and Mitigation of Flood Control Hazards and Control of Surface Runoff. Flood hazard and runoff management standards shall apply to all new development. To protect marine resources within the existing Marina, to manage runoff associated with proposed development, all development proposals shall assure that:

- The flood hazard due to new development is mitigated;
- Upstream and downstream property owners are not adversely affected;
- The drainage proposal complies with all County, State and federal statutes and ordinances;
- The drainage of roofs and parking lots conform to the best management practices contained in the County's nonpoint source NPDES permit, and the Santa Monica Bay Plan's requirements regarding new or marina development;
- Containment, safe storage and management of all paints, solvents and other toxic and potentially polluting substances

used during construction, repair or maintenance of buildings or of boats and floats;

- Accessible pump out facilities, waste disposal, and rest rooms for all parks and anchorages.

Public Works shall be consulted for full flood-control requirements.

7. Protection of the Gas Company Facilities. Land use decisions and permitted new development shall not interfere with the Gas Company's ability to continue operation of its storage facilities. Prior to any new development over a used or abandoned gas well the developer must submit proof of certification from the California Department of Conservation, Division of Oil and Gas showing that wells were abandoned according to current standards.

8. Applicants for any proposed office and commercial development shall consult with the County Department of Beaches and Harbors to determine if multiuse parking facilities are appropriate. The applicant shall provide the department with the number of proposed spaces, the number available during weekends and holidays, and methods for control of the parking that would enhance public access to bulkheads, walkways and commercial attractions. The results of the consultation shall be submitted with the application.

9. Direct Traffic Mitigation Payments. All developments shall pay fair-share fees to mitigate their impacts at intersections within the Marina and for other internal and regional circulation improvements. No development may commence without payment of a fair and proportionate share of the costs of the Revised Set of Intersection Improvement Projects, as set forth in Section 22.46.1100.C of this Specific Plan, and improvements to the Regional Transportation System, as shown on Map 16 of the Marina del Rey Land Use Plan. The applicant shall also demonstrate that funding of the necessary traffic improvements has been guaranteed.

10. Mitigation of Cumulative Impacts on the Subregional Traffic System – Traffic Analysis and Mitigation Requirements. An applicant for development shall

provide the following information regarding the project's anticipated traffic impacts on major highways leading into and around the Marina del Rey Specific Plan area:

a. Exemptions Based on Initial Trip Evaluation. The applicant shall submit an accurate and detailed project description with an initial estimate of the number of the daily trips that will be generated by the project to Public Works. Subject to the approval of Public Works, the applicant may, in lieu of preparing a traffic report, pay its fair-share contribution of trip fees for the Revised Set of Intersection Improvement Projects within the Marina and for improvements to the Regional Transportation System.

b. Traffic Impact Analysis Report. A detailed traffic impact analysis report, based on Public Works' Traffic Impact Analysis Report Guidelines, shall be submitted to Public Works at the time of the application for the coastal development permit which addresses the project's traffic impacts on various highway intersections that could experience significant impact as described in Subsection A.10.e of this Section. The study shall document: (1) the number of daily, a.m., and p.m. peak-hour trips which would be generated by the project, (2) the distribution of the trips upon the road system, (3) how specific transportation improvements would mitigate the impact of the project, and (4) such additional information as Public Works may require to properly evaluate the project's proportionate traffic impacts on the study intersections. The study shall compare levels of service for existing, ambient growth and with and without construction of the project, and cumulative traffic impacts with other known developments.

c. Highway Intersections Required to be Studied. The study area shall include arterial highways, freeways, and intersections generally within a one-mile radius of the project site. These shall include, at a minimum, the Washington Boulevard/Lincoln Boulevard intersection, and the Route 90/Lincoln Boulevard intersections.

d. Consultation. The applicant shall consult with Public Works on the preparation of the traffic study. Public Works will coordinate with the City of

Los Angeles Department of Transportation (LADOT), and the California Department of Transportation (Caltrans), for their input and requirements. Public Works shall determine the types of mitigation measures and traffic improvements most appropriate to the project.

e. Threshold. A determination of a significant impact shall be based on Public Works' Traffic Impact Analysis Guidelines, which are as follows: At LOS C, a development project causing a volume to capacity (V/C) increase of 0.04 or more shall be considered a significant impact. At LOS D, a V/C increase of 0.02 or more shall be considered a significant impact, and at LOS E/F, a V/C increase of 0.01 or more shall be considered a significant impact.

f. Recommendations on Mitigation Requirements. All lessees within the Marina which propose new development pursuant to the LCP shall pay their fair-share of developer fees based on the number of trips the development generates to fund the Revised Set of Intersection Improvement Projects, and the transportation improvements to the Regional Transportation System. These mitigation measures are needed to address traffic demands by future development inside and outside the Marina. The Revised Set of Intersection Improvement Projects within the Marina and future improvements to the Regional Transportation System shall be developed in accordance with a schedule determined by the Director of Public Works in coordination with other jurisdictions or agencies, as needed. The Los Angeles County Metropolitan Transportation Authority (Metro), as part of its new Congestion Management Plan (CMP), is expected to develop County-wide developer trip fees by 2012. As it relates to the Marina, these trip fees will be used for improvements to help mitigate the impact of development on the Regional Transportation System. It is expected that the Metro-determined CMP trip fees will replace the Marina regional transportation trip fees. The trip fees for the Revised Set of Intersection Improvement Projects will remain separate fees. The types of mitigation measures available to satisfy these requirements are listed in Subsection A.10.g of this Section.

g. Traffic mitigation measures:

- The Revised Set of Intersection Improvement Projects;
- Improvements to the Regional Transportation System;
- Reduction of traffic trips as may be accomplished through participation in transportation system management (TSM) and transportation demand management (TDM) programs;
- Reduction of traffic trips as may be accomplished through reduction in project size;
- Payment of an in lieu fee or "fair share" amount of a mitigation project where a fair share amount of the mitigation requirement has been determined, the project has been scheduled for construction, and the cost and benefits of the project have been determined;
- Other mitigation measure(s) mutually acceptable to Public Works, LADOT, and Caltrans.

h. Timely Submittal of Required Studies and Evaluations. The studies, analyses, and evaluations required by this Subsection 10 shall be completed before filing a coastal development permit application with the Department. If the applicant requests that the traffic study be evaluated during the environmental review process, the applicant's coastal development permit shall not be filed or accepted until such time as the traffic study has been completed to the satisfaction of Public Works.

11. Site Plans. All applications for development in the existing Marina shall include accurate, scaled site plans, and elevations, showing gross square footage of existing and proposed development, parking, and parking requirements, as well as access and view corridors required by this certified LCP.

a. The Design Control Board shall receive site plans for its review pursuant to the provisions of Section 22.46.1110.

b. Any applicant who is requesting a height incentive under the provisions of Subsection E.5 of Section 22.46.1060, or whose proposed development includes demolition of existing structures or whose development is located on an existing parking lot or other open area shall provide clear and accurate site plans and elevations that identify the view corridor, show accurately all adjacent development, and show the width and location of the view corridor and the length of the bulkhead frontage of the parcel.

12. Documentation shall be submitted which shows that the proposed new development will not detract from or interfere with the use of existing or planned boating facilities or support facilities. Information shall include, but not be limited to:

- Number of boat slips lost or gained due to development (if any);
- The impact of the development in terms of competition for boating facility space, parking, etc.;
- Number of dry boat storage slots displaced or provided;
- Design and methods to preserve the availability of boating services such as loading and parking areas serving the slips, preservation of convenient distance from loading areas to gangway, slip rest room access, routes to docks, and boat security;
- Effects on boat rentals, fishing docks, beach or other lower-cost water-dependent facilities;
- Provision of adequate land area and/or parking spaces to provide parking for future slips allocated to the leasehold in this Specific Plan.

13. Documentation shall be submitted which shows that sufficient water system, sewer system, and waste treatment capacity exists or will exist prior to occupancy of any new development.

14. Fire Safety Plan.

a. Applicants for new structures shall submit documentation in the form of a fire safety plan which verifies that the proposed project satisfies Fire Department safety standards including, but not limited to, fire flow, sprinklers, emergency access and evacuation plans;

b. Applicants for new multistory buildings shall include in the fire safety plan how they are complying with the requirements of Subsection F of Section 22.46.1060 and, for multistory buildings on mole roads, applicants shall designate in their plan a safe refuge area for their occupants on an adjacent boat dock area;

c. Applicants who choose to provide 10-foot by 10-foot square viewing nodes in place of an eight-foot-wide landscaped strip adjacent to the water way, shall provide evidence that they have provided nodes no less than 150 feet apart and that these nodes will not obstruct fire access.

15. Evidence of the protection of existing recreational uses, and of the incorporation of lower cost overnight uses into any hotel project.

a. Applicants for office, general commercial, or residential use shall provide evidence that existing boat storage, public access, public parking and boating support uses, including boat owner parking and parking required for any Marina expansion allowed in this LCP, in residentially and commercially designated areas have been preserved consistent with all provisions of the certified LCP. As part of any application to relocate these uses consistent with the certified LCP, the applicant shall provide a plan to relocate any such uses on the same parcel or to another parcel within the Marina, such that the intended use can continue to be carried out, the size and capacity of the accommodation remains the same, and necessary access to the water and boat slips is provided. The uses shall be replaced before commencement of the development project.

b. Applicants for a hotel use shall designate no less than 25 percent of the land area of the site proposed for new hotel development for a lower cost overnight facility and provide plans and agree to construct the facility as part of the

project. Such area may be reduced if a facility containing one-tenth of the number of beds as the hotel contains rooms can feasibly be provided is proposed on site. Such a facility may include a youth hostel, lower cost conference facility with overnight accommodations, or campground.

i. Applicants for hotel or other overnight accommodations shall indicate on their site plan the land to be reserved for a lower cost overnight accommodation.

ii. In lieu fee option – supporting material required. If the applicant believes that development of a lower cost facility on site is not feasible, and petitions in writing to pay a fee in lieu of providing an on-site provision for lower cost accommodation, the applicant shall provide evidence of the infeasibility of on-site provision of a lower cost facility and information regarding the applicant's calculation of the fair and reasonable share or the cost of acquisition and construction of a lower cost overnight facility.

iii. Because of the fluctuating land market and cost of materials, the applicant's demonstration shall include evidence concerning the current cost of off-site provision of lower cost accommodations, and the manner in which the provisions of these off-site accommodations comply with the obligation to provide lower cost accommodations on-site in terms of affording access to the Marina and nearby beaches. The calculation shall include the prorated cost of necessary support, including parking, lobbies, sanitary facilities and food service areas.

iv. The applicant shall contribute the one-tenth of the cost of one bed and appurtenant improvements in a lower cost accommodation for each market rate room provided. The amount of the fee shall be adjusted annually to reflect the consumer price index and current construction costs.

v. Exemption. If the applicant demonstrates that a proposed hotel project of the same or lesser size on the same parcel paid said fee, or its equivalent, within 20 years of the date of application, the applicant shall be exempt from this obligation.

16. Materials relating to review by the Design Control Board. The applicant must provide documentation that a complete application for the proposed development, consisting of schematic plans, drawings, fees, etc., as required by the Specifications and Minimum Standards of Architectural Treatment and Construction, has been submitted to the Department of Beaches and Harbors for expeditious delivery to, and conceptual review by, the Design Control Board.

B. Any applicant who demonstrates that the impacts of his or her project on winds, archaeological resources, marine resources, public works, or geologic safety is not significant may not be required to submit the material required in Subsections A.2, A.3, A.4, or A.5 of this Section, as part of the application. The applicant must demonstrate how the proposed development is insignificant with regard to Subsections A.2, A.3, A.4, or A.5 of this Section and/or how the nature of the development is unrelated to the requirement imposed, or how the requirement has been previously addressed in a system-wide or area-wide development plan review such as a subdivision. As part of such request, the applicant shall agree to provide supplemental information in a timely manner if additional information is necessary to review the impacts of the proposed development on coastal access and/or resources.

(Ord. 2012-0016 § 14, 2012; Ord. 2009-0004 § 4, 2009; Ord. 95-0058 § 2, 1995; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1190 Conditions of Approval.

A. The following conditions shall be imposed, where applicable, for development in Marina del Rey.

1. In accordance with the geologic information submitted with the application for development, development shall occur in geologically safe areas. Any structure affecting personal safety (e.g., gas lines) shall not transect geologically unstable areas.

2. In accordance with the archaeology report submitted with the application for development, resources found in the area planned for development shall be collected and maintained at the nature center planned at the wetland preserve

(Area D), or at the Los Angeles County Natural History Museum or as otherwise required by State law.

a. The applicant shall notify the Office of State Historic Preservation and the Native American Heritage Commission of the location of the grading proposed, the proposed extent of the grading and the dates on which the work is expected to take place.

b. The applicant shall notify the State Historic Preservation Office, and the Department if any resource is discovered during any phase of development, and the applicant shall submit a recovery program as an amendment to the permit.

c. In the event of discovery of Native American remains or of grave goods, Section 7050.5 of the California Health and Safety Code, and Sections 5097.94, 5097.98, and 5097.99 of the California Public Resources Code apply.

3. To fully mitigate traffic impacts, new developments may be required to establish a functional Transportation Demand Management (TDM) program, or to participate in an existing TDM program. Consolidation of numerous TDM programs is highly desirable. Viable TDM possibilities include, but shall not be limited to:

- Carpools;
- Ridesharing;
- Vanpools;
- Modified work schedules/flex time;
- Increase use of bicycles for transportation;
- Bicycle racks, lockers at places of employment;
- Preferential parking for TDM participants;
- Incentives for TDM participants; and
- Disincentives.
- Shared use programs shall be implemented for bicycles and vehicles (e.g., on site provision of bicycles and zipcars for tenant and employee use).

- Commercial property owners shall be encouraged to participate in the South Coast Air Quality Management District's Commute Reduction Program.

If required, an annual report on the effectiveness of the TDM program shall be submitted to the Department.

4. Mitigation of All Direct Traffic Impacts. All lessees within the Marina which propose new development pursuant to the LCP shall pay their fair-share of developer fees based on the number of trips the development generates to fund the Revised Set of Intersection Improvement Projects, as set forth in Section 22.46.1100.C of this Specific Plan, and the transportation improvements to the Regional Transportation System, as shown on Map 16 of the Marina del Rey Land Use Plan. These mitigation measures are needed to address traffic demands by future development inside and outside the Marina. The Revised Set of Intersection Improvement Projects and future improvements to the Regional Transportation System shall be developed in accordance with a schedule determined by the Director of Public Works in coordination with other jurisdictions or agencies, as needed. Metro, as part of its new CMP, is expected to develop County-wide developer trip fees by 2012. As it relates to the Marina, these trip fees will be used for improvements to help mitigate the impact of development on the Regional Transportation System. It is expected that the Metro-determined CMP trip fees will replace Marina regional transportation trip fees. The trip fees for the Revised Set of Intersection Improvement Projects will remain separate fees. Public Works will establish and administer developer fees.

The fees shall be calculated for every development project based on the number of additional p.m. peak-hour trips generated by the project. Additional trips are defined as the p.m. peak-hour trips attributable to buildout of the new development allocated in the Specific Plan. All applicants shall pay the determined fees prior to obtaining any building permit for their development to mitigate all of the development's direct traffic impacts in the Marina and to pay for their fair-share improvements to the Regional

Transportation System. That is, no development shall begin pursuant to a coastal development permit until all required developer fees have been paid.

5. All proposed mitigation measures including, but not limited to, providing public access, establishing view or wind corridors, preserving of sunlight on the beaches, parks and boat slip areas, and participating in the funding of park improvements or of traffic mitigation measures shall be made conditions of approval. The applicant shall modify the design of the development to the extent necessary to comply with such conditions.

6. All development shall participate in and contribute its fair share to funding of the mitigation measures described in the coastal improvement fund as specified in Section 22.46.1950 of this Specific Plan. The fees shall be calculated based on the improvement fund fee, and the number of additional residential units approved for the project.

7. Lower cost visitor-serving facilities shall be protected and, to the extent feasible, new lower cost visitor-serving uses shall be encouraged and provided within the existing Marina.

a. At a minimum, every new hotel development shall reserve and develop no less than 25 percent of the site as a lower cost overnight accommodation. A lower cost overnight accommodation includes a dormitory type accommodation such as a lower cost conference facility, or youth hostel, a campground, or other use that by its design and nature can be operated at low or moderate cost and that is accessible for individuals of less than the median income.

b. If the applicant demonstrates that development of a lower cost accommodation on-site is not feasible, the applicant may instead contribute the cost of acquisition and construction of a lower cost overnight facility, including the prorated share of necessary support facilities including lounges, sanitary facilities and dining halls. The applicant shall contribute the one-tenth of the cost of one bed and the prorated share of appurtenant improvements of a lower cost accommodation for each

market-rate room provided on the hotel site. The amount of the fee shall be adjusted annually to reflect the consumer price index and current construction costs.

i. Because of the fluctuating market and cost of materials, the applicant's demonstration shall include evidence of the infeasibility of on-site provision of a lower cost facility, the current cost of off-site provision of lower cost accommodations alternatives, the manner in which the provision of these off-site accommodations complies with the obligation to provide lower cost accommodations on-site in terms of affording access to the marina and nearby beaches.

ii. The amount of the fee shall be adjusted annually to reflect the consumer price index and current construction costs. If the applicant demonstrates that a hotel project proposed on the parcel paid said fee, or its equivalent, within 20 years of the date of application, the applicant shall be exempt from this obligation.

iii. Said fee shall be placed in separate restricted interest-bearing trust account by the County that is identified only for use in developing lower cost overnight accommodations open to the public in Marina del Rey. Possible sites include parcels OT and 94. All monies shall be expended within five years of collection to build, subsidize or otherwise facilitate construction of a lower cost overnight facility such as youth hostels, low-cost motel, campground, or affordable conference center with overnight accommodations in the marina, or within two miles of its boundaries. If at the end of five years the fees have not been expended, an LCP amendment shall be processed to determine options of using the funds for lower cost overnight accommodations.

8. New roads and infrastructure shall be designed and constructed in an environmentally sensitive manner, and shall follow the design and recreation policies of the certified LCP.

9. The requirements for storm drain design and construction stated in this Specific Plan shall be followed.

10. Developers shall pay their fair share for any additional mitigation measure necessary for the complete mitigation of significant adverse traffic impacts or of other significant adverse impacts caused by the development, including cumulative impacts. Said mitigation may include funding for subregional traffic improvements to be carried out in concert with other agencies.

11. Based upon information provided in the fire safety plan, the Fire Department may review all applications for multi-story buildings and, at its discretion, may recommend an alternative height for the proposed multi-story buildings based upon their review and supported by factual findings. Such recommendations shall be considered in determining conditions of approval for the project.

12. The applicant will be required to preserve coastal-dependent boating or boating support uses on site. If the essential functions of the Marina will not be harmed by temporarily closing the use, the project may, instead of preserving the facility, replace the facility with a similar facility of the same size and capacity within the Marina. If approved, such replacement shall occur before development of the use which displaces it may commence. Boating support uses include, but are not limited to: boat launch ramps, boat hoists, mast-up boat storage, gasoline docks and pump-out stations, small boat rentals, boating schools, personal watercraft launch areas and, in anchorages, passenger and equipment loading zones, dinghy docks, and navigational information centers.

13. Residential and mixed use projects shall not reduce the amount of land area devoted to coastal-dependent boating uses in the development zone. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be located within the development zone at a location that affords equal operational efficiency for the use. Construction of the replacement use shall be phased so that said use is replaced before development of the use which displaces it.

14. All development shall contribute its fair and proportionate share of necessary mitigation of the development's impacts on the subregional transportation program as determined in Subsection A.9 of Section 22.46.1180.

a. Thresholds. A determination of a significant impact shall be based on Public Works' Traffic Impact Analysis Report Guidelines, which are as follows: At LOS C, a development project causing a V/C increase of 0.04 or more shall be considered in a significant impact. At LOS D, a V/C increase of 0.02 or more shall be considered a significant impact, and at LOS E/F, a V/C increase of 0.01 or more shall be considered a significant impact.

b. Recommendations on Mitigation Requirements. If Public Works determines that mitigation is required, the Department shall determine the type of mitigation measures most appropriate to the specific project. For mitigation measures outside the Marina, Public Works will coordinate with the other involved jurisdictions and/or agencies. The Department shall specifically determine how much an appropriate or projected mitigation measure would reduce the impacts of the project's peak-hour trips on the subregional transportation system, and shall submit a recommendation on a preferred mitigation measure or mitigation requirement. If a "fair share amount contribution" is determined to be appropriate, the Department shall determine the applicant's proportionate fair share of the project to which the mitigation will apply, and the construction schedule of the suggested improvement, and shall submit a recommendation on a preferred mitigation requirement. The types of mitigation measures available to satisfy this requirement are listed in Subsection A.14.c of this Section.

c. Available traffic mitigation measures:

- Revised Set of Intersection Improvement Projects;
- Transportation improvements to the Regional Transportation System;

- Reduction of traffic trips as may be accomplished through participation in Transportation Demand Management (TDM) programs;
- Reduction of traffic trips as may be accomplished through reduction in project size;
- Payment of an in lieu fee or "fair share" amount of a mitigation project where a fair share amount of the mitigation requirement has been determined, the project has been scheduled for construction and the cost and benefits of the project have been determined; and
- Other mitigation measure(s) mutually acceptable to Public Works, LADOT, and Caltrans.

d. Timely Submittal of Required Traffic Impact Analysis Studies and Evaluations. The studies, analysis, and evaluations required by this subsection 14 shall be required to be completed before filing a coastal development permit application with the Department. If the applicant requests that the traffic study be evaluated during the environmental review process, the applicant's coastal development permit shall not be filed or accepted until such time as the traffic study has been completed to the satisfaction of Public Works.

e. Mitigation. Fees must be paid for all development to fully mitigate all significant peak-hour adverse traffic impacts.

15. The Design Control Board will have final review of the architectural design (i.e., building and façade design, materials, colors), landscaping, and signs based on the site plan approved by the Commission or Hearing Officer.

16. Bird-Safe Building Standards. All new buildings, and major renovations of existing buildings, shall be required to provide bird-safe building treatments for the facade, landscaping, and lighting consistent with the guidelines provided below:

Glazing treatments:

- Fritting, permanent stencils, frosted, non-reflective or angled glass, exterior screens, decorative latticework or grills, physical grids placed on the exterior of glazing, or UV patterns visible to birds shall be used to reduce the amount of untreated glass or glazing to less than 35 percent of the building facade.
- Where applicable vertical elements within the treatment pattern should be at least one-quarter inch (1/4") wide at a maximum of spacing of four inches (4") and horizontal elements should be at least one-eighth inch (1/8") wide at a maximum spacing of two inches (2").
- No glazing shall have a "Reflectivity Out" co-efficient exceeding 30 percent. That is, the fraction of radiant energy that is reflected from glass or glazed surfaces shall not exceed 30 percent.
- Equivalent treatments recommended by a qualified biologist may be used if approved by the County or the Coastal Commission.

Lighting Design:

- Nighttime lighting shall be minimized to levels necessary to provide pedestrian security.
- Buildings shall be designed to minimize light spillage and maximize light shielding to the maximum feasible extent.
- Building lighting shall be shielded and directed downward. Up-lighting is prohibited. Use of "event" searchlights or spotlights shall be prohibited.
- Landscape lighting shall be limited to low-intensity and low-wattage lights.
- Red lights shall be limited to only that necessary for security and safety warning purposes.

Landscaping:

- Trees and other vegetation shall be sited so that the plants are not reflected on building surfaces.
- In order to obscure reflections, trees and other vegetation planted adjacent to a reflective wall or window shall be planted close to (no further than three feet from) the reflective surface.
- For exterior courtyards and recessed areas, building edges shall be clearly defined by using opaque materials or non-reflective glass.
- Walkways constructed of clear glass shall be avoided.

Building Interiors:

- Light pollution from interior lighting shall be minimized through the utilization of automated on/off systems and motion detectors.

Lights Out for Birds:

- The County shall encourage building owners and operators to participate in "Lights Out for Birds" programs or similar initiatives by turning off lighting at night, particularly during bird migration periods.

B. The conditions imposed pursuant to this Section 22.46.1190 shall run with the land and shall be binding on all lessees and sublessees of the parcel.

(Ord. 2012-0016 § 15, 2012; Ord. 2009-0004 § 5, 2009; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1200 Land Use Category Use Restrictions and Development Standards – Purpose.

A. The following use restrictions and development standards shall apply to land use categories in this Specific Plan area. All land use categories are subject to the design guidelines and phasing requirements provided for in Sections 22.46.1060 and 22.46.1090 of this Specific Plan. Land use categories extend beyond the parcel boundary line to the centerline of the street(s) bordering the parcel. Development on a parcel must also conform to the Site-Specific Development Guidelines of this Specific Plan. As used in these Land Use Restrictions and in the site-specific guidelines, the

word "shall" means a requirement is mandatory whereas the word "may" means the standards are encouraged but not imperative. Where site-specific guidelines found in Section 22.46.1790 or the conditions of development found in Section 22.46.1190 differ from the regulations of these Land Use Restrictions and Development Standards, such site-specific standards and conditions of development shall supersede the land use category regulations listed below. If there is a conflict among these development standards, the more restrictive document shall control.

B. Legal descriptions for parcels according to land use category may be found in Appendix A. Modifications of development standards for land use categories in Marina del Rey shall comply with the variance procedures found in Part 2, Chapter 22.56 of Title 22 and any findings required by the project's coastal development permit.

(Ord. 2009-0004 § 6, 2009; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1210 Organization.

Each of the following land use categories contain restrictions and standards which shall apply on all parcels designated for that category. There are two types of land use categories: (1) primary land use category and (2) overlay land use category. All parcels have designated a primary land use category; selected parcels are assigned an overlay land use category as well. The standards and requirements for an overlay category shall be considered in conjunction with the requirements of the primary land use category. Land use categories are organized in the following fashion:

A. Intent. This is a statement of purpose of the category with regard to the development and resource protection policies that are to be carried out in the particular category.

B. Principal Permitted Uses. This is a listing of the uses which clearly implement the designated land uses and policies of the category. These uses require approval of a coastal development permit unless they are specifically exempted or categorically excluded. Each principal permitted uses section is divided into primary

uses, which may stand alone, and uses allowed only in conjunction with a primary or conditionally permitted use. The principal permitted use is generally not appealable to the Coastal Commission unless it is located in one of the areas listed in Section 22.56.2450 where the Coastal Commission retains appeal jurisdiction. Secondary uses are uses which do not require a conditional use permit, but which are appealable to the Coastal Commission. Coastal development permits for uses which are appealable to the Coastal Commission shall have a public hearing in accordance with Section 22.56.2380.

C. Uses Subject to Additional Permits. This is a listing of uses which may implement the intent of the category but only under certain circumstances or conditions. These uses may require the approval of conditional use, temporary use or other permits in addition to a coastal development permit or other development approval. The uses in this Section are appealable to the Coastal Commission. Coastal development permits for uses which are appealable to the Coastal Commission shall have a public hearing in accordance with Section 22.56.2380.

D. Development Standards. This is a listing of regulations that apply to development within a particular land use category. These regulations relate to height limits, setbacks, lot coverages and densities. The development standards, including height, identified for each land use category are the maximums permitted in the land use category; standards are further restricted, where stated, on a parcel-specific basis according to Sections 22.46.1790 through 22.46.1940. Compliance with these standards will be substantiated through the issuance of coastal development permits. Where a range of height standards are given, the height over the minimum may be approved only if allowed on the site and under the conditions set forth in Subsection E of Section 22.46.1060, and only if allowed on the site by Sections 22.46.1790 through 22.46.1940.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1220 Residential III – Intent.

Residential III is intended as a medium-density residential category permitting up to 35 dwelling units per net acre.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1230 Residential III – Permitted Uses.

Property in the Residential III category may be used for:

A. The following principal permitted use:

- Multiple-family structures no more than 35 units per net acre.

B. The following permitted uses:

- Apartment houses;
- Bicycle and pedestrian path rights-of-way;
- Public parks and picnic areas;
- Townhouses.

C. The following uses only when in conjunction with a primary use listed in Subsection A, a permitted use listed in Subsection B above, or with a use listed in Section 22.46.1240 below:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Animals, domestic and wild, maintained or kept as pets for personal use as provided in Part 3 of Chapter 22.52;
- Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site;
- Grading projects, off-site transport, where not more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753;

- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1240 Residential III – Uses Subject to Additional Permits.

Property in the Residential III category may be used for:

A. The following uses provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in Residential III, provided no other practical access to such property is available, and such access will not alter the character of the premises in respect to permitted uses in the Residential III category;
- Visitor- and neighborhood-serving commercial development not exceeding 1,000 square feet, cumulative, for the site, provided:

1. That parking shall be provided for all uses in excess of 500 square feet,

2. That such uses shall be open to the public and accessible from public roads, view corridors and/or walkways,

3. That signage and hours of operation enhance compatibility with the residential development;

- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Oil or gas wells and observation facilities;
- Parking for boating-related uses;

- Parking lots, but excluding commercial parking lots where greater than 50 percent of the leasehold's income is from parking fees;
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;
- Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the site-specific development guidelines of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Congregate care facilities;
- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 2012-0016 § 16, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1250 Residential III – Development Standards.

These standards shall apply for all uses in the Residential III category:

- Building height is limited to a maximum of 75 feet;
- Dwelling unit density shall not exceed 35 units per net acre;
- Front and rear yard setbacks shall be a minimum of 10 feet, in addition to the required highway and promenade setback;
- Side yard setbacks shall be a minimum of five feet;
- View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front,

side and rear yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;

- The County shall encourage alternative forms of transportation in new or remodeled residential projects by considering the use of Zip Cars, and other similar non-personal automobile strategies when evaluating requests for parking permits.
- Residential and mixed use shall not reduce the amount of land area devoted to existing visitor-serving, boating, or marine commercial uses:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on LUP Map 5, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment; and

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on LUP Map 5 may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 17, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1260 Residential IV – Intent.

Residential IV is intended as a medium-high density residential category permitting up to 45 dwelling units per net acre.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1270 Residential IV – Permitted Uses.

Property in the residential IV category may be used for:

A. The following principal permitted use:

- Multiple-family structures no more than 45 dwelling units per net acre.

B. The following permitted uses:

- Apartment houses;
- Bicycle and pedestrian path rights-of-way;
- Public parks and picnic areas;
- Townhouses.

C. The following uses only when in conjunction with a primary use listed in Subsection A, a permitted use listed in Subsection B above, or with a use listed in Section 22.46.1280 below, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Animals, domestic and wild, maintained or kept as pets or for personal use as provided in Part 3 of Chapter 22.52;
- Building materials, storage of;
- Grading projects, off-site transport;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1280 Residential IV – Uses Subject to Additional Permits.

Property in the Residential IV category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Residential IV category;
- Congregate care facilities;
- Visitor- and neighborhood-serving commercial development not exceeding 1,000 square feet, cumulative, for the site, provided:

1. That parking shall be provided for all uses in excess of 500 square feet;

2. That such uses shall be open to the public and accessible from public roads, view corridors, and/or walkways;

3. That signage and hours of operation enhance compatibility with the residential development:

- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Oil or gas wells and observation facilities;
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith;
- Parking for boating-related uses;
- Parking lots, but excluding commercial parking lots;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;

- Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the Site-Specific Development Guidelines of this Specific Plan;
- Youth hostels.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 2012-0016 § 18, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1290 Residential IV – Development Standards.

These standards shall apply for all uses in the Residential IV category:

- Building height is limited to a maximum of 140 feet;
- Dwelling unit density shall not exceed 45 units per net acre;
- Front and rear yard setbacks shall be a minimum of 10 feet, in addition to the required highway and promenade setbacks;
- Side yard setbacks shall be a minimum of five feet;
- View corridors, public open space areas, and/or accessways and emergency access corridors required in this Specific Plan may be designed and integrated with the required front, side, and rear-yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;
- The County shall encourage alternative forms of transportation in new or remodeled residential projects by considering the use of Zip Cars and other similar non-personal automobile strategies when evaluating requests for parking permits.
- Residential and mixed use shall not reduce the amount of land area devoted to existing visitor-serving, boating, or marine commercial uses:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on LUP Map 5, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment; and

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on LUP Map 5 may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 19, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1300 Residential V – Intent.

Residential V is intended as a high-density residential category permitting up to 75 dwelling units per net acre.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1310 Residential V – Permitted Uses.

Property in the Residential V category may be used for:

A. The following principal permitted use:

- Multiple-family dwellings no more than 75 dwelling units per net acre.

B. The following permitted uses:

- Apartment houses;
- Bicycle and pedestrian path rights-of-way;
- Public parks and picnic areas;
- Townhouses;
- Youth hostels.

C. The following uses only when in conjunction with a primary use listed in Subsection A above, a permitted use listed in Subsection B above, or with a use listed in Section 22.46.1320 below, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Animals, domestic and wild, maintained or kept as pets for personal use as provided in Part 3 of Chapter 22.52;
- Building materials, storage of;
- Grading projects, off-site transport;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1320 Residential V – Uses Subject to Additional Permits.

Property in the Residential V category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Residential V category;
- Congregate care facilities;
- Visitor- and neighborhood-serving commercial development not exceeding 1,000 square feet, cumulative, for the site, provided:

1. That parking shall be provided for all uses in excess of 500 square feet;

2. That such uses shall be open to the public and accessible from public roads, view corridors and/or walkways;

3. That signage and hours of operation enhance compatibility with the residential development.

- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Oil or gas wells and observation facilities;
- Parking for boating-related uses;
- Parking lots, but excluding commercial parking lots;
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;
- Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the Site-Specific Development Guidelines of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 2012-0016 § 20, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1330 Residential V – Development Standards.

These standards shall apply for all uses in the Residential V category:

- Building height is limited to a maximum of 225 feet;
- Dwelling unit density shall not exceed 75 units per net acre;
- Front and rear yard setbacks shall be a minimum of 10 feet, in addition to the required highway and promenade setback;
- Side yard setbacks shall be a minimum of five feet;
- View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;
- The County shall encourage alternative forms of transportation in new or remodeled residential projects by considering the use of Zip Cars and other similar non-personal automobile strategies when evaluating requests for parking permits.
- Residential and mixed use shall not reduce the amount of land area devoted to existing visitor-serving, boating, or marine commercial uses:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on LUP Map 5, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment; and

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on LUP Map 5 may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 21, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1335 Senior Accommodations – Intent.

Senior Accommodations is intended to provide housing for persons age 62 or older who may or may not be retired, subject to the development standards set forth in Section 22.46.1338. Units within a senior accommodations facility shall not be considered a residential use for purposes of allocating dwelling units when calculating density, or for assessing affordable housing requirements or assessing transient occupancy taxes or fees.

(Ord. 2012-0016 § 22, 2012)

22.46.1336 Senior Accommodations – Permitted Uses.

Property in the Senior Accommodations category may be used for:

A. The following principal use:

- Senior accommodations facilities.

B. The following permitted uses:

- Reserved.

(Ord. 2012-0016 § 23, 2012)

22.46.1337 Senior Accommodations – Uses Subject to Additional Permits.

Property in the Senior Accommodations category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Congregate care facilities for seniors.

(Ord. 2012-0016 § 24, 2012)

22.46.1338 Senior Accommodations – Development Standards.

These standards apply for all uses in the Senior Accommodations category:

- Each senior unit shall contain no more than two bedrooms and shall not provide a kitchen;
- Communal dining facilities shall be available on site;
- Services and/or facilities provided for residents on site may include, but not be limited to, concierge, dry cleaner, laundry, hair and beauty salon, spa (excluding massage), recreation room, lounge, shuttle/limousine, travel, maid, linen, and other similar personal services;
- Senior units in this category shall not be considered a residential use for purposes of allocating dwelling units, assessing affordable housing requirements, or assessing transient occupancy taxes or fees; and
- Building height is limited to 75 feet from finished floor, not including rooftop appurtenances.

(Ord. 2012-0016 § 25, 2012)

22.46.1340 Hotel – Intent.

Hotel is intended as an overnight accommodations/attendant services category.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1350 Hotel – Permitted Uses.

Property in the Hotel category may be used for:

A. The following principal permitted use:

- Hotel.

B. The following permitted uses:

- Bicycle and pedestrian path rights-of-way;
- Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan;
- Hotels;

- Public parks and picnic areas;
- Motels;
- Youth hostels.

C. The following uses only when in conjunction with a primary use listed in Subsection A above, a permitted use in Subsection B above, or with a use listed in Section 22.46.1360 below, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Bars and cocktail lounges, excluding cabarets;
- Building materials, storage of;
- Commercial service concessions offering newspapers, notions, grocery, bookstores, gift shops, florist shops, clothing stores or similar facilities in hotels or motels, where allowed by the Site-Specific Development Guidelines of this Specific Plan, provided:

1. That such facilities are designed and operated for the convenience of the hotel and conference guests and visitors to the Marina and are no more extensive than is necessary to service such development, but in no event totaling more than 1,000 square feet cumulatively;

2. That such uses shall be open to the public and accessible from public roads, plazas, view corridors, and/or walkways;

3. That public entrances to such facilities are visible from public promenades, view corridors, plazas, and streets;

4. That any such facilities that include more than 16 restaurant or fast food seats are considered when calculating the hotel's relationship to the phasing policies in Section 22.46.1090 and/or its parking requirements;

5. That all signs, advertising or identifying such facilities, visible from the street or promenade outside the building shall be approved by the Design Control Board;

6. That any commercial ice cream, coffee or food service development more than 750 square feet be considered when calculating the hotel's parking and/or phasing requirements;

- Conference, banquet and meeting rooms;
- Grading projects, off-site transport;
- Recreation services intended to serve hotel guests, including, but not limited to, pools, saunas, exercise rooms, tennis courts, etc.;
- Restaurants and other eating establishments, where allowed by the site-specific development standards of this Specific Plan;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 2012-0016 § 26, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1360 Hotel – Uses Subject to Additional Permits.

Property in the Hotel category may be used for:

A. The following uses provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Hotel category;
- Cabarets, provided that, as a condition of use, such use shall not be located within a 1,000-foot radius of any other adult business, and subject to the provisions of Section 22.56.190;
- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;

- Nightclubs;
- Oil or gas wells and observation facilities;
- Parking for boating-related uses;
- Parking lots and parking buildings;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
- Restaurants not operating in conjunction with a separate hotel or motel on the same parcel;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;
- Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the Site-Specific Development Guidelines of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1370 Hotel – Development Standards.

These standards shall apply for all uses in the Hotel category:

- Building height is limited to a maximum of 225 feet;
- Front, rear, and side-yard setbacks shall be a minimum of 10 feet, in addition to the required highway and promenade setback. View corridors, public open space areas, and/or accessways or emergency access corridors required in this Specific Plan may be designed and integrated with the required front, side, and rear- yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;

- Hotels shall establish a shuttle program to and from Los Angeles International Airport for guests. Hotels shall also provide, on demand, transit passes for those employees requesting the use of public transportation;
- Hotels shall not reduce the amount of land area devoted to existing public parks, boating, or coastal-dependent marine commercial uses:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on LUP Map 5, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment; and

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on LUP Map 5 may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 27, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1380 Visitor-Serving/Convenience Commercial – Intent.

Visitor-Serving/Convenience Commercial is intended as a service-oriented category providing dining facilities, retail sales and personal services for visitors, residents and employees of Marina del Rey.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1390 Visitor-Serving/Convenience Commercial – Permitted Uses.

Property in the Visitor-Serving/Convenience Commercial category may be used for:

A. The following principal permitted use:

- Visitor-serving and convenience retail stores as further defined in Subsection 1 below.

1. Visitor-serving uses:

- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period,
- Aquariums,
- Arboretums and horticultural gardens,
- Arcades,
- Art galleries,
- Automobile rental and leasing agencies,
- Bait and tackle sales and rental,
- Bakeries,
- Bar and cocktail lounges, excluding cabarets,
- Bicycle and motor scooter rentals,
- Bicycle and pedestrian path rights-of-way,
- Boat charters,
- Boat rentals,
- Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan,
- Comfort stations,
- Gift shops,

- Ice cream shops,
- Museums,
- Movable snack and souvenir carts,
- Parking lots and parking buildings,
- Parking for boating-related uses,
- Post office,
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith,
- Restaurants and other eating establishments, including food takeout. Existing restaurant seats may be recycled according to Subsection C.5 of Section 22.46.1090. New restaurant seats may be constructed only where stated in the Site-Specific Development Guidelines;
- Skate sales and rentals,
- Stations, bus, railroad and taxi,
- Swimming pools,
- Tourist information centers,
- Youth hostels;

2. Convenience commercial uses:
    - Antique shops,
    - Automobile service stations, including incidental repair, washing and rental of utility trailers subject to the provisions of Subsection B of Section 22.28.090,
    - Bakery shops, including baking only when incidental to retail sales from the premises,
    - Banks, savings and loans, credit unions and finance companies,
    - Barbershops,
    - Beauty shops,

- Bicycle shops,
- Bookstores,
- Ceramic shops, including manufacturing incidental to retail sales from the premises, provided the total volume of kiln space does not exceed eight cubic feet,
- Child care centers,
- Clothing stores,
- Community centers,
- Confectionery or candy stores, including making only when incidental to retail sales from the premises,
- Delicatessens,
- Dental clinics, including laboratories in conjunction therewith,
- Dress shops,
- Drugstores,
- Dry cleaning establishments, excluding wholesale dry cleaning plants, provided that the building is so constructed and the equipment is so conducted that all noise, vibration, dust, odor and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity,
- Florist shops,
- Health food stores,
- Hobby supply stores,
- Jewelry stores,
- Laundries, hand,
- Laundries, self-service,
- Leather goods stores,
- Liquor stores,
- Locksmith shops,

- Markets,
- Medical clinics, including laboratories in conjunction therewith,
- Music stores,
- Newsstands,
- Notion or novelty stores,
- Nurseries, including the growing of nursery stock,
- Pharmacies,
- Photographic equipment and supply stores,
- Photography studios,
- Public parks and picnic areas,
- Real estate offices,
- Retail stores,
- Shoe stores,
- Silver shops,
- Sporting goods stores,
- Stationery stores,
- Tailor shops,
- Tobacco shops,
- Toy stores,
- Yarn and yardage stores.

B. The following uses only when in conjunction with a primary use listed in Subsection A above or with a use listed in Section 22.46.1400, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Building materials, storage of;
- Grading projects, off-site transport;

- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754;
- On-premises or directional signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan, and as approved by the Design Control Board.

(Ord. 2012-0016 § 28, 2012; Ord. 95-0058 § 3, 1995; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1400 Visitor-Serving/Convenience Commercial – Uses Subject to Additional Permits.

Property in the Visitor-Serving/Convenience Commercial category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Visitor-Serving/Convenience Commercial category;
- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment for longer than seven days;
- Cabarets, provided that, as a condition of use, such use shall not be located within a 1,000-foot radius of any other adult business, and subject to the provisions of Section 22.56.190;
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith;
- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of

Education or recognized accrediting agency, but excluding trade or commercial schools;

- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Health clubs or centers;
- Hospitals;
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people where the conditions of Section 22.56.1754 have not or cannot be met. This provision shall not be construed to authorize the modification of development standards required for establishment of such bar, cocktail lounge or restaurant, except as otherwise provided by Part 2 of Chapter 22.56;
- Nightclubs;
- Oil or gas wells and observation facilities;
- Outdoor display, sales and storage;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
- Schools, through Grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the state of California, in which no pupil is physically restrained, but excluding trade schools;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;
- Storage of personal and household items where allowed by the Site-Specific Development Guidelines of this Specific Plan;
- Theaters and other auditoriums.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1410 Visitor-Serving/Convenience Commercial – Development Standards.

These standards shall apply for all uses in the Visitor-Serving/Convenience Commercial category:

- Building height is limited to a maximum of 45 feet;
- Front, rear and side yard setbacks shall be a minimum of 10 feet in addition to the required highway setback. View corridors, public open space areas and/or accessways or emergency accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;
- Visitor-Serving/Convenience Commercial uses shall not reduce the amount of land area devoted to existing visitor-serving, boating, or coastal-dependent marine commercial uses, and visitor-serving uses may be integrated vertically with recreational boating uses where possible:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access,

shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment;

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence;

E. With respect to Parcel 49, any redevelopment which increases the visitor-serving area shall include urban open space, the amount of which shall depend on whether the launch ramp remains on Parcel 49 or is moved to another location in the harbor. If the launch ramp remains on Parcel 49, a minimum of one acre of urban open space shall be provided; if the launch ramp is moved to another location, a minimum of 2 acres of urban open space shall be provided. The urban open space may consist of hardscape and/or landscape, and may be located above ground level to maximize views. Any project proposed for Parcel 49 shall demonstrate how such urban open space will be used by the public, and that such urban open space will not be displaced by a commercial use, such as outdoor dining; and

F. With respect to the launch ramp on Parcel 49, if visitor-serving development is undertaken on that parcel, the launch facility must remain in operation on site or be transferred to another site. At no time may the launch ramp be closed except in times of national emergency, to provide staging for a local emergency, or in connection with other safety considerations.

(Ord. 2012-0016 § 29, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1420 Marine Commercial – Intent.

Marine Commercial is intended as a category which will allow coastal-related and coastal-dependent land and water uses, including storage and repair of boats.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1430 Marine Commercial – Permitted Uses.

Property in the Marine Commercial category may be used for:

A. The following principal permitted use:

- Boat launching and open storage.

B. The following permitted uses:

- Bait and tackle sales and rental;
- Bicycle and pedestrian path rights-of-way;
- Boat and marine sales and service;
- Boat launching;
- Boat operation, rental, charter and moorage;
- Boat repair, minor, including rigging, sanding, and tune-ups but excluding spray painting and major engine overhauls;
- Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan;
- Dry boat storage within racks or structures less than 45 feet high;
- Ferries, water taxis, harbor cruises, and other scenic boating;
- Launch hoists;
- Marine gas sales and accessory retail;
- Moorage;
- Parking for boating-related uses;
- Public parks and fishing areas;
- Sales, rental and repair of marine supplies;
- Sale of food, beverages and sundries as a convenience to boaters;
- Schools for teaching boating, sailing and other marine-related activities;
- Transient boating visitor facilities, including docks, showers, restrooms and laundry, but excluding overnight accommodations;
- Wet slips.

C. The following uses only when in conjunction with a primary use listed in Subsection A, a permitted use listed in Subsection B above or with a use listed in Section 22.46.1440 below, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Building materials, storage of;
- Grading projects, off-site transport;
- Office uses related to on-site boating activities, including yacht brokerage, marine insurance, marine engineering and design services, provided that the area devoted to such use does not exceed 2,000 square feet, the business conducted in the building is marine or boating-related and accessory to the principal use on the parcel;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the Design Control Board.

(Ord. 2012-0016 § 30, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1440 Marine Commercial – Uses Subject to Additional Permits.

Property in the Marine Commercial category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Marine Commercial category;
- Boat repair, painting and limited manufacturing;
- Boathouses, rowing clubs and facilities associated with crew racing;

- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Office uses related to boating activities, including yacht brokerage, marine insurance, admiralty law, marine accountancy, marine engineering and design services, provided that no more than 25 percent of the site is devoted to such uses;
- Oil and gas wells and observation facilities;
- Parking lots and parking buildings;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the Design Control Board;
- Yacht clubs.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1450 Marine Commercial – Development Standards.

These standards shall apply for all uses in the Marine Commercial category:

- Building height is limited to a maximum of 45 feet, except that dry stack storage uses may be allowed a maximum of 75 feet when allowed by the Site-Specific Development Guidelines;
- Front, rear and side yard setbacks shall be a minimum of five feet, in addition to the required highway and promenade setbacks;

- View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if the Director finds that such design will enhance visual and physical access to the shoreline;
- Marine Commercial uses shall not reduce the amount of land area devoted to existing visitor-serving, boating or coastal-dependent marine commercial uses:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment;

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence;

- Parcels developed with yacht clubs shall reserve a minimum of 50 percent of the land area for boat storage uses.

(Ord. 2012-0016 § 31, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1460 Boat Storage – Intent.

Boat Storage is intended as a category allowing storage and repair of boats.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1470 Boat Storage – Permitted Uses.

Property in the Boat Storage category may be used for:

A. The following principal permitted use:

- Boat launching and open or enclosed storage of boats.

B. The following permitted uses:

- Bicycle and pedestrian path rights-of-way;
- Boat repair, minor, including rigging, sanding, and tune-ups but excluding spray painting and major engine overhauls;
- Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan;
- Launch hoist;
- Moorage;
- Parking for boating-related uses;
- Transient boating visitor facilities, including docks and showers;
- Wet slips.

C. The following uses only when in conjunction with a primary use listed in Subsection A above, a permitted use listed in Subsection B above or with a use listed in Section 22.46.1480 below, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property not exceeding a total of 1,000 square feet or 10 percent of the area of the property, whichever is lesser;

- Bait and tackle sales and rental not exceeding 500 square feet or 10 percent of the area of the property, whichever is lesser;
- Building materials, storage of;
- Grading projects, off-site transport;
- Sale of food, beverages and sundries as a convenience to boaters, not exceeding 500 square feet or 10 percent of the area of the property, whichever is lesser;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan, and approved by the Design Control Board.

(Ord. 2012-0016 § 32, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1480 Boat Storage – Uses Subject to Additional Permits.

Property in the Boat Storage category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Boat Storage category;
- Boathouses, rowing clubs, and facilities associated with crew racing;
- Dry stack storage buildings;
- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Oil or gas wells and observation facilities;
- Parking lots and parking buildings;

- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1490 Boat Storage – Development Standards.

These standards shall apply for all uses in the Boat Storage category:

- Building height is limited to a maximum of 25 feet, except that dry stack storage uses may be allowed a maximum of 75 feet when allowed by Site-Specific Development Guidelines;
- Front, rear and side yard setbacks shall be a minimum of five feet, in addition to the required highway setback;
- View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if the Director finds that such design will enhance visual and physical access to the shoreline;
- Boat Storage uses shall not reduce the amount of land area devoted to the existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and public access:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved,

but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment; and

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 33, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1500 Office – Intent.

The Office category is intended to authorize a variety of generalized offices.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1510 Office – Permitted Uses.

Property in the Office category may be used for:

A. The following principal permitted use:

- Office buildings.

B. The following permitted uses:

- Banks, savings, and loans;
- Bicycle and pedestrian path rights-of-way;
- Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan;
- Offices, business or professional;
- Public parks and picnic areas;

- Youth hostels.

C. The following uses only when in conjunction with a primary use listed in Subsection A above, a permitted use listed in Subsection B above, or with a use listed in Section 22.46.1520 below, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Building materials, storage of;
- Grading projects, off-site transport;
- Public parks and picnic areas;
- Retail commercial, restaurant, personal and business services located on the ground floor only;
- On-site signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the Design Control Board.

(Ord. 2012-0016 § 34, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1520 Office – Uses Subject to Additional Permits.

Property in Office category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Office category;
- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Oil or gas wells and observation facilities;

- Parking for boating-related uses;
- Parking lots and parking buildings;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1530 Office – Development Standards.

These standards shall apply for all uses in the Office category:

- Building height is limited to a maximum of 45 feet seaward of the loop roads and a maximum of 225 feet on all other parcels;
- Front, rear and side yard setbacks shall be a minimum of 10 feet in addition to the required highway, emergency access and promenade setback;
- View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;
- Office project uses shall not reduce the amount of land area devoted to the existing visitor-serving, boating or marine commercial uses:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved,

but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment;

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 35, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1540 Parking – Intent.

Parking is intended as a category which will provide areas for public motor vehicle parking, particularly for visitors to Marina del Rey, and for special events for the benefit of the public.

(Ord. 2012-0016 § 36, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1550 Parking – Permitted Uses.

Property in the Parking category may be used for:

A. The following principal permitted use:

- Surface public parking lots.

B. The following primary uses:

- Bicycle and pedestrian path rights-of-way;
- Boathouses, boat racks, and oarboxes for Parcel NR and IR;

- Certified farmers' markets (temporary), as defined in the Marina del Rey Land Use Plan;
- Information directories;
- Parking lots and parking buildings up to 45 feet high;
- Parking for boating-related uses;
- Public parks and picnic areas.

C. The following uses only when in conjunction with a primary use listed in Subsection A, a permitted use listed in Subsection B above, or with a use listed in Section 22.46.1560 below, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Building materials, storage of;
- Grading projects, off-site transport;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the Design Control Board;
- Structures used for fee collection.

(Ord. 2012-0016 § 37, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1560 Parking – Uses Subject to Additional Permits.

Property in the Parking category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Parking category;

- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Oil or gas wells and observation facilities;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the Design Control Board;
- Youth hostels.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1570 Parking – Development Standards.

These standards shall apply for all uses in the Parking category:

- Heights shall be limited according to parcel specific standards in Section 22.46.1780, in the Site-Specific Development Guidelines of this Specific Plan, but at a maximum, no more than 45 feet in height on moles and seaward of loop roads, and no more than 90 feet in height north of Admiralty Way or adjacent to Lincoln Boulevard;
- Standards shall be as set forth in Part 11, Chapter 22.52 of this Title 22;
- Parking lots shall not reduce the amount of land area devoted to the existing visitor-serving, boating, or marine commercial uses:

A. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or

anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment; and

D. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 38, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1580 Public Facilities – Intent.

The Public Facilities category is intended to provide areas for public services and facilities other than public right-of-way, parking and open space.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1590 Public Facilities – Permitted Uses.

Property in the Public Facilities category may be used for:

A. The following principal permitted use:

- Publicly owned facilities.

B. The following permitted uses:

- Administrative and government offices;
- Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan;

- Fire stations;
- Libraries;
- Police stations;
- Public utility facilities;
- Public parks and picnic areas;
- Rights-of-way for bicycle and pedestrian paths.

C. The following uses only when in conjunction with a primary use listed in Subsection A above, a permitted use listed in Subsection B above, or with a use listed in Section 22.46.1600 below, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Building materials, storage of;
- Grading projects, off-site transport;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 2012-0016 § 39, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1600 Public Facilities – Uses Subject to Additional Permits.

Property in the Public Facilities category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Public Facilities category;
- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;

- Oil or gas wells and observation facilities;
- Parking for boating-related uses;
- Parking lots and parking buildings;
- Publicly owned uses necessary to the maintenance of the public health, convenience, or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;
- Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the Site-Specific Development Guidelines of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1610 Public Facilities – Development Standards.

These standards shall apply for all uses in the Public Facilities category:

- Building height is limited to a maximum of 45 feet except that theme towers may extend to a maximum of 140 feet unless otherwise restricted by the site-specific guidelines;
- Front, rear and side yard setbacks shall be a minimum of 10 feet in addition to the required highway and promenade setback.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1620 Open Space – Intent.

The Open Space category is intended to provide urban, passive, and active recreational opportunities.

(Ord. 2012-0016 § 40, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1630 Open Space – Permitted Uses.

Property in the Open Space category may be used for:

A. The following principal permitted use:

- Public parks, public plazas, and picnic areas.

B. The following permitted uses:

- Bicycle and pedestrian path rights-of-way;
- Campgrounds, on a lot or parcel of land having not less than one acre;
- Certified farmers' market (temporary), as defined in the Marina del Rey Land Use Plan;
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith;
- Public promenades;
- Riding and hiking trails, excluding trails for motor vehicles;
- View parks and view areas;
- Visitor-serving concession operations, limited to no more than 500 square feet.

C. The following uses only when in conjunction with a primary use listed in Subsection A above or with a use listed in Section 22.46.1640 below, subject to the same limitations and conditions provided in Section 22.46.1230

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Building materials, storage of;
- Grading projects, off-site transport;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 2012-0016 § 41, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1640 Open Space – Uses Subject to Additional Permits.

Property in the Open Space category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Open Space category;
- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Oil or gas wells and observation facilities;
- Parking for boating-related uses;
- Parking lots, but excluding commercial parking lots;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;
- Special events (temporary) of the type described in Part 14 of Chapter 22.56 of this Title 22 related to temporary use permits, without the sponsorship requirements or frequency limitations of such Part 14; however, no temporary use permit shall be required;
- Youth hostels, where permitted by Site-Specific Development Guidelines.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 2012-0016 § 42, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1650 Open Space – Development Standards.

These standards shall apply for all uses in the Open Space category.

- No structure over 25 feet in height shall be constructed, except that public facilities and buildings supportive of Chace Park and Marina Beach are allowed with a maximum height limit of 45 feet.

(Ord. 2012-0016 § 43, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1660 Water – Intent.

Water is intended as a category for recreational use, docking and fueling of boats, flood control, and light marine commercial.

(Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1670 Water – Permitted Uses.

Property in the Water category may be used for:

A. The following principal permitted use:

- Water-oriented recreational activities, including boating, fishing, rowing, sightseeing, wind surfing.

B. The following permitted uses:

- Bicycle and pedestrian path rights-of-way;
- Boat docks, piers;
- Boating-related equipment storage;
- Dry stack storage facilities attached to a land side structure;
- Public view areas;
- Schools for boating, sailing and other marine-related activities in which teaching is done on the water;
- Wet slips.

C. The following uses only when in conjunction with a primary use listed in Subsection A above, a permitted use listed in Subsection B above, or with a use listed

in Section 22.46.1680 below, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 2012-0016 § 44, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1680 Water – Uses Subject to Additional Permits.

Property in the Water category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Water category;
- Boat fuel docks;
- Boat-launching facilities;
- Boat repair docks;
- Boathouses, rowing clubs and facilities associated with crew racing;
- Docking facilities for charter boats, sightseeing tours, party boats, etc.;
- Oil and gas wells and observation facilities;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 2012-0016 § 45, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1690 Water – Development Standards.

These standards shall apply for all uses in the Water category:

- Building height is limited to a maximum of 15 feet, except that dry stack storage facilities connected to a land side structure shall be allowed at the height permitted by the land use category on the land side of the parcel;
- Development of new boat slips must be accompanied by adequate parking and land-side facilities, including boater restrooms.

(Ord. 2012-0016 § 46, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 90-0158 § 1 (part), 1990.)

22.46.1700 Waterfront Overlay Zone – Intent.

Waterfront Overlay is intended as an overlay land use category applied as a permitted use to residentially and commercially designated waterfront parcels in addition to the other permitted land use category of the site. The overlay is designed to encourage coastal-related and coastal-dependent land uses while increasing development flexibility. The Waterfront Overlay permits the combination of Hotel, Visitor-Serving Convenience Commercial, and Marine Commercial land uses with the primary land use category of a site; mixing of these uses within a structure is also permitted.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1710 Waterfront Overlay Zone – Permitted Uses.

Property in the Waterfront Overlay Zone may be used for:

A. The following principal permitted use:

- The use identified as the principal permitted use on the parcel, subject to the application as designated in the Site-Specific Development Guidelines for that parcel.

B. The following permitted uses: Hotel, Visitor-Serving Convenience Commercial, Boat Storage, or Marine Commercial, or any use identified as a permitted use on the parcel, subject to the application of permitted land use categories which are designated in the Site-Specific Development Guidelines for that parcel.

C. Any accessory use listed in Subsection C of permitted uses for any of the primary land use categories which are designated in the Site-Specific Development Guidelines for that parcel, provided the use is developed in conjunction with an allowed principal permitted use or permitted use, or an accessory use to a use allowed by Section 22.46.1720 below for which a conditional use permit has been granted.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1720 Waterfront Overlay Zone – Uses Subject to Additional Permits.

Property in the Waterfront Overlay Zone may be used for:

A. Any use listed as a principal permitted use, permitted use, or uses subject to additional permits in the Hotel, Visitor-Serving/Convenience Commercial and Marine Commercial land use categories, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1730 Waterfront Overlay Zone – Development Standards.

A. Development standards in the Waterfront Overlay Zone shall be equivalent to the standards of the respective primary land use categories in this Chapter. Development permitted by the Waterfront Overlay Zone must be consistent with the development standards of the primary land use category which permits the use. The Site-Specific Development Guidelines shall also apply and shall supersede the land use category standards when the standards differ.

B. A detailed plot plan shall be submitted which accurately shows the location and dimensions of all improvements including streets, walkways, water areas, buildings, parcel lines, landscaped areas, buildings, etc. Multistory buildings and areas of mixed uses shall be indicated. Where applicable, the plans shall indicate the boundary lines of the land use categories located on the subject property; the land area for each category shall be calculated and shown on the plan. A tentative map shall be filed when required by Title 21 of this Code. Information shall be submitted which indicates how the proposed development is consistent with the allocation of development in the Development Zone where the parcel resides, as specified in the Site-Specific Development Guidelines.

C. All development shall be carried out consistent with a plot plan submitted with the initial application on the property. The plot plan shall be consistent with the Specific Plan. The plot plan shall cover the entire parcel, and if there is phasing of the project, shall show phasing consistent with the provisions of the Specific Plan.

- Approval of waterfront overlay zone projects shall be based on the findings that a proposed project will provide improved public shoreline access, public recreational use, public views and day use by the general public, without detracting from public recreation facilities, including boat slips;
- Mixed Use projects permitted by the Waterfront Overlay Zone shall not reduce the amount of land area devoted to existing visitor-serving, boating or marine commercial uses:

1. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

2. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

3. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment;

4. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 47, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1740 Mixed Use Overlay Zone – Intent.

Mixed Use Overlay is intended as an overlay land use category applied to selected parcels in addition to the primary land use category of the site. The overlay is designed to encourage mixed use projects and increase overall development flexibility. The Mixed Use Overlay permits the combination of any land use category with the primary land use category of a site; mixing of uses within a structure is also permitted.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1750 Mixed Use Overlay Zone – Permitted Uses.

Property in the Mixed Use Overlay Zone may be used for:

A. The following principal permitted use:

- The use identified as the principal permitted use on the parcel subject to the application as designated in the Site-Specific Development Guidelines for that parcel.

B. The following permitted uses:

- Any use identified as a permitted use on the parcel, subject to the application permitted land use categories which are designated in the Site-Specific Development Guidelines for that parcel.

C. Any accessory use listed in Subsection B of permitted uses for any of the primary land use categories which are designated in the Site-Specific Development Guidelines for that parcel, provided the use is developed in conjunction with an allowed principal permitted use or permitted use, or an accessory use to a use allowed by Section 22.46.1760 below for which a conditional use permit has been granted.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1760 Mixed Use Overlay Zone – Uses Subject to Additional Permits.

Property in the Mixed Use Overlay Zone may be used for:

A. Any use listed as a principal permitted use, permitted use or uses subject to additional permits in any land use category, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1770 Mixed Use Overlay Zone – Development Standards.

A. Development standards in the Mixed Use Overlay Zone shall be equivalent to the standards of the respective primary land use categories in this Chapter. Development permitted by the Mixed Use Overlay Zone must be consistent with the development standards of the primary land use category which permits the use. The Site-Specific Development Guidelines shall also apply and shall supersede the land use category standards when the standards differ.

B. A detailed plot plan shall be submitted which accurately shows the location and dimensions of all improvements including streets, walkways, water areas, buildings, parcel lines, landscaped areas, buildings, etc. Multistory buildings and areas of mixed uses shall be indicated. Where applicable, the plans shall indicate the boundary lines of the land use categories located on the subject property; the land area

for each category shall be calculated and shown on the plan. A tentative map shall be filed when required by Title 21 of this Code. Information shall be submitted which indicates how the proposed development is consistent with the allocation of development in the development zone where the parcel resides, as specified in the Site-Specific Development Guidelines.

C. All development shall be carried out consistent with a plot plan submitted with the initial application on the property. The plot plan shall be consistent with the Specific Plan. The plot plan shall cover the entire parcel, and if there is phasing of the project, shall show phasing consistent with the provisions of the Specific Plan.

- Mixed Use projects permitted by the WOZ shall not reduce the amount of land area devoted to existing visitor-serving, boating, or marine commercial uses:

1. With the exception of existing boating facilities located on Parcels 1, 54, 55, and 56, boating facilities may be relocated in conjunction with development so long as the same or larger boating facilities are replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved. With respect to Parcels 1, 54, 55, and 56, existing boating facilities shall be required to be preserved, but only if the use for such boating facilities is economically viable, and provided a commercial operator has interest in operating such use;

2. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking, and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

3. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment;

4. Other existing recreation, visitor-serving, and marine commercial facilities not shown on Map 5 of the LUP may be relocated in conjunction with

development as long as the use is replaced within the Marina before the development which displaces it may commence.

(Ord. 2012-0016 § 48, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1780 Site-Specific Development Guidelines – Purpose.

A. These guidelines set forth site-specific development standards and guidelines for parcels within the existing Marina. As used in these site-specific guidelines, the word "shall" means a requirement is mandatory whereas the word "may" means the standards are encouraged but not imperative. Development Zones are identified in Map 10, Marina Development Zones (see Map 10 at the end of this Part 3). Maps 11 through 13 illustrate the various parcels within each development zone (see Maps 11 through 13 set out at the end of this Part 3). Parcel numbers for the existing Marina are those used in lease parcel identification by Los Angeles County. Category boundaries for parcels containing more than one category may be found on the maps included in these site-specific guidelines.

B. Maximum buildouts and land uses are identified for each Development Zone. Certain existing or allocated development may be converted to other uses in the same development zone, consistent with Subsection C.6 of Section 22.46.1090 of this Specific Plan and the land use category(ies) of the affected parcel(s).

C. Each parcel has an identified primary land use category, required public improvements (if any) and special development considerations. With the exception of Parcel 9, which is under the control of the County Department of Beaches and Harbors, all parcels in Marina del Rey are now developed, and their present use is indicated on pages 21 through 25 of Appendix C, Specifications and Minimum Standards of Architectural Treatment and Construction, of the certified LCP. The additional development potential of a parcel is dependent upon the land use category(ies) of the parcel and the development allocated to the zone in which the parcel resides. Development monitoring shall continuously track the amount of development available in every zone; after an expansion project is approved, the additional development granted as part of the approval shall be deducted from the development available in a

project's development zone. The balance will be the development available for future projects in the zone. Once the buildout allocated to a development zone is depleted to a zero development balance, future development in the zone is limited to recycling of uses with no expansions or increased trip generation. Existing uses shall be maintained on parcels residing in zones with a zero development balance, except for development consistent with the conversion provisions of Subsection C.6 of Section 22.46.1090.

D. Records. The Department shall maintain a public record, open for public review and inspection, of (1) the amount of redevelopment granted in each development zone, (2) the amount of redevelopment remaining in each zone, and (3) the amount of redevelopment proposed in pending applications in each zone. Copies of this public log shall be forwarded semiannually to the Department of Beaches and Harbors and the Coastal Commission.

E. Definitions. "Maintenance of a use" means the existing or similar use, height, floor area or intensity and peak-hour trip generation of a parcel shall remain the same. Required public improvements are those improvements the parcel lessee will be required to make when new development or recycling of uses on the leasehold occurs. Special development considerations refer to special circumstances or conditions which shall be observed at the time of development.

F. All parcels are subject to the phasing requirements outlined in Section 22.46.1090 of this Specific Plan. In addition, all parcels must conform to the Use Restrictions and Development Standards and to these site-specific guidelines. As used in these land use restrictions and in the site-specific guidelines, the word "shall" means a requirement is mandatory whereas the word "may" means the standards are encouraged but not imperative. Where site-specific guidelines found in Sections 22.46.1790 through 22.46.1940, or the conditions of approval found in Section 22.46.1190 differ from the land use category regulations and development standards listed in Section 22.46.1200, above, such site-specific standards and conditions of development shall supersede the land use category regulations. If there is

a conflict among these development standards, the more restrictive document shall control.

G. It is the intent of this Specific Plan to allow the development of public facility uses as needed to serve the visitors and residents of Marina del Rey. Such uses shall include, but are not limited to, parking, fire, sheriff, beach, library, park, public transportation and other emergency and nonemergency services required for the day-to-day operation of the Marina.

(Ord. 2012-0016 § 49, 2012; Ord. 2009-0004 § 7, 2009; Ord. 95-0042 § 1 (part), 1995: Ord. 91-0004 § 5, 1991; Ord. 90-0158 § 1 (part), 1990.)

22.46.1785 Major Development Zones with Associated Areas and Parcels.

Development Zone No.	Associated Areas	Parcels Within Development Zone
1	Bora Bora, Tahiti, Marquesas, Panay, Via Marina	1, 3, 7, 8, 9, 10, 12, 13, 14, 15, 18, 20, 95, 100, 101, 102, 103, 104, 111, 112, 113, AL-1, BR, DS, K-6, LLS
2	Palawan/Beach, Oxford	21, 22, 27, 28, 30, 33, 91, 97, 125, 128, 129, 140, 141, 145, 147, GR, HS, IR, JS, NR, P, Q, RR
3	Admiralty, Bali, Mindanao, Fisherman's Village, Harbor Gateway, North Shore, Fiji Way	40T, 41, 42, 43, 44, 47, 48, 49M, 49R, 49S, 50, 51, 52, 53, 54, 55, 56, 61, 62, 64, 65, 75, 76, 77, 94, 130, 131, 132, 133, 134, 200, BB, EE, UR, SS, W, XT

(Ord. 2012-0016 § 50, 2012.)

22.46.1789 Major Development Zones with Associated Development Potential.

Development Zone No. 1	
Residential	1,498 units
Hotel	288 rooms
Retail	53,000 square feet
Restaurant	340 seats
Congregate Care	15 units
Development Zone No. 2	
Residential	72 units
Hotel	217 rooms
Office	32,000 square feet
Retail	42,000 square feet
Restaurant	410 seats
Seniors Accommodations	114 units

Development Zone No. 3*	
Residential	255 units
Retail	178,741 square feet
Restaurant	573 seats
Office	26,000 square feet
Dry Stack	345 spaces
Library	3,000 square feet

*Notwithstanding any other provision to the contrary, these dwelling units may only be used on Parcel 64 in Development Zone 3, converted to a higher priority use in Development Zone 3, or transferred to another Development Zone via LCP amendment.

(Ord. 2012-0016 § 51, 2012.)

22.46.1790 Site-Specific Development Guidelines – By Area.

The following site-specific guidelines shall apply to each respective area in Marina del Rey.

(Ord. 2012-0016 § 52, 2012; Ord. 95-0042 § 1 (part), 1995: Ord. 91-0004 § 6, 1991; Ord. 90-0158 § 1 (part), 1990.)

22.46.1800 Bora Bora Area (Map 11).

Parcels 1, 3, 112, 113, BR

Parcel 1	
Categories:	Marine Commercial
	Water
	Waterfront Overlay
Parcel 3	
Categories:	Parking
	Open Space
Parcel 112	
Categories:	Residential V
	Water
	Waterfront Overlay
Parcel 113	
Categories:	Residential V
	Waterfront Overlay
Parcel BR	
Category:	Open Space

Required public improvements:

- Development shall provide waterfront public pedestrian access consistent with Section 22.46.1150 of this Specific Plan.
- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan. New development or intensification on Parcels 112 and 113 shall require reservation of public open space and the construction of a public pedestrian promenade consistent with the 28-foot-wide standard.
- Public vehicular access shall be maintained along Bora Bora Way. No fewer than 10 public parking spaces shall be provided in a landscaped parking area adjacent to the gas dock.
- A small waterfront viewing park not less than 500 square feet in area shall be provided on Parcel 112 in conjunction with Phase II development.
- A small waterfront viewing park not less than 500 square feet in area shall be provided on Parcel 113 on a platform over the bulkhead, in conjunction with Phase II development.
- Park and picnic facilities, including a restroom shall be installed in Parcel 3 in conjunction with new development in the Bora Bora development zone.

Special development considerations:

- New building construction on Parcel 112 shall relate to Bora Bora Way and landscaping shall be enhanced.
- Parcel 1, Parcel 3 – Height category 1: Building height not to exceed 25 feet.
- Parcel 112, Parcel 113 – Height category 6: Building height not to exceed 225 feet.

(Ord. 2012-0016 § 53, 2012; Ord. 2001-0010 § 1, 2001: Ord. 95-0042 § 1 (part), 1995.)

22.46.1810 Tahiti Area (Map 11).

Parcels 7, 8, 9, 111

Parcel 7	
Categories:	Residential III
	Water
	Waterfront Overlay
Parcel 8	
Categories:	Residential III
	Water
	Waterfront Overlay
Parcel 9	
Categories:	Hotel
	Open Space
	Water
	Waterfront Overlay
Parcel 111	
Categories:	Residential III (mole portion)
	Residential V (non-mole western portion)
	Water
	Waterfront Overlay

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

Special development considerations:

- Parcel 7 – Height category 2: Building height not to exceed 45 feet.
- Parcel 8, Parcel 111 (mole portion) – Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.
- Parcel 9, Parcel 111 (western portion) – Height category 5: Building height not to exceed 140 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 225 feet.

- Parcel 9 wetland park – In order to maximize wildlife values, no trails or gathering areas (such as picnic tables, pavilions, etc.) shall be allowed in the wetland park between the Parcel 8 parking lot and the wetland, or on the marina side of the wetland.
- The developer (or responsible lessee) of Parcel FF(14) shall pay 50 percent of the cost for the restoration of the wetland and creation of an approximately 1.5 acre wetland park on Parcel 9, as well as transient slip accommodations on Parcel 9 for 9-11 boats.

(Ord. 2012-0016 § 54, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1820 Marquesas Area (Map 11).

Parcels 10, 12, 13, 14

Parcel 10	
Categories:	Residential III and V (density averaged over all of parcel)
	Water
	Waterfront Overlay
Parcel 12	
Categories:	Residential IV
	Water
	Waterfront Overlay
Parcel 13	
Categories:	Residential III
	Water
	Waterfront Overlay
Parcel 14	
Categories:	Residential III – (for the 0.67 acre "mole" portion of the parcel)
	Residential V – (for the 1.38-acre "non-mole" portion of the parcel) and
	Waterfront Overlay

Prior to issuance of a building permit for the project, the permittee shall, to the satisfaction of the Directors of Regional Planning and Beaches and Harbors, pay monies into the coastal improvement fund (specified in Section 22.46.1950 of the County Code) in the amount necessary to fund 50 percent of the design, permitting, and construction of a public wetland and upland park on the southerly approximately

1.46-acres of Marina Parcel 9U. The first to obtain a building permit of the permittees of the subject project and the hotel resort project on Parcel 9U shall construct such public wetland and upland park and shall be entitled to reimbursement of 50 percent of the design, permitting, and construction cost by the County. If such park is not developed by the permittee of the hotel resort, the subject permittee may enter onto Parcel 9U to perform such construction work. Development of said public wetland and upland park on the southerly portion of Parcel 9U shall be completed and the park shall be open to the public in advance of issuance of a Final Certificate of Occupancy for the subject approved apartment building on Parcel FF(14).

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

Special development considerations:

- Parcel 12 (mole terminus portion) – Height category 2: Building height not to exceed 45 feet.
- Parcel 10 (mole portion), Parcel 12 (western portion on mole), Parcel 13 (mole portion), Parcel 14 (mole portion) – Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.
- Parcel 10 (non-mole portion). Building height not to exceed a maximum of 75 feet.
- Parcel 14 – Height category 3.
- Parcel 14 – Developer shall deposit into an account designated by the County an amount equal to the cost of replacing 101 parking spaces at Chace Park or at Marina Beach, amount to be determined by the County. The replacement parking spaces shall be available for public use within

five (5) years of the issuance of the Certificate of Occupancy for redevelopment of Parcel 14.

- The developer (or responsible lessee) of Parcel 14 shall pay 50 percent of the cost of the restoration of the wetland and creation of an approximately 1.5 acre wetland park on Parcel 9, and shall also construct at no cost to the County transient docks at Parcel 9 accommodating 9-11 vessels. If Parcel 14 development commences prior to Parcel 9 development, Parcel 14 shall absorb 100 percent of the costs of the wetland park construction, subject to 50 percent reimbursement if Parcel 9 develops. The wetland park shall be constructed and open prior to the issuance of the Certificate of Occupancy for Parcel 14.

(Ord. 2012-0016 § 55, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1830 Panay Area (Map 11).

Parcels 15, 18, and 20

Parcel 15	
Categories:	Residential IV
	Water
	Waterfront Overlay
Parcel 18	
Categories:	Residential III (mole terminus)
	Residential IV (south side of mole road)
	Water
	Waterfront Overlay
Parcel 20	
Categories:	Residential IV
	Water
	Waterfront Overlay

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

Special development considerations:

- Parcel 18 (mole terminus portion), Parcel GR – Height category 2: Building height not to exceed 45 feet.
- Parcel 15, Parcel 18 (western portion along mole), Parcel 20 – Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.
- Deck parking structures may be provided on Parcel GR, limited to 45 feet maximum, consistent with the view and site design standards and requirements of this Specific Plan, including the requirement that any development provide shadow studies indicating the proposed development will not shadow the public beach on Parcel H between the hours of 9:00 a.m. and 5:00 p.m. after April 15th and before September 15th.

(Ord. 2012-0016 § 56, 2012; Ord. 2001-0010 § 2, 2001: Ord. 95-0042 § 1 (part), 1995.)

22.46.1835 Via Marina Area (Map 11).

Parcels 95, 100, 101, 102, 103, 104, DS, LLS, AL-1, and K-6

Parcel 95	
Categories:	Visitor-Service Commercial
	Mixed Use Overlay
Parcel 100	
Category:	Residential V
Parcel 101	
Category:	Residential V
Parcel 102	
Category:	Residential V
Parcel 103	
Category:	Residential V
Parcel 104	
Category:	Visitor-Serving/Convenience Commercial
Parcel DS	
Category:	Open Space

Parcel LLS	
Category:	Public Facilities
Parcel AL-1	
Category:	Public Facilities
Parcel K-6	
Category:	Residential V

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

Special development considerations:

- Parcel DS – Height category 1: Building height not to exceed 25 feet.
- Parcels AL-1, LLS – Height category 2: Building height not to exceed 45 feet.
- Parcels 100, 101, 102, 103, 104, and K-6 – Height category 6: Building height not to exceed 225 feet.
- Parcel 95 – Height category 7: Building height with Visitor-Serving/Convenience Commercial not to exceed 45 feet; with the Mixed Use Overlay Zone option, building height not to exceed 140 feet.
- Any development on Parcel 95 exceeding 45 feet in height shall include street level entrances on Washington Boulevard, open space in the interior of the Parcel, and commercial facilities.
- Any development on Parcel LLS shall include landscaping along Via Marina.

(Ord. 2012-0016 § 57, 2012)

22.46.1840 Palawan/Beach Area (Map 12).

Parcels 21, 22, 27, 28, 30, 33, 91, 97, 140, 141, 145, GR, HS, IR, JS, NR

Parcel 21	
Categories:	Marine Commercial/Public Parking
	Waterfront Overlay

Parcel 22	
Categories:	Hotel
	Waterfront Overlay
Parcel 27	
Categories:	Hotel
	Waterfront Overlay
Parcel 28	
Categories:	Residential III
	Water
	Waterfront Overlay
Parcel 30	
Categories:	Marine Commercial
	Water
	Waterfront Overlay
Parcel 33	
Categories:	Visitor-Serving/Convenience Commercial
	Water
	Waterfront Overlay
Parcel 91	
Categories:	Boat Storage
	Water
	Waterfront Overlay
Parcel 97	
Categories:	Visitor-Serving/Convenience Commercial
	Mixed Use Overlay
Parcel 140	
Categories:	Residential V
	Mixed Use Overlay
Parcel 141	
Category:	Hotel
Parcel 145	
Category:	Hotel
Parcel GR	
Category:	Parking
Parcel HS	
Category:	Open Space
Parcel IR	
Categories:	Parking
	Open Space
Parcel JS	
Category:	Open Space

Parcel NR	
Category:	Parking

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan. On Parcel 30, any expansion less than or equal to 10 percent of the floor area existing at the time of the certification of the LCP in 1990 shall require the construction of a public pedestrian promenade, consistent with the 28-foot wide standard, along 50 percent of the length of the bulkhead; any expansion greater than 10 percent of the floor area existing at the time of the certification of the LCP in 1990 shall require the construction of a public pedestrian promenade, consistent with the 28-foot wide standard, along 100 percent of the length of the bulkhead.

Special development considerations:

- Parcels 27, 28, 30, 33, 91, HS, IR, JS and N – Height category 2: Building height not to exceed 45 feet.
- Parcel 140 – Height category 4: Building height not to exceed 140 feet.
- Parcels 141, 145 – Height category 6: Building height not to exceed 225 feet.
- Parcel 97 – Height category 7: Building height with Visitor-Serving/Convenience Commercial not to exceed 45 feet; with the Mixed Use Overlay Zone option, building height not to exceed 140 feet.
- New development shall preserve water views and avoid walling in the public beach. Redevelopment of the public beach parcels shall provide new views to the water from Admiralty Way and Via Marina.
- Parcels 97 and 140 may be developed together as a design unit. In lieu of view corridors, any development on these Parcels 97 and 140 that

exceeds 45 feet in height shall provide articulation, landscaping and design details that (1) provide a gateway to the Marina, (2) step back heights adjacent to Washington Street to provide a softened edge next to Venice, and (3) provide street level commercial development adjacent to Washington Street.

- Development shall provide significant landscaping at ground level, particularly at the intersections of Admiralty Way with Palawan Way and Via Marina, to provide a park-like entry character to this high-intensity public use area.
- In no event shall the total area devoted to boat storage, including mast-up storage and dry-stack storage, be decreased within the Palawan/Beach development zone.

(Ord. 2012-0016 § 58, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1850 Oxford Area (Map 12).

Parcels 125, 128, 129, 147, P, Q, RR

Parcel 125	
Categories:	Residential V (western portion)
	Hotel (eastern portion)
	Water
	Waterfront Overlay
Parcel 128	
Category:	Water
Parcel 129	
Categories:	Public Fire Station
	Water
Parcel 147	
Categories:	Senior Accommodations
	Mixed Use Overlay
Parcel P	
Category:	Open Space
Parcel Q	
Category:	Open Space
Parcel RR	
Category:	Open Space

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.
- The regional bicycle trail shall be retained or reconstructed as part of any redevelopment affecting these parcels.

Special development considerations:

- Parcel 125 (western portion) – Height category 6: Building height not to exceed 225 feet.
- Parcels 125 (easternmost 300 feet), 129, P, Q, RR – Height category 7: Building height not to exceed 40 feet.
- Parcel 147 – Building Height not to exceed 75 feet on Admiralty and 85 feet on Washington Boulevard.
- A public walkway with a minimum width of 20 feet shall be constructed consistent with County design requirements on Parcel 147 to connect Washington Boulevard and Admiralty Way at the sole expense of the developer of Parcel 147.
- In order to ensure the relocation of the existing public parking spaces from Parcel 147 to Parcel 21, prior to the commencement of development of Parcel 147, the lessee of Parcel 21 shall execute necessary documentation acceptable to the County surrendering approximately 206 linear feet of leasehold, as measured along the water frontage, starting from the northwest corner of Parcel 21, and including the entire depth of the parcel, for the total of approximately 30,900 square feet, to be joined with Parcel GR.

(Ord. 2012-0016 § 59, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1860 Admiralty Area (Map 13).

Parcels 40T, 94, 130, 131, 132, 133, 134, SS

Parcel 40T	
Category:	Public Facilities
Parcel 94	
Category:	Parking
Parcel 130	
Categories:	Visitor-Serving/Convenience Commercial
	Waterfront Overlay
Parcel 131	
Categories:	Visitor-Serving/Convenience Commercial
	Waterfront Overlay
Parcel 132	
Categories:	Marine Commercial (mole portion)
	Hotel (Admiralty Way portion)
	Water
	Waterfront Overlay
Parcel 133	
Categories:	Visitor-Serving/Convenience Commercial
	Waterfront Overlay
Parcel 134	
Categories:	Office
	Waterfront Overlay
Parcel SS	
Category:	Open Space

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.
- On Parcel 132, any redevelopment or expansion in excess of 10 percent of the floor area existing at the time of the certification of the LCP in 1990 shall require the construction of a pedestrian promenade, consistent with the 28-foot-wide standard, along 50 percent of the length of the bulkhead; expansion in excess of 20 percent of the floor area existing at the time of the certification of the LCP in 1990 shall require the construction of a

public pedestrian promenade, consistent with the 28-foot-wide standard, along 100 percent of the length of the bulkhead.

- The regional bicycle trail shall be retained or reconstructed as part of any redevelopment affecting these parcels.

Special development considerations:

- Parcels 40T, 132 (mole portion) – Height category 2: Building height not to exceed 45 feet.
- Parcel 134 – Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.
- Parcels 132 (nonmole, nonpanhandle portion), 133 – Height category 4: Building height not to exceed 140 feet.
- Parcels 130, 131, 132 (panhandle portion), SS – Height category 7: Building height not to exceed 40 feet.

(Ord. 2012-0016 § 60, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1870 Bali Area (Map 13).

Parcels 41, 42, 43, 44, 75, 76, 150, UR

Parcel 41	
Categories:	Marine Commercial
	Water
	Waterfront Overlay
Parcel 42	
Categories:	Hotel
	Water
	Waterfront Overlay
Parcel 43	
Categories:	Visitor-Serving/Convenience Commercial
	Water
	Waterfront Overlay

Parcel 44	
Categories:	Boat Storage (southernmost portion adjacent to Admiralty Way)
	Marine Commercial (adjacent to Admiralty Way)
	Visitor-Serving/Convenience Commercial (mole)
	Water
	Waterfront Overlay
Parcel 75	
Categories:	Visitor-Serving/Convenience Commercial
	Mixed Use Overlay
Parcel 76	
Category:	Office
Parcel 150	
Category:	Office
Parcel UR	
Category:	Parking

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.
- The regional bicycle trail shall be retained or reconstructed as part of any redevelopment affecting these parcels.

Special development considerations:

- Parcels 42, 43 (mole terminus portion) – Height category 2: Building height not to exceed 45 feet.
- Parcels 41, 43 (mole road portion), 44, UR – Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.
- Parcels 75, 76, 150 – Height category 6: Building height not to exceed 225 feet.

- On Parcel UR, development of uses other than public parking shall be conditioned to provide replacement public parking on-site or elsewhere in the Marina on a one-to-one basis such that there is no net reduction in public parking spaces. Turf block on-site can be considered for a portion of these spaces.

(Ord. 2012-0016 § 61, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1880 Mindanao Area (Map 13).

Parcels 47, 48, 49M, 49R, 49S, 50, 52, 53, 54, 77, EE

Parcel 47	
Categories:	Open Space
	Water
Parcel 48	
Category:	Water
Parcel 49M	
Categories:	Parking/Public Facilities
	Water
	Waterfront Overlay
Parcel 49R	
Categories:	Boat Storage/Visitor-Serving Commercial
	Water
	Waterfront Overlay
Parcel 49S	
Categories:	Boat Storage/Visitor-Serving Commercial
	Water
	Waterfront Overlay
Parcel 50	
Category:	Visitor-Serving/Convenience Commercial
Parcel 52	
Categories:	Boat Storage
	Water
	Waterfront Overlay
Parcel 53	
Categories:	Marine Commercial
	Water
	Waterfront Overlay
Parcel 54	
Categories:	Marine Commercial

	Water
	Waterfront Overlay
Parcel 77	
Categories:	Open Space/Public Facilities
	Water
	Waterfront Overlay
Parcel EE	
Categories:	Open Space
	Water

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads.
- On Parcels 52, 53, and 54, said promenade shall only be constructed along the water if determined to be safe, and access to the waterfront shall be provided along the property line between Parcels 52 and 53. A view park shall be constructed in lieu of the promenade when it is determined that a promenade along the water is unsafe at that location. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.
- In the event a dry stack boat storage facility is not constructed on Parcel 52, no other use may be established on the parcel until such time as a new site for a dry stack facility is designated in Marina del Rey.
- The regional bicycle trail shall be retained or reconstructed as part of any redevelopment affecting these parcels.
- Redevelopment on Parcel 47 shall be conditioned to require pedestrian access from Mindanao Way to the pedestrian promenade.

Special development considerations:

- Parcel EE – Height category 1: Building height not to exceed 25 feet.
- Parcels 47, 49M, 49R, 49S, 50, and 77 – Height category 2: Building height not to exceed 45 feet.

- Parcels 49M, 49R, and 49S may be developed as a unit, with a blending of uses within and between the parcels. The launch ramp must be incorporated into any proposed project for these parcels. The current capacity of the launch ramp shall be protected and ramp and support facilities shall not be combined with other uses that would reduce the capacity or usability of the ramp by the boating public. Any proposal which adds Visitor-Serving/Convenience Commercial uses to these parcels must also add urban open space as required by Section 22.46.1410.E.
- Parcels 52, 53, and 54 – Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet, except that boat hoists may exceed this height.
- In no event shall the total area devoted to boat storage, including mast-up storage and dry-stack storage, be decreased within the Mindanao Area.
- Parcel 52 – Development of a dry stack storage facility shall not extend more than 100 feet seaward of the bulkhead and all associated docks shall not exceed the water lease line.

(Ord. 2012-0016 § 62, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1890 Fisherman's Village Area (Map 13).

Parcels 55, 56, 61, BB, W

Parcel 55	
Categories:	Marine Commercial
	Water
	Waterfront Overlay
Parcel 56	
Categories:	Visitor-Serving/Convenience Commercial
	Water
	Waterfront Overlay

Parcel 61	
Categories:	Visitor-Serving/Convenience Commercial
	Water
	Waterfront Overlay
Parcel BB	
Category:	Water
Parcel W	
Category:	Parking

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.
- Development adjacent to the new channel entrance for the Area A boat basin shall provide view areas of the main channel and new Marina basin.

Special development considerations:

- Parcels 55, 61 – Height category 2: Building height not to exceed 45 feet.
- Parcels 56, W – Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.
- Parcels 56 and W may be developed as one unit, provided that public views are maintained and equivalent public parking is reserved and provided in addition to commercial parking.

(Ord. 2012-0016 § 63, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1900 Harbor Gateway Area (Map 13).

Parcels 62, 64, 65

Parcel 62	
Categories:	Open Space
	Public Facilities
	Water

Parcel 64	
Categories:	Residential V
	Water
	Waterfront Overlay
Parcel 65	
Categories:	Boat Storage
	Water

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads, except Parcel 62 for safety reasons where the accessway shall be routed inland of the Sheriff's station and boat hoists. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

Special development considerations:

- Parcels 62, 65 – Height category 2: Building height not to exceed 45 feet.
- Parcel 64 – Height category 4: Building height not to exceed 140 feet.
- Docking facilities may be provided as needed on Parcel 62 for harbor patrol and Coast Guard uses.

(Ord. 2012-0016 § 64, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1910 Reserved.

(Ord. 2012-0016 §§ 65, 66, 2012.)

22.46.1920 North Shore Area (Map 13).

Parcel XT

Parcel XT	
Category:	Open Space

(Ord. 2012-0016 § 67, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1930 Fiji Way Area (Map 13).

Parcels 51, 200

Parcel 51	
Category:	Open Space
Parcel 200	
Category:	Public Facilities

Special development considerations:

- Parcels 51, 200 – Height category 2: Building height not to exceed 45 feet.

(Ord. 2012-0016 § 68, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1940 Reserved.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1950 Coastal Improvement Fund.

A. A coastal improvement fund is established to finance construction of local park facilities and non-motorized public boating facilities in the Marina del Rey area. New park and non-motorized public boating facilities will mitigate the impacts of new residential development on the regional recreational resources of the Marina and adjacent beaches. The fund will be generated by charging a fee per unit for new residential units in the existing Marina. Notwithstanding the application of this fee to residential units only, Senior Accommodations projects shall be required to pay this fee.

Each subsequent development application to construct new residential units in Marina del Rey shall contribute its calculated share to the coastal improvement fund to provide funds for construction of local park and non-motorized public boating facilities in Marina del Rey. The coastal improvement fund may be used for projects identified in Subsection C of this Section.

B. Discussion. Additional residential development will place a burden on the regional recreational resources of the Marina and adjacent areas as new residents utilize these resources to fulfill local recreation needs. Creation and improvement of new park lands, public access areas, and non-motorized public boating facilities to serve the new residential population will mitigate the adverse impacts of additional residential development on regional facilities. The coastal improvement fund will

provide a mechanism to collect fees to be used for the development of new park, public access, and non-motorized public boating facilities in the existing Marina.

The Specific Plan allocates a total of 2,420 additional dwelling units for the existing Marina. The average occupancy for apartment dwelling units in the Marina del Rey area is 1.5 residents per unit, according to the 1990 Census. Based on these figures, residential development is expected to add 3,630 residents to the existing Marina.

The Los Angeles County General Plan establishes a local park standard of four acres per 1,000 population. Application of this standard against the increased population results in a local park need of 14.5 acres in the existing Marina. These acreages are attributed to the new development only and do not include acreages which are part of the local park space deficit for existing development.

Improvement of Parcel P as a 10.27-acre open space area with public access will create 10.7 acres of new open space and public amenities in the existing Marina. Additionally, the County intends to add 7.1 acres to Chace Park, bringing the total added open space acreage to 17.8 acres.

Improvement of land for local park space will cost $100,000 per acre (adjust per CPI). This cost includes the improvements identified in Subsection C.1 of this Section. The cost of improvements, therefore, is calculated at the rate of $100,000 (adjust per CPI) per acre, yielding a total cost of $1,450,000 for improvement of 14.5 acres in the existing Marina.

The coastal improvement fund fee is determined as follows: $1,450,000 total funds needed spread over 2,420 residential units results in a cost of $600 per dwelling unit. The coastal improvement fund shall be adjusted annually for inflation based on the United States Bureau of Labor Statistics Consumer Price Index (CPI).

C. Use of the Fund. The following uses of the coastal improvement fund will be allowed:

1. Park and public access facilities, including, but not limited to:

- Bicycle paths;

- Community buildings;
- Drinking fountains;
- Interpretive displays;
- Irrigation;
- Jogging paths;
- Landscaping;
- Non-motorized low-cost boating;
- Non-motorized public boating facilities;
- Parking lots;
- Pedestrian promenades;
- Picnic tables and benches;
- Playgrounds;
- Recreation centers;
- Recreational fields;
- Restroom facilities;
- Turf;
- View decks and areas;
- Walkways.

2. Acreage. Funds accumulated by payment of the coastal improvement fund fee from development in the existing Marina shall be used to construct any of the facilities identified in Subsection C.1 of this Section on 12.7 acres of local park land and public access area in the existing Marina identified in this Specific Plan respectively as Parcel FF and Parcel P.

D. Project Credit. Development projects may be credited from payment of the calculated coastal improvement fund fee at the rate of $2.30 credit for every square foot of improved public open space provided on site. Improvements qualifying for credit shall be only those identified in Subsection C.1 of this Section. A contiguous 500 square feet shall be the minimum size open space area to receive credit under this

project credit option. No credit shall be given for the walkway required pursuant to Section 22.46.1850 on Parcel 147.

E. Reimbursement. Fee payments made at the rate established herein shall be subject to partial reimbursement, on a pro rata basis, in the event that ultimate park improvement costs fall below those presently calculated.

F. The coastal improvement fund shall require the applicant to pay $1,200 per residential unit in such cases where a public parking lot is being replaced by a non-priority use such as an apartment complex or senior accommodations facility.

G. An annual report on the amount and expenditures of the funds in the coastal improvement fund shall be submitted to the Department and a copy submitted to the Executive Director.

(Ord. 2012-0016 § 69, 2012; Ord. 95-0042 § 1 (part), 1995.)

22.46.1960 Youth Hostel Fund.

A. A youth hostel fund will be established to encourage new low-cost overnight accommodations in the Marina del Rey area. The fund will be generated by charging a fee per unit for new hotel units in the existing Marina (Phase II).

Each subsequent development application to construct new hotel rooms in Marina del Rey shall participate in and contribute its fair calculated share to an appropriate financing program to provide funds for youth hostel construction in the Marina area. The youth hostel fund may be used for projects identified in Subsection E of this Section.

B. Discussion. Low-cost visitor-serving accommodations in Marina del Rey are highly outnumbered by high-cost hotels, condominiums, and apartments. The certified LUP determined that these high-cost accommodations can be mitigated by providing funds to be used for creation of new, lower-cost overnight accommodations in the Marina area. The youth hostel fund responds to the LUP's recreation and visitor-serving facilities policy to provide these accommodations.

Hotel development allowed by Phase I in the existing Marina has already provided approximately $1,000,000 in funds for youth hostel accommodations, including

contributions toward a youth hostel under construction in Santa Monica. However, the burden of mitigating high-cost accommodations should not be limited to Phase I development; Phase II hotels, therefore, are required to contribute to the youth hostel fund.

C. Assessment. Each developer who opts to contribute to a youth hostel fund, in lieu of provision of low and moderate-cost overnight accommodations on-site, shall contribute the prorated share of the acquisition and construction of a moderate-cost facility. Said contribution shall be at a rate of one-tenth of the current cost of acquisition and construction of one bed and one bed's share of appurtenant supporting facilities including bathrooms and kitchens) per every 10 market rate hotel rooms constructed.

D. Limitations. The fund shall be deposited in a separate interest-bearing account and shall be spent only for the purposes outlined in Subsection E of this Section. If after a period of five years, the monies have not been spent, the County shall return for an LCP amendment to determine alternative low and moderate cost accommodations.

E. Use of the Fund. The fund shall be expended only on lower-cost overnight accommodations in the Marina del Rey area such as:

- Youth hostels;
- Elder hostels;
- Lower-cost group conference accommodations;
- Campgrounds.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1970 Coastal Improvement Fund Fee.

A. Purpose. The Los Angeles County coastal improvement fund and fee is hereby established to finance construction of local park facilities in existing Marina del Rey. The fund implements recreation and visitor-serving facilities policies set forth in the Marina del Rey Land Use Plan. Implementation of the fund will mitigate the impacts

of new residential development on coastal access, visitor-serving and coastal-dependent uses.

B. Coastal Improvement Programs Specified. The Marina del Rey Specific Plan identifies specific facilities which may be financed through the coastal improvement fund to mitigate the impacts of residential development in the existing Marina. The facilities include:

1. Park and public access facilities, including, but not limited to:

- Bicycle paths;
- Boathouses;
- Boat racks and oarboxes;
- Community buildings;
- Docks for low cost, non-motorized boating;
- Drinking fountains;
- Interpretive displays;
- Irrigation;
- Jogging paths;
- Landscaping;
- Parking lots;
- Pedestrian promenades;
- Picnic tables and benches;
- Playgrounds;
- Recreation centers;
- Recreational fields;
- Restroom facilities;
- Turf;
- View decks and areas;
- Walkways.

2. Acreage. Funds accumulated by payment of the coastal improvement fund fee from development in the existing Marina shall be used to

construct any of the facilities identified in Subsection A of this Section of local park land and public access area in the existing Marina.

C. Establishment of Fund. The coastal improvement fund shall be established based upon fees charged for the construction of new residential units anywhere in existing Marina del Rey. Said fees shall be required as a condition of approval for development in the areas specified above; fees shall be collected prior to the issuance of building permits.

D. Calculation of Fee. The coastal improvement fund fee shall be based on the calculation of the net increase in residential units. The fee in dollars shall be figured as follows:

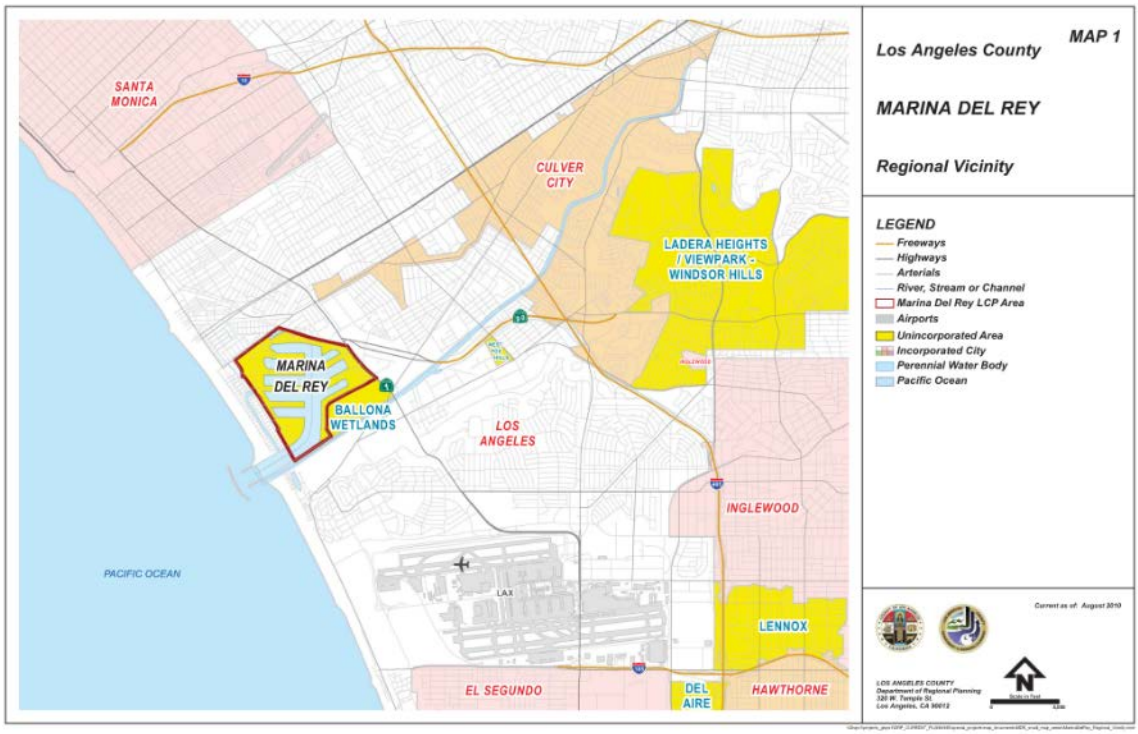
Fee = Number of new residential units multiplied by 600.

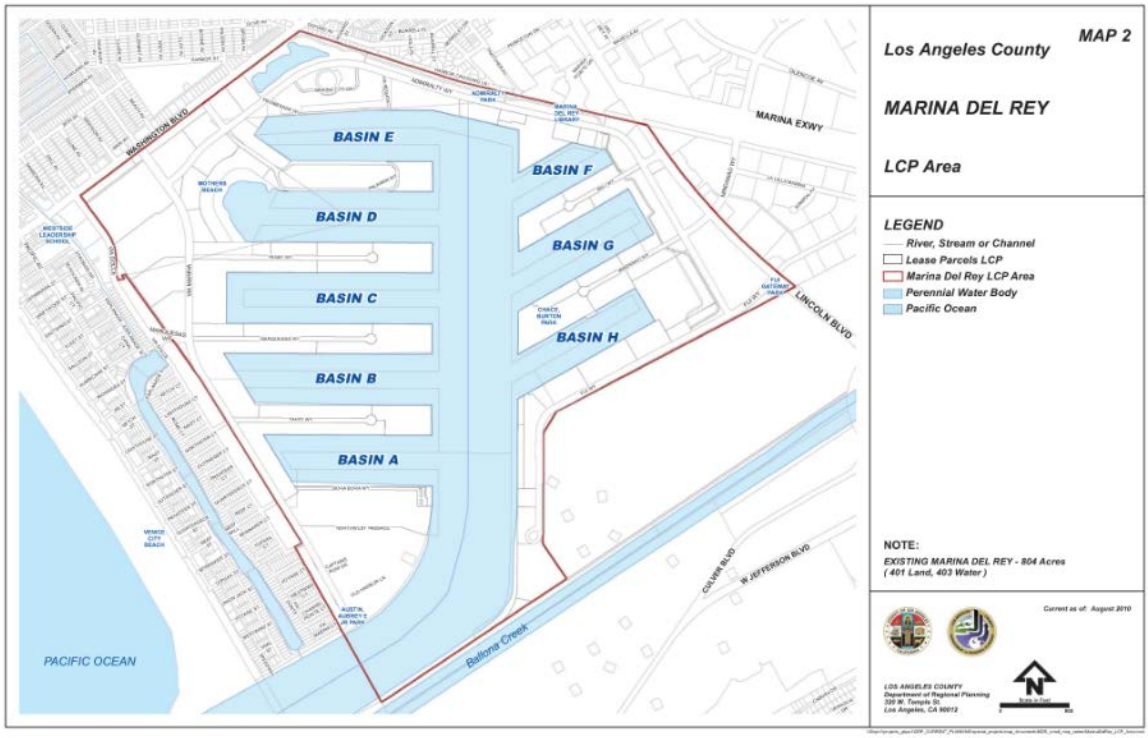
E. Use of the Fund. The fees collected shall be deposited in a separate, interest-bearing account constituting the County coastal improvement fund. Other money which may accrue to the fund from sources other than the fee will similarly be deposited in the County coastal improvement fund. The fund will be administered jointly by the Directors of the Department of Beaches and Harbors and the Department. The fund will be utilized exclusively for financing improvements listed in Section 2.

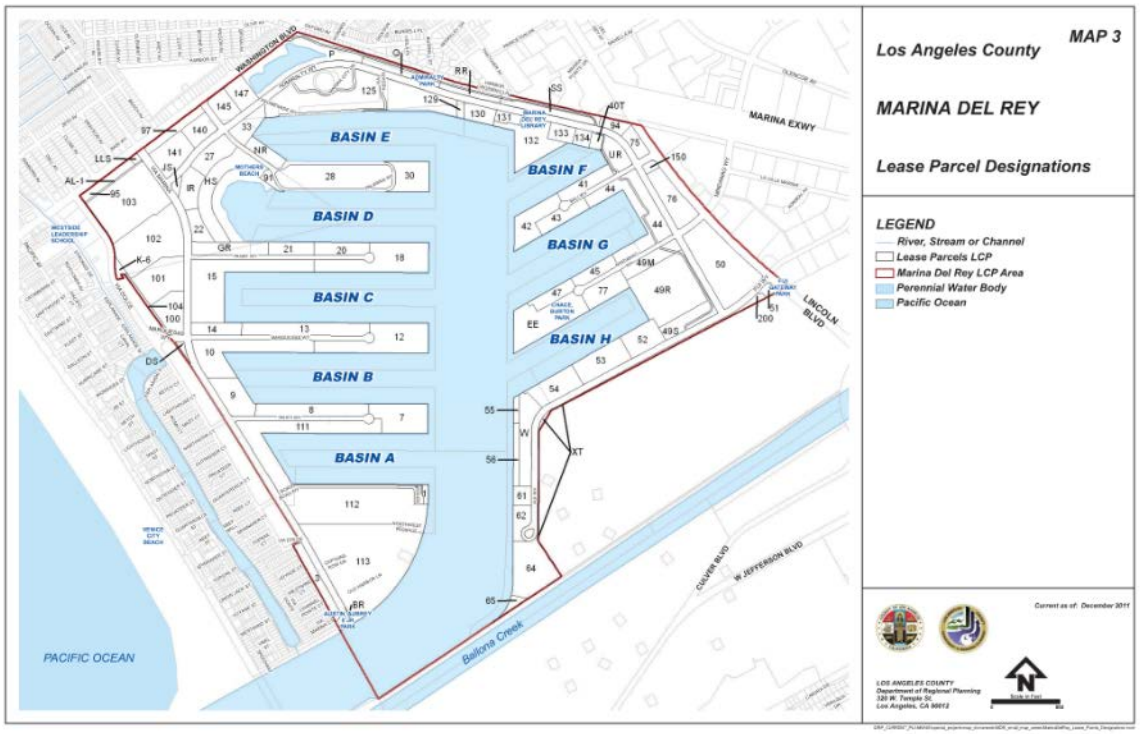
F. Project Credit. Development projects may be credited from payment of the calculated coastal improvement fund fee at the rate of $2.30 credit for every square foot of improved public open space provided on-site. Improvements qualifying for credit shall be only those identified in Subsection A of Section 2. A contiguous 500 square feet shall be the minimum size open space area to receive credit under this project credit option.

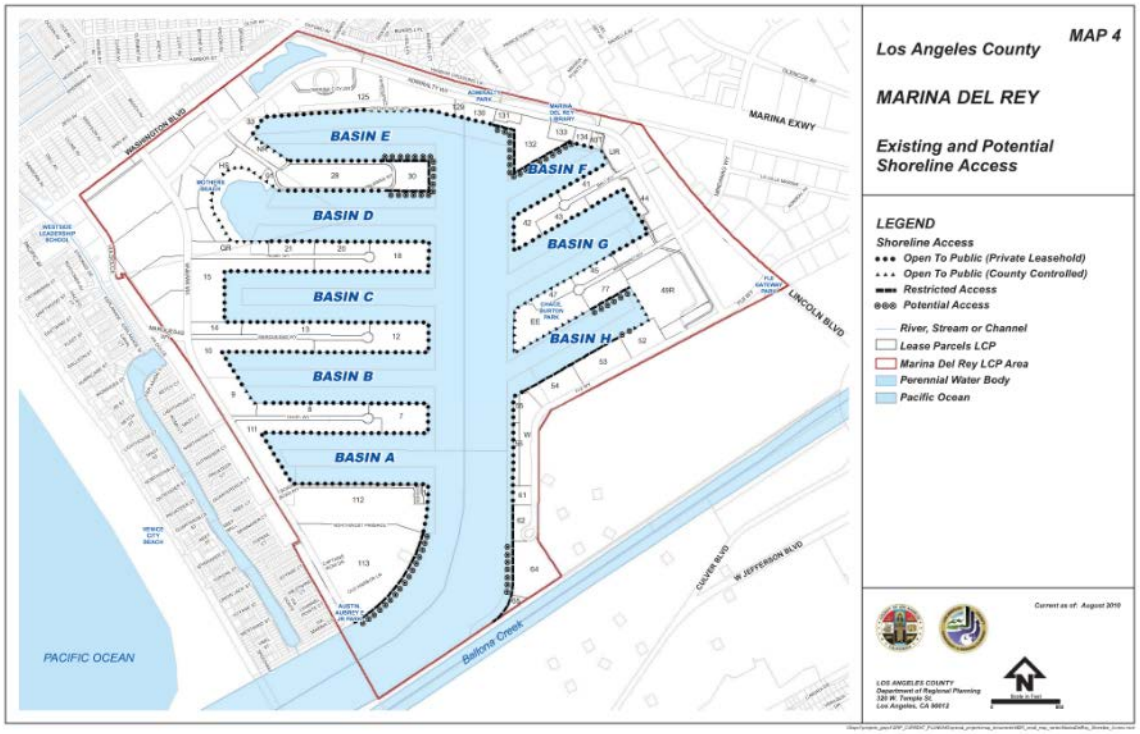
G. Reimbursement. Fee payments made at the rates established herein shall be subject to partial reimbursement, on a pro rata basis, in the event that ultimate park improvement costs fall below those presently calculated.

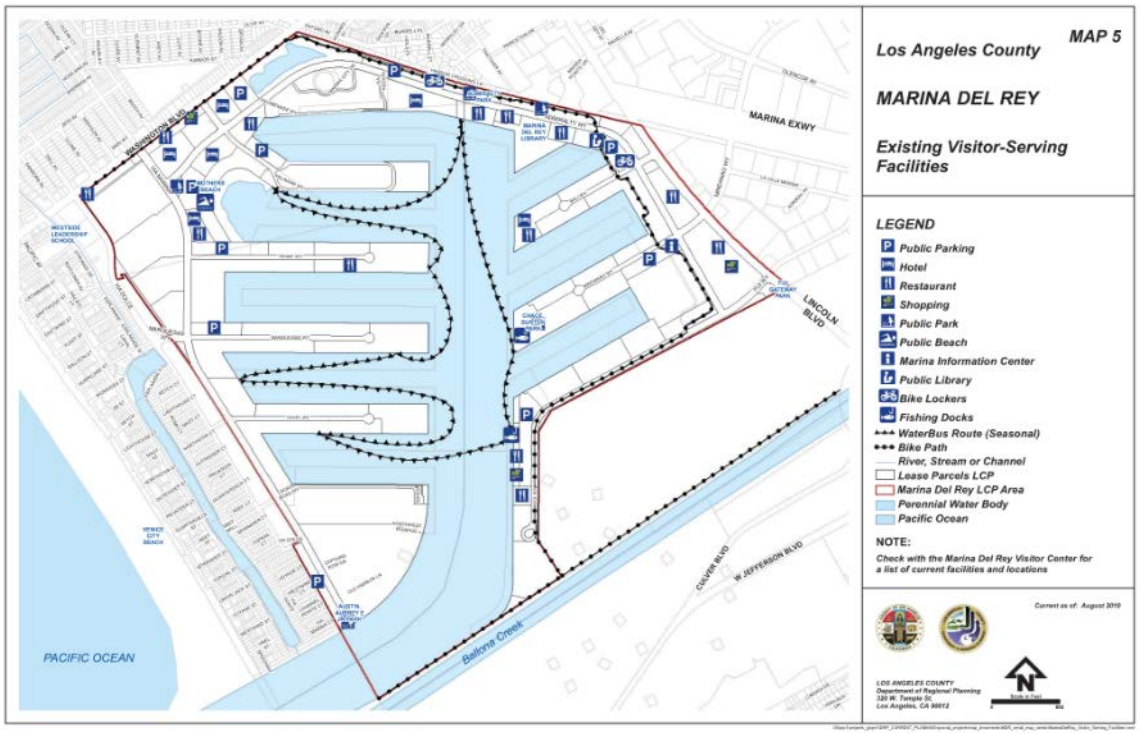
(Ord. 2012-0016 § 70, 2012; Ord. 95-0042 § 1 (part), 1995.)

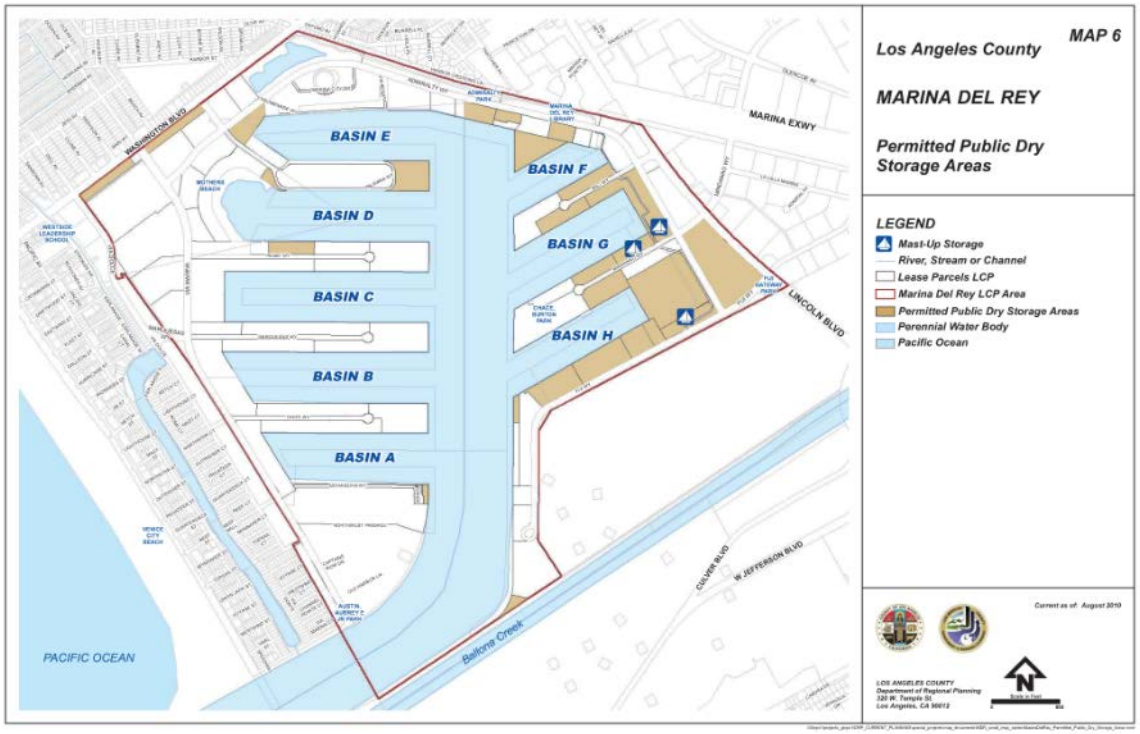

MAP 1
Los Angeles County
MARINA DEL REY
Regional Vicinity
LEGEND
Freeways
Highways
Arterials
River, Stream or Channel
Marina Del Rey LCP Area
Airports
Unincorporated Area
Incorporated City
Perennial Water Body
Pacific Ocean
SANTA MONICA
CULVER CITY
LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
MARINA DEL REY
BALLONA WETLANDS
LOS ANGELES
INGLEWOOD
PACIFIC OCEAN
LAX
LENNOX
EL SEGUNDO
DEL AIRE
HAWTHORNE
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

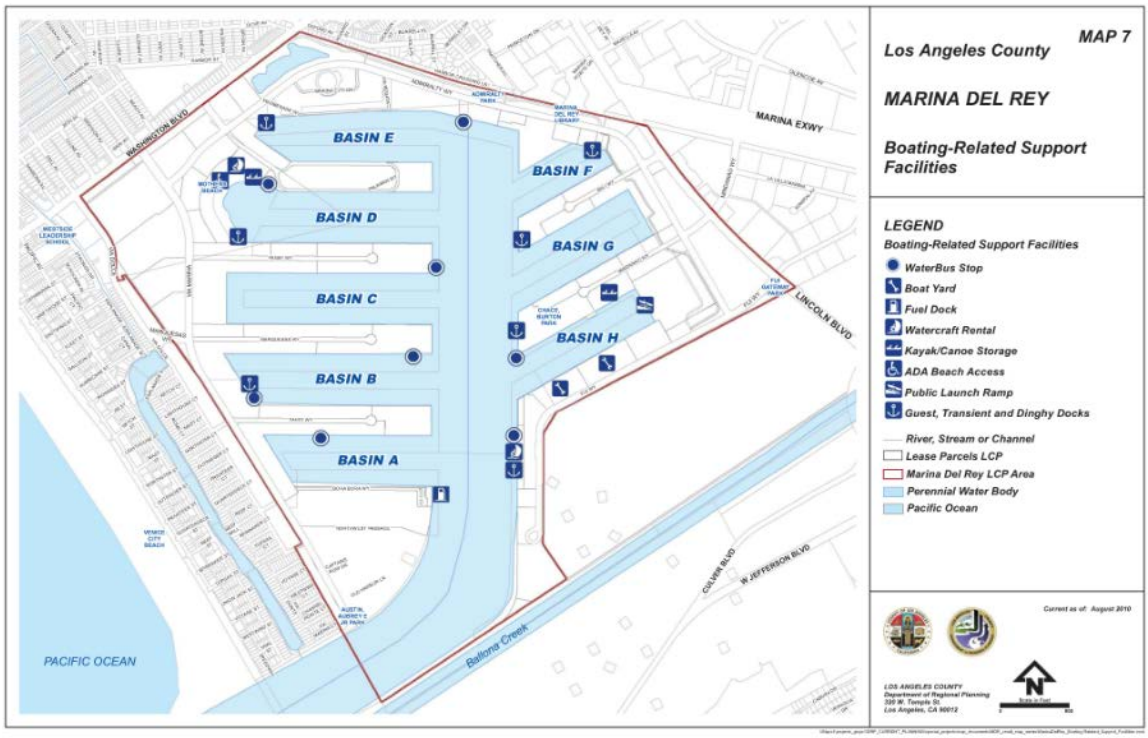

MAP 2
Los Angeles County
MARINA DEL REY
LCP Area
LEGEND
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
NOTE:
EXISTING MARINA DEL REY - 804 Acres
(401 Land, 403 Water)
BASIN E
BASIN F
BASIN D
BASIN G
BASIN C
BASIN H
BASIN B
BASIN A
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

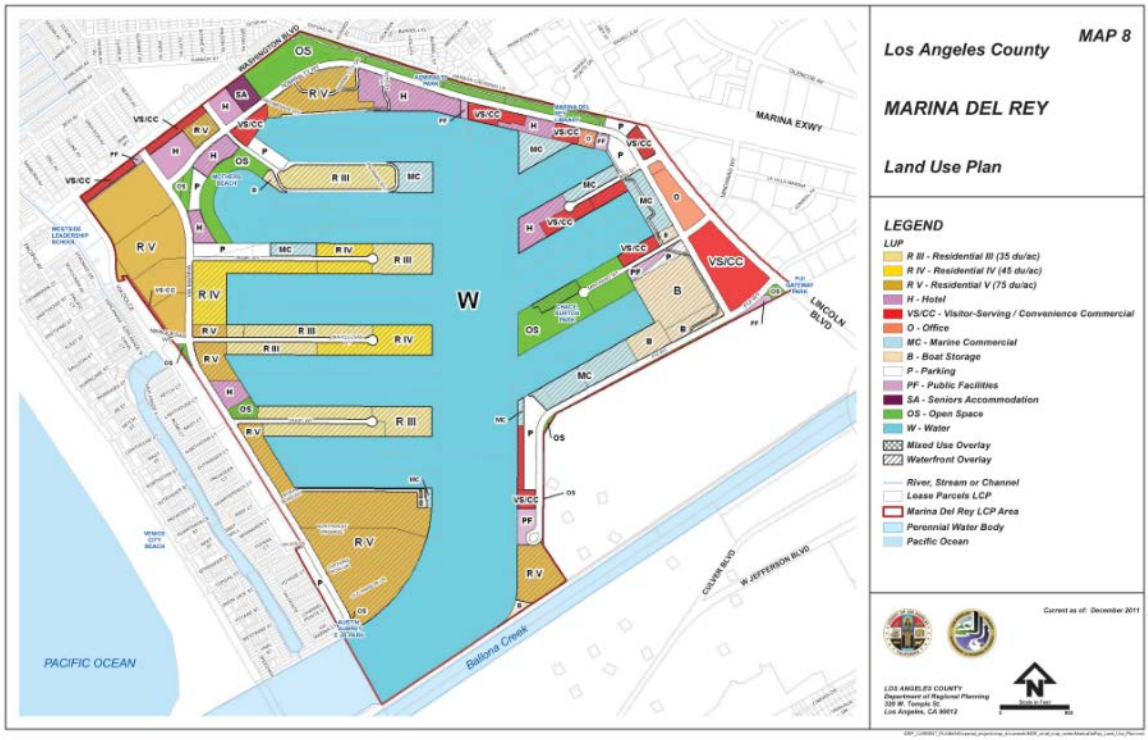

MAP 3
Los Angeles County
MARINA DEL REY
Lease Parcel Designations
LEGEND
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
BASIN E
BASIN F
BASIN D
BASIN G
BASIN C
BASIN H
BASIN B
BASIN A
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W. JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN

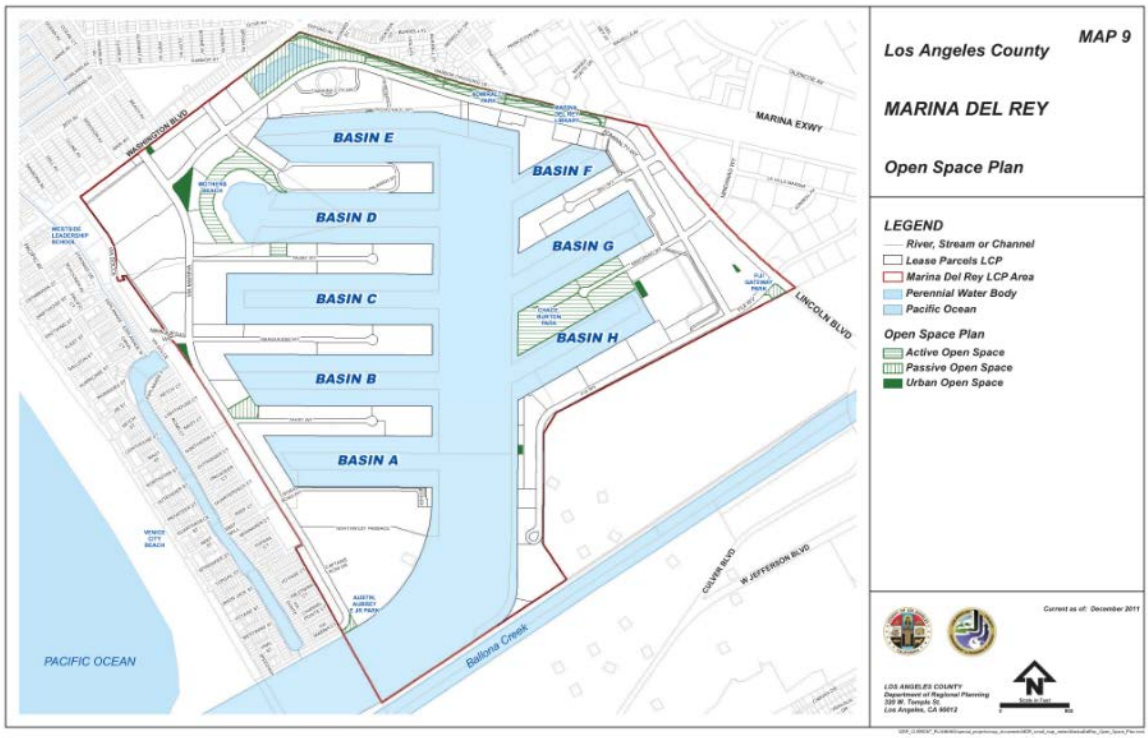

MAP 4
Los Angeles County
MARINA DEL REY
Existing and Potential Shoreline Access
LEGEND
Shoreline Access
Open To Public (Private Leasehold)
Open To Public (County Controlled)
Restricted Access
Potential Access
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
BASIN E
BASIN F
BASIN D
BASIN G
BASIN C
BASIN H
BASIN B
BASIN A
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W. JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN

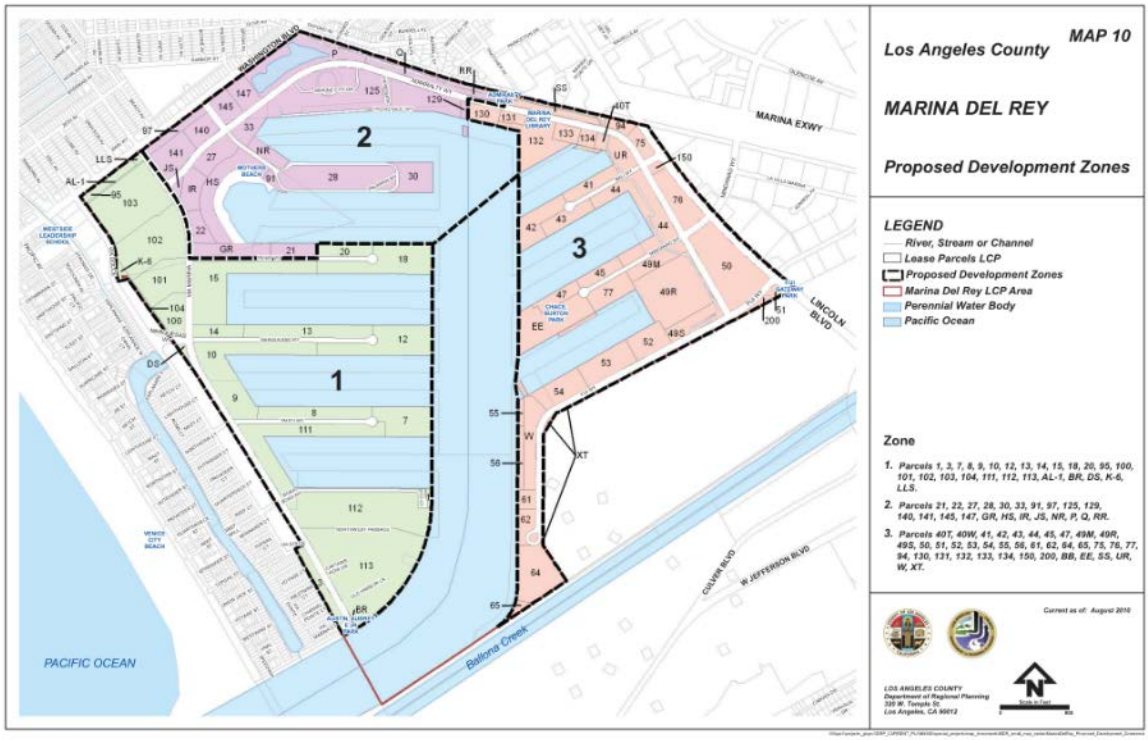

MAP 5
Los Angeles County
MARINA DEL REY
Existing Visitor-Serving Facilities
LEGEND
Public Parking
Hotel
Restaurant
Shopping
Public Park
Public Beach
Marina Information Center
Public Library
Bike Lockers
Fishing Docks
WaterBus Route (Seasonal)
Bike Path
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
NOTE:
Check with the Marina Del Rey Visitor Center for a list of current facilities and locations
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W. JEFFERSON BLVD
WASHINGTON BLVD
Ballona Creek
PACIFIC OCEAN

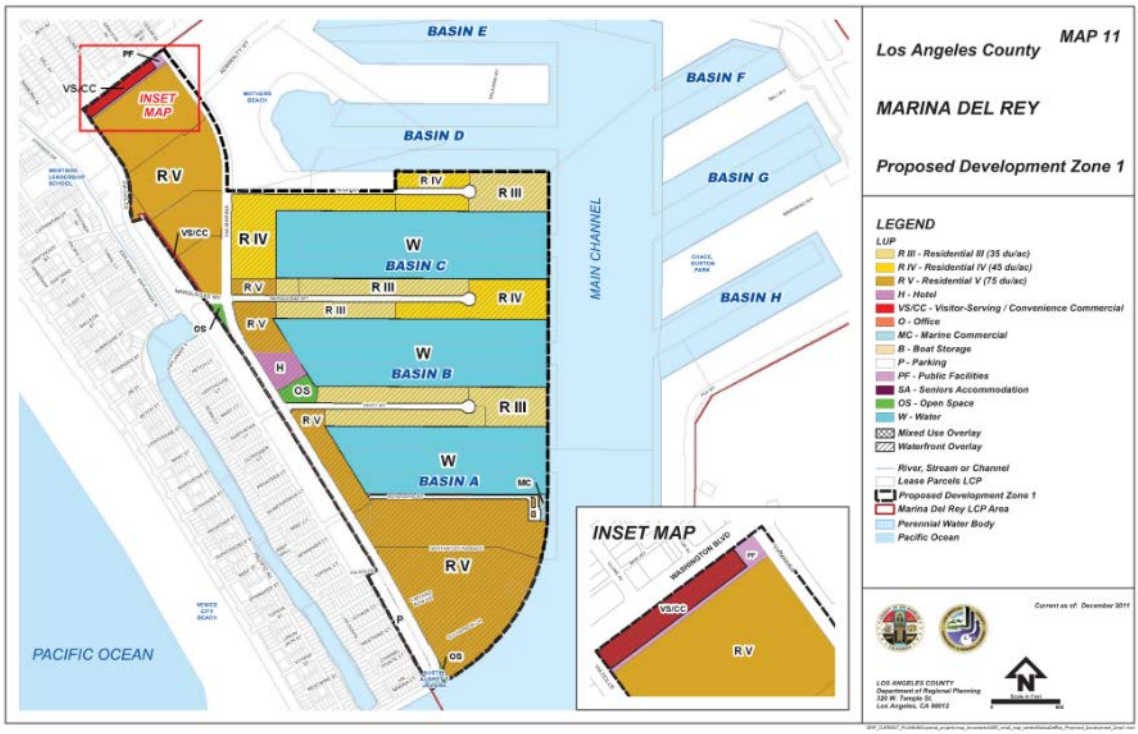

MAP 6
Los Angeles County
MARINA DEL REY
Permitted Public Dry Storage Areas
LEGEND
Mast-Up Storage
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Permitted Public Dry Storage Areas
Perennial Water Body
Pacific Ocean
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
BASIN E
BASIN D
BASIN C
BASIN B
BASIN A
BASIN F
BASIN G
BASIN H
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W. JEFFERSON BLVD
WASHINGTON BLVD
Ballona Creek
PACIFIC OCEAN

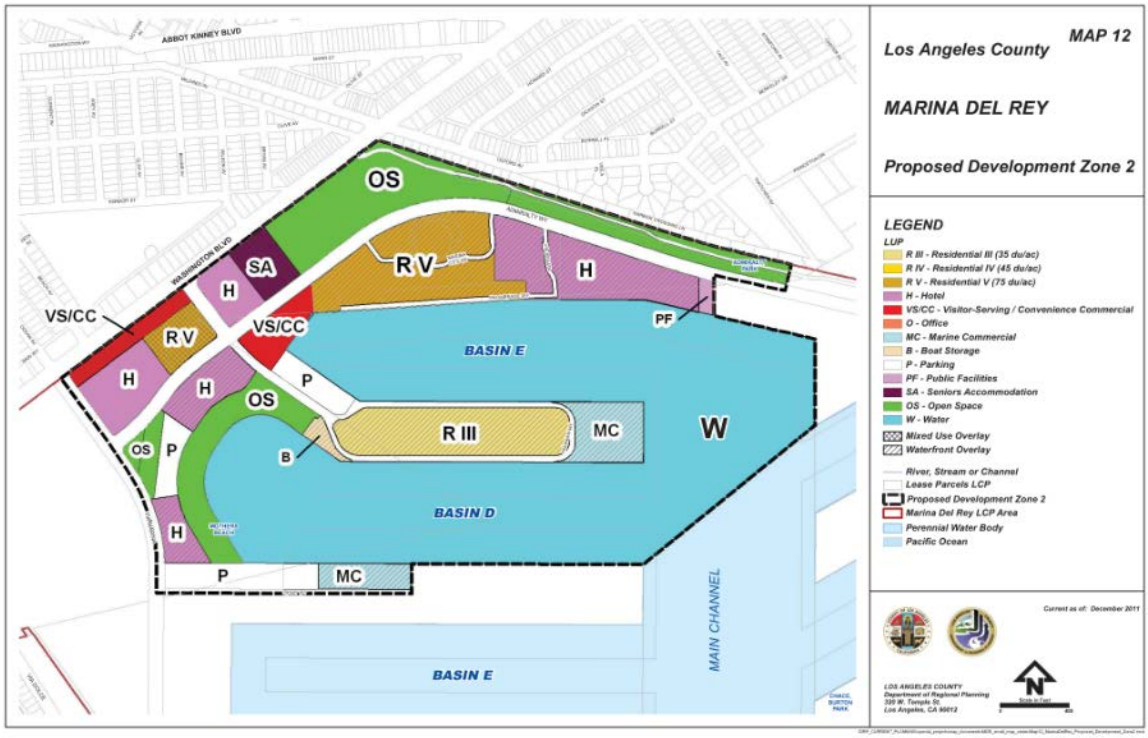

MAP 7
Los Angeles County
MARINA DEL REY
Boating-Related Support Facilities
LEGEND
Boating-Related Support Facilities
WaterBus Stop
Boat Yard
Fuel Dock
Watercraft Rental
Kayak/Canoe Storage
ADA Beach Access
Public Launch Ramp
Guest, Transient and Dinghy Docks
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
BASIN E
BASIN F
BASIN D
BASIN G
BASIN C
BASIN H
BASIN B
BASIN A
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W. JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN

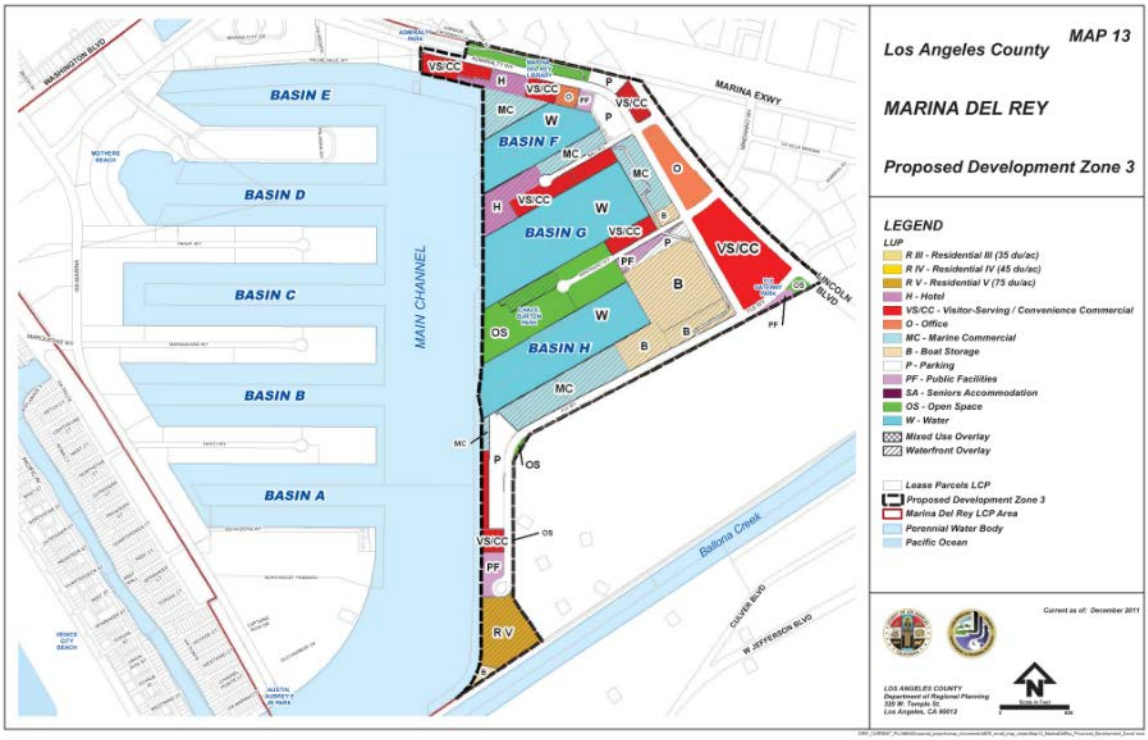

MAP 8
Los Angeles County
MARINA DEL REY
Land Use Plan
LEGEND
LUP
R III - Residential III (35 du/ac)
R IV - Residential IV (45 du/ac)
R V - Residential V (75 du/ac)
H - Hotel
VS/CC - Visitor-Serving / Convenience Commercial
O - Office
MC - Marine Commercial
B - Boat Storage
P - Parking
PF - Public Facilities
SA - Seniors Accommodation
OS - Open Space
W - Water
Mixed Use Overlay
Waterfront Overlay
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W. JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN

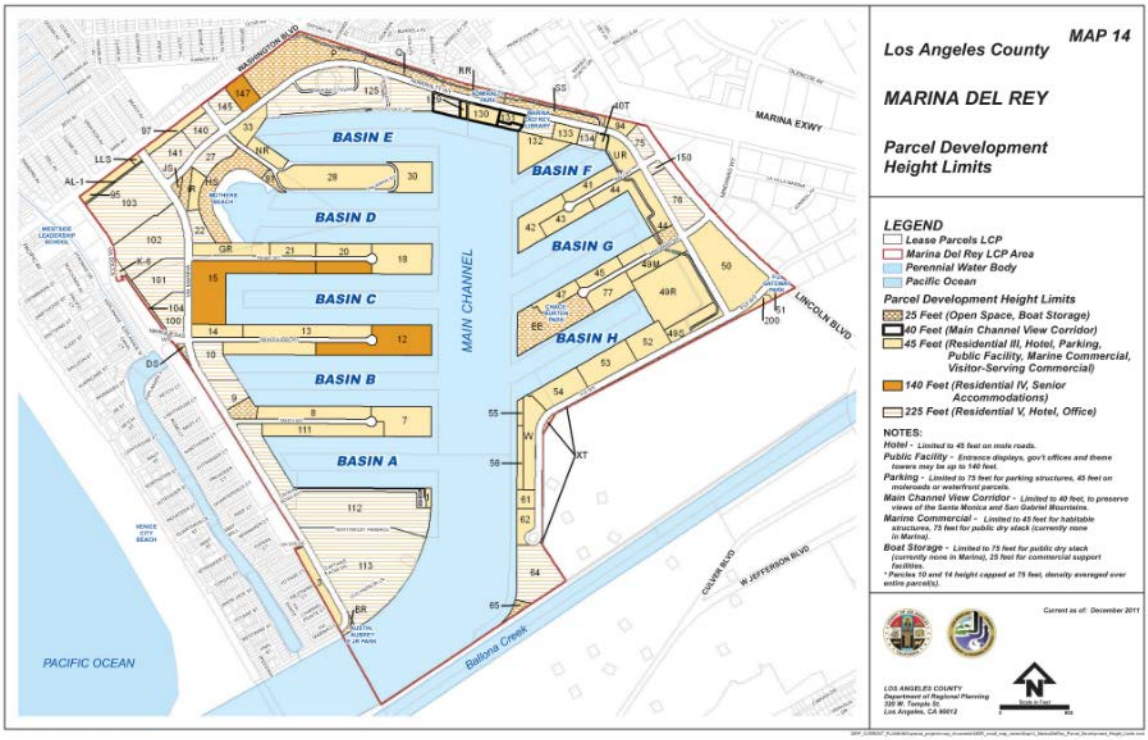

MAP 9
Los Angeles County
MARINA DEL REY
Open Space Plan
LEGEND
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Open Space Plan
Active Open Space
Passive Open Space
Urban Open Space
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
BASIN E
BASIN F
BASIN D
BASIN G
BASIN C
BASIN H
BASIN B
BASIN A
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W. JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN

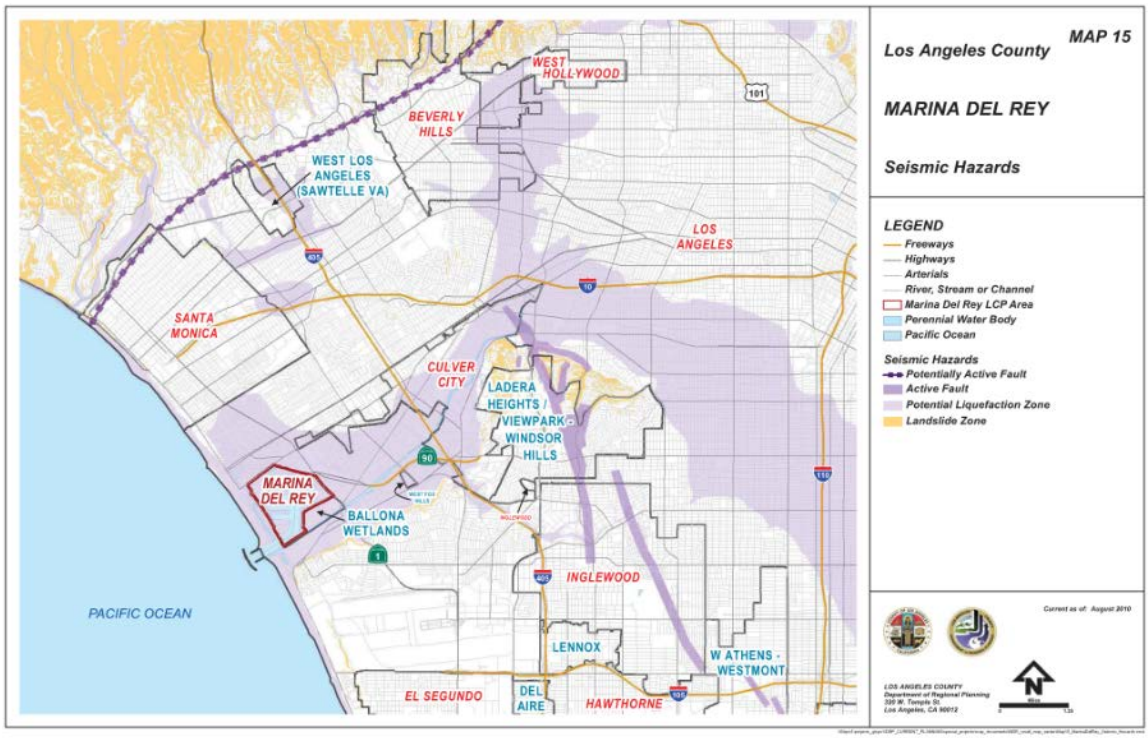

MAP 10
Los Angeles County
MARINA DEL REY
Proposed Development Zones
LEGEND
River, Stream or Channel
Lease Parcels LCP
Proposed Development Zones
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Zone
1. Parcels 1, 3, 7, 8, 9, 10, 12, 13, 14, 15, 18, 20, 95, 100, 101, 102, 103, 104, 111, 112, 113, AL-1, BR, DS, K-6, LLS.
2. Parcels 21, 22, 27, 28, 30, 33, 91, 97, 125, 129, 140, 141, 145, 147, GR, HS, IR, JS, NR, P, Q, RR.
3. Parcels 40T, 40W, 41, 42, 43, 44, 45, 47, 49M, 49R, 49S, 50, 51, 52, 53, 54, 55, 56, 61, 62, 64, 65, 75, 76, 77, 94, 130, 131, 132, 133, 134, 150, 200, BB, EE, SS, UR, W, XT.
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
1
2
3
WASHINGTON BLVD
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W. JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN

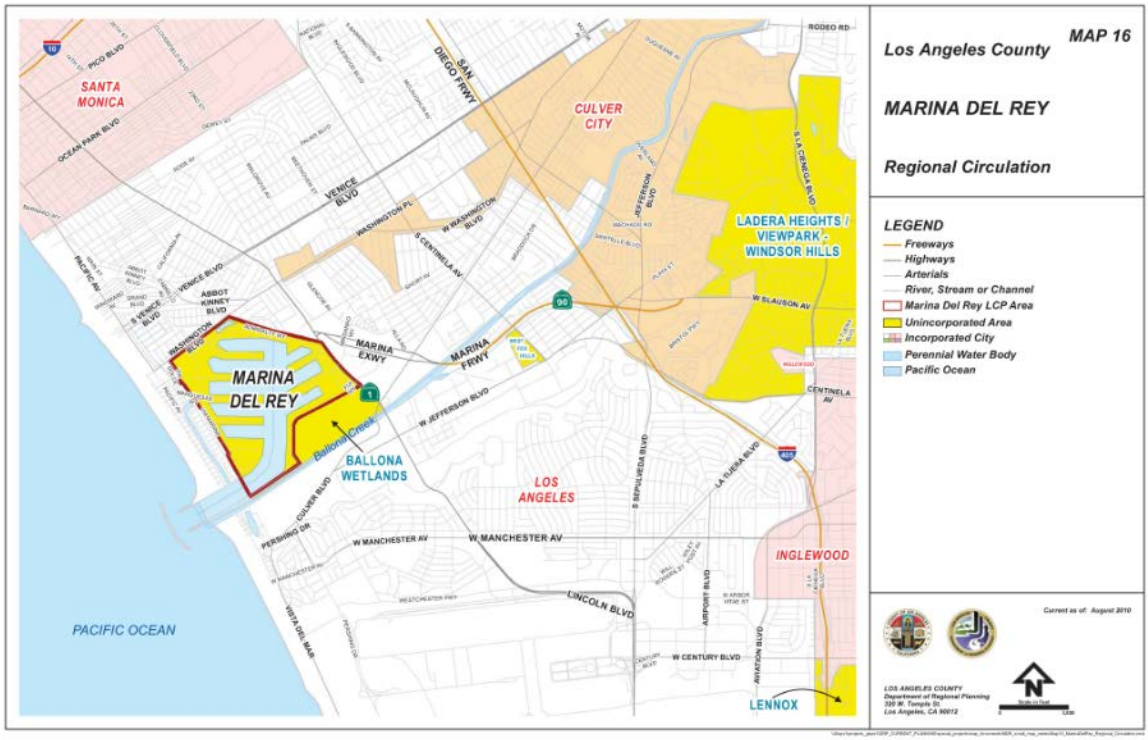

Los Angeles County
MAP 11
MARINA DEL REY
Proposed Development Zone 1
LEGEND
LUP
R III - Residential III (35 du/ac)
R IV - Residential IV (45 du/ac)
R V - Residential V (75 du/ac)
H - Hotel
VS/CC - Visitor-Serving / Convenience Commercial
O - Office
MC - Marine Commercial
B - Boat Storage
P - Parking
PF - Public Facilities
SA - Seniors Accommodation
OS - Open Space
W - Water
Mixed Use Overlay
Waterfront Overlay
River, Stream or Channel
Lease Parcels LCP
Proposed Development Zone 1
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
BASIN E
BASIN D
BASIN F
BASIN G
BASIN H
BASIN C
BASIN B
BASIN A
MAIN CHANNEL
PACIFIC OCEAN
INSET MAP
WASHINGTON BLVD
VS/CC
R V
PF

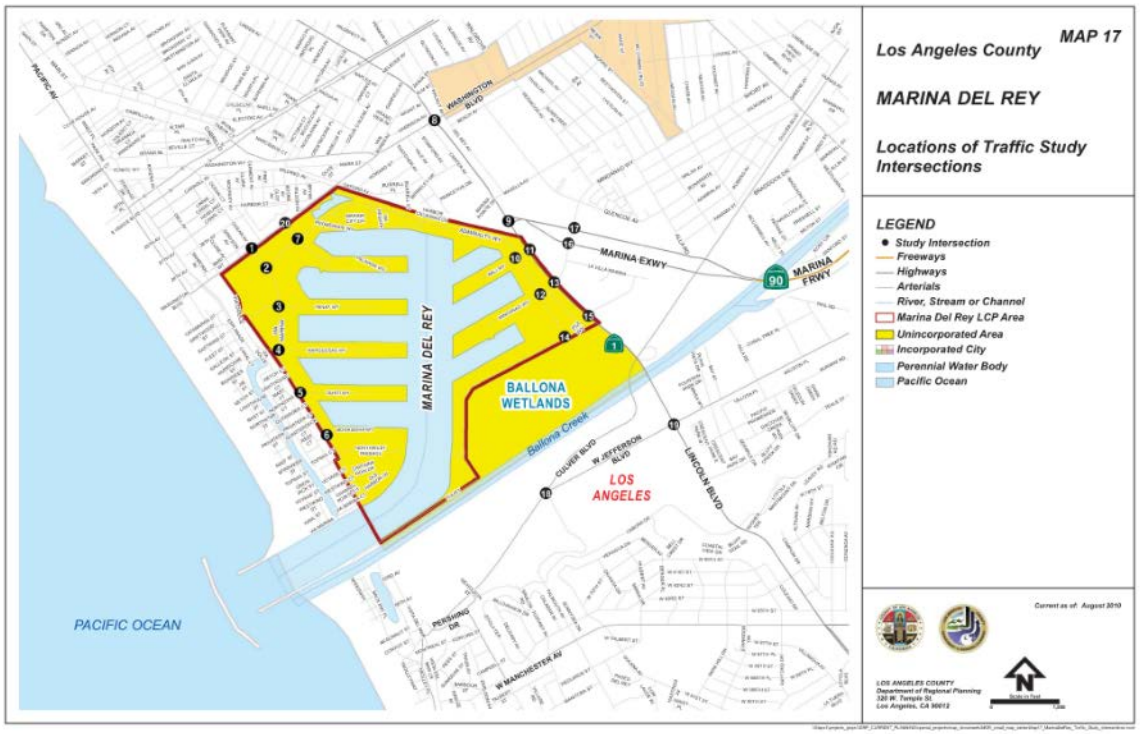

Los Angeles County
MAP 12
MARINA DEL REY
Proposed Development Zone 2
LEGEND
LUP
R III - Residential III (35 du/ac)
R IV - Residential IV (45 du/ac)
R V - Residential V (75 du/ac)
H - Hotel
VS/CC - Visitor-Serving / Convenience Commercial
O - Office
MC - Marine Commercial
B - Boat Storage
P - Parking
PF - Public Facilities
SA - Seniors Accommodation
OS - Open Space
W - Water
Mixed Use Overlay
Waterfront Overlay
River, Stream or Channel
Lease Parcels LCP
Proposed Development Zone 2
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
ABBOT KINNEY BLVD
WASHINGTON BLVD
BASIN E
BASIN D
MAIN CHANNEL
OS
R V
H
SA
VS/CC
PF
P
R III
MC
W
B

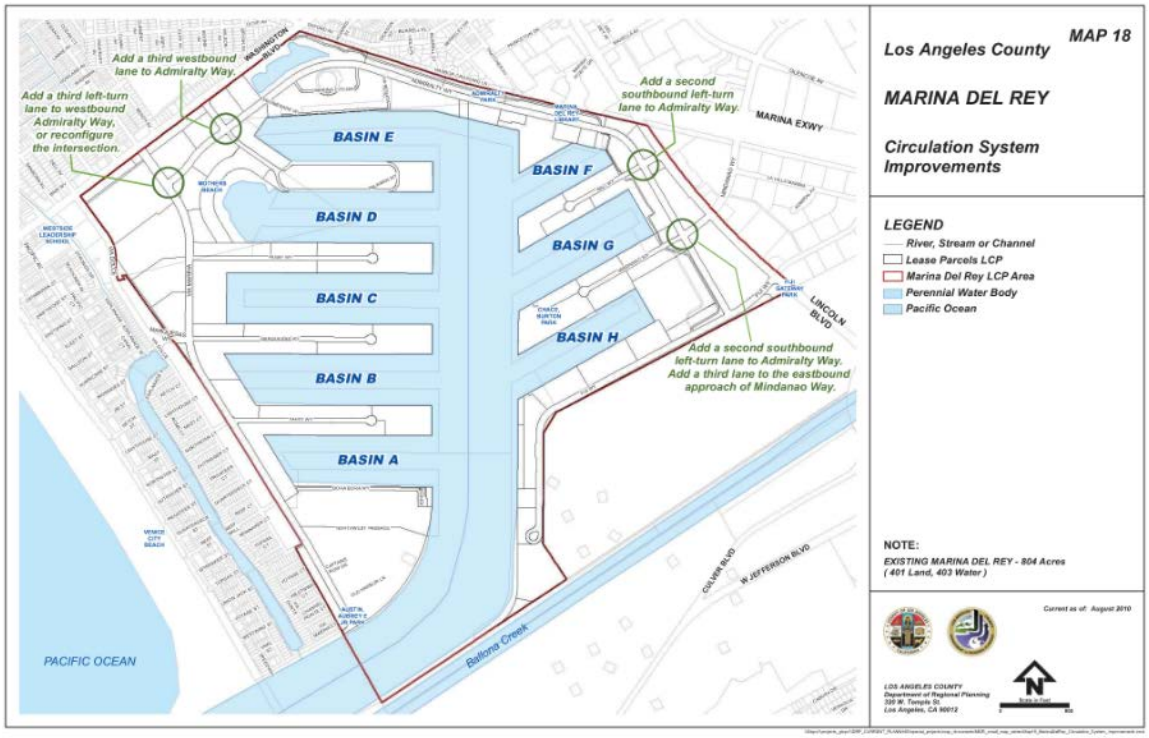

MAP 13
Los Angeles County
MARINA DEL REY
Proposed Development Zone 3
LEGEND
LUP
R III - Residential III (35 du/ac)
R IV - Residential IV (45 du/ac)
R V - Residential V (75 du/ac)
H - Hotel
VS/CC - Visitor-Serving / Convenience Commercial
O - Office
MC - Marine Commercial
B - Boat Storage
P - Parking
PF - Public Facilities
SA - Seniors Accommodation
OS - Open Space
W - Water
Mixed Use Overlay
Waterfront Overlay
Lease Parcels LCP
Proposed Development Zone 3
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
BASIN E
BASIN D
BASIN C
BASIN B
BASIN A
BASIN F
BASIN G
BASIN H
MAIN CHANNEL
MARINA EXWY
WASHINGTON BLVD
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
Ballona Creek

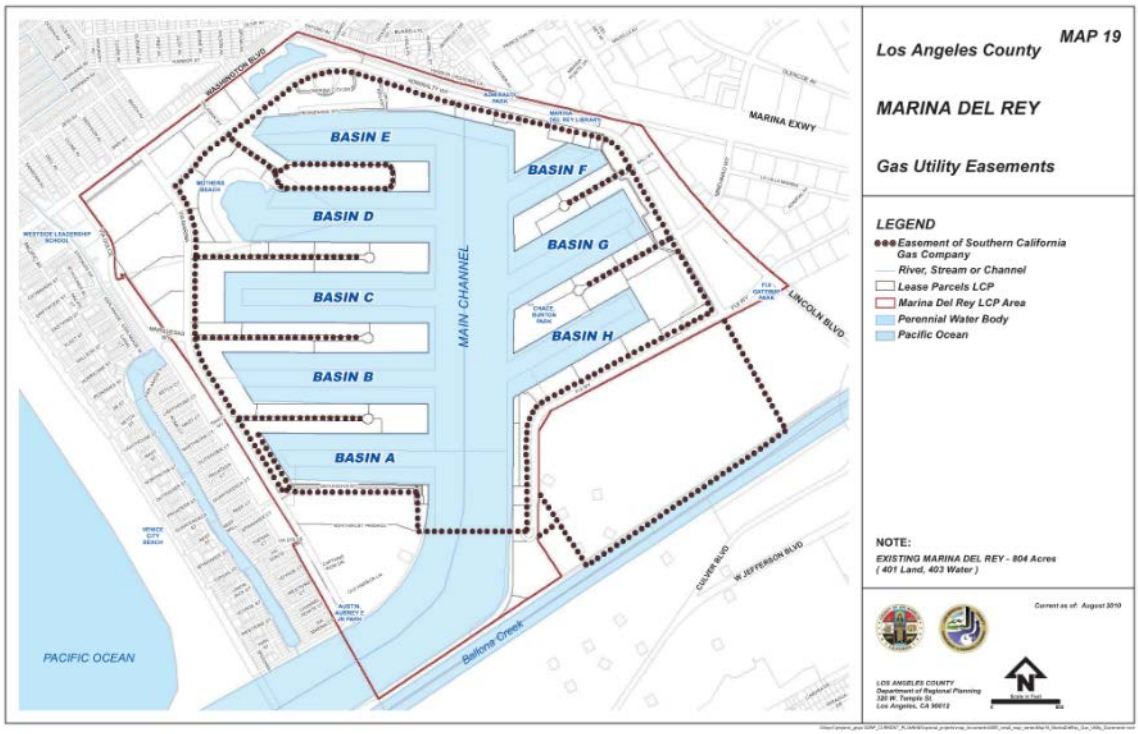

MAP 14
Los Angeles County
MARINA DEL REY
Parcel Development Height Limits
LEGEND
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Parcel Development Height Limits
25 Feet (Open Space, Boat Storage)
40 Feet (Main Channel View Corridor)
45 Feet (Residential III, Hotel, Parking, Public Facility, Marine Commercial, Visitor-Serving Commercial)
140 Feet (Residential IV, Senior Accommodations)
225 Feet (Residential V, Hotel, Office)
NOTES:
Hotel - Limited to 45 feet on main roads.
Public Facility - Entrance displays, gov't offices and theme towers may be up to 140 feet.
Parking - Limited to 75 feet for parking structures, 45 feet on moleroads or waterfront parcels.
Main Channel View Corridor - Limited to 40 feet, to preserve views of the Santa Monica and San Gabriel Mountains.
Marine Commercial - Limited to 45 feet for habitable structures, 75 feet for public dry stack (currently none in Marina).
Boat Storage - Limited to 75 feet for public dry stack (currently none in Marina), 25 feet for commercial support facilities.
* Parcels 10 and 14 height capped at 75 feet, density averaged over entire parcel(s).
Current as of: December 2011
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
BASIN E
BASIN D
BASIN C
BASIN B
BASIN A
BASIN F
BASIN G
BASIN H
MAIN CHANNEL
MARINA EXWY
WASHINGTON BLVD
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN


MAP 15
Los Angeles County
MARINA DEL REY
Seismic Hazards
LEGEND
Freeways
Highways
Arterials
River, Stream or Channel
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
Seismic Hazards
Potentially Active Fault
Active Fault
Potential Liquefaction Zone
Landslide Zone
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
WEST HOLLYWOOD
BEVERLY HILLS
WEST LOS ANGELES (SAWTELLE VA)
LOS ANGELES
SANTA MONICA
CULVER CITY
LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
MARINA DEL REY
BALLONA WETLANDS
INGLEWOOD
PACIFIC OCEAN
LENNOX
W ATHENS - WESTMONT
EL SEGUNDO
DEL AIRE
HAWTHORNE


MAP 16
Los Angeles County
MARINA DEL REY
Regional Circulation
LEGEND
Freeways
Highways
Arterials
River, Stream or Channel
Marina Del Rey LCP Area
Unincorporated Area
Incorporated City
Perennial Water Body
Pacific Ocean
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
SANTA MONICA
CULVER CITY
LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
MARINA DEL REY
BALLONA WETLANDS
Ballona Creek
LOS ANGELES
INGLEWOOD
LENNOX
PACIFIC OCEAN
SAN DIEGO FRWY
MARINA EXWY
MARINA FRWY
VENICE BLVD
W JEFFERSON BLVD
W MANCHESTER AV
LINCOLN BLVD
W CENTURY BLVD
W SLAUSON AV
CENTINELA AV
RODEO RD
PICO BLVD
OCEAN PARK BLVD
CULVER BLVD
PERSHING DR
VISTA DEL MAR
S SEPULVEDA BLVD
LA TIJERA BLVD
AIRPORT BLVD
AVIATION BLVD
JEFFERSON BLVD
S LA CIENEGA BLVD
S CENTINELA AV
W WASHINGTON BLVD
WASHINGTON PL
ABBOT KINNEY BLVD
S VENICE BLVD
PACIFIC AV


MAP 17
Los Angeles County
MARINA DEL REY
Locations of Traffic Study Intersections
LEGEND
Study Intersection
Freeways
Highways
Arterials
River, Stream or Channel
Marina Del Rey LCP Area
Unincorporated Area
Incorporated City
Perennial Water Body
Pacific Ocean
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
PACIFIC OCEAN
MARINA DEL REY
BALLONA WETLANDS
Ballona Creek
LOS ANGELES
MARINA EXWY
MARINA FRWY
WASHINGTON BLVD
CULVER BLVD
W JEFFERSON BLVD
LINCOLN BLVD
PERSHING DR
W MANCHESTER AV
PACIFIC AV


MAP 18
Los Angeles County
MARINA DEL REY
Circulation System Improvements
LEGEND
River, Stream or Channel
Lease Parcels LCP
Marina Del Rey LCP Area
Perennial Water Body
Pacific Ocean
NOTE:
EXISTING MARINA DEL REY - 804 Acres
(401 Land, 403 Water)
Current as of: August 2010
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
Add a third westbound lane to Admiralty Way.
Add a third left-turn lane to westbound Admiralty Way, or reconfigure the intersection.
Add a second southbound left-turn lane to Admiralty Way.
Add a second southbound left-turn lane to Admiralty Way. Add a third lane to the eastbound approach of Mindanao Way.
BASIN E
BASIN D
BASIN C
BASIN B
BASIN A
BASIN F
BASIN G
BASIN H
MARINA EXWY
LINCOLN BLVD
CULVER BLVD
W JEFFERSON BLVD
Ballona Creek
PACIFIC OCEAN



22.46.1975 Appendix.

All references to Title 22 are to the version of Title 22 (Planning and Zoning Code) of the County Code in effect at the time of this Specific Plan's certification by the Coastal Commission. All sections of this Specific Plan added or amended before February 8, 2012 shall refer to Title 22 in effect as of February 8, 1996. All sections of this Specific Plan amended by Ordinance 2012-0016 shall refer to Title 22 in effect as of February 8, 2012.

22.46.1980 Northlake Specific Plan Introduction.

A. The Northlake Specific Plan is located in Section 22.46.1981 (Northlake Specific Plan).

B. The Northlake Specific Plan was adopted by the Board on February 9, 1993.

C. The effective date of the Northlake Specific Plan is March 12, 1993.

22.46.1981 Northlake Specific Plan.

SPECIFIC PLAN

NorthLake

COUNTY OF LOS ANGELES DEPARTMENT OF REGIONAL PLANNING

COUNTY CASE NUMBER 87-172

June 1992

TABLE OF CONTENTS

Page

I. INTRODUCTION I-1
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I. INTRODUCTION

A. AUTHORITY

The NorthLake Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65451 through 65457. The California Government Code authorizes jurisdictions to adopt specific plans by resolution as policy or by ordinance as regulation. Hearings are required by both the Regional Planning Commission and the Board of Supervisors after which the specific plan is affected by adoption of the Los Angeles County Board of Supervisors.

The NorthLake Specific Plan is a regulatory plan which will serve as the land use and zoning guidelines for the subject property. Subsequent development plans, development agreements, tentative tracts, parcel maps and other development approvals must be consistent with the Specific Plan.

B. SUMMARY

1. Proposal Description

The NorthLake Specific Plan establishes comprehensive guidance and regulations for the development of approximately 1,330 acres located north of Castaic, California, east of Interstate 5 and west of Castaic Lake in Los Angeles County (see Exhibit I-1, Regional Location Map, and Exhibit I-2, Vicinity Map). The Specific Plan establishes the development regulations, policies and programs for the implementation of the land use plan when approved which provides the following types and intensities of land use: 2,337 single-family dwellings on 504.8 acres;[1] 1,286 multi-family units on

1 All acreage specifications contained within the Specific Plan reflect gross acres. As defined for the Specific Plan, gross acres means gross developable acres which includes dedicated easements, some major slope banks and interior residential streets but excludes major highways.

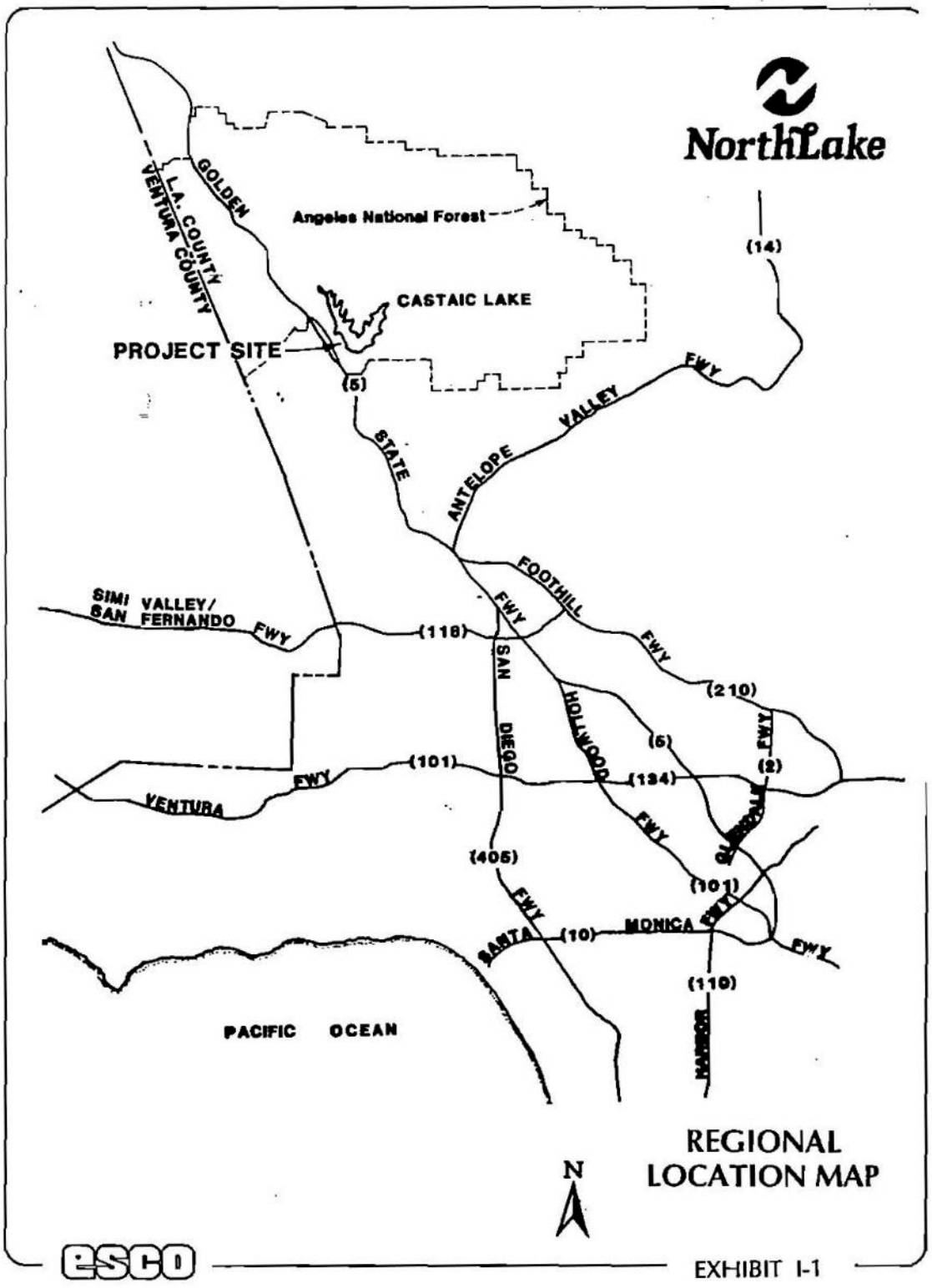

NorthLake
Angeles National Forest
CASTAIC LAKE
PROJECT SITE
L.A. COUNTY
VENTURA COUNTY
GOLDEN
(14)
(5)
STATE
ANTELOPE
VALLEY
FWY
FOOTHILL
FWY
SIMI VALLEY/
SAN FERNANDO
FWY
(118)
SAN
DIEGO
FWY
HOLLYWOOD
FWY
(210)
(5)
(101)
(134)
(2)
VENTURA
FWY
(405)
FWY
(101)
SANTA
(10)
MONICA
FWY
FWY
(110)
PACIFIC OCEAN
N
REGIONAL
LOCATION MAP
ESCO

EXHIBIT I-1

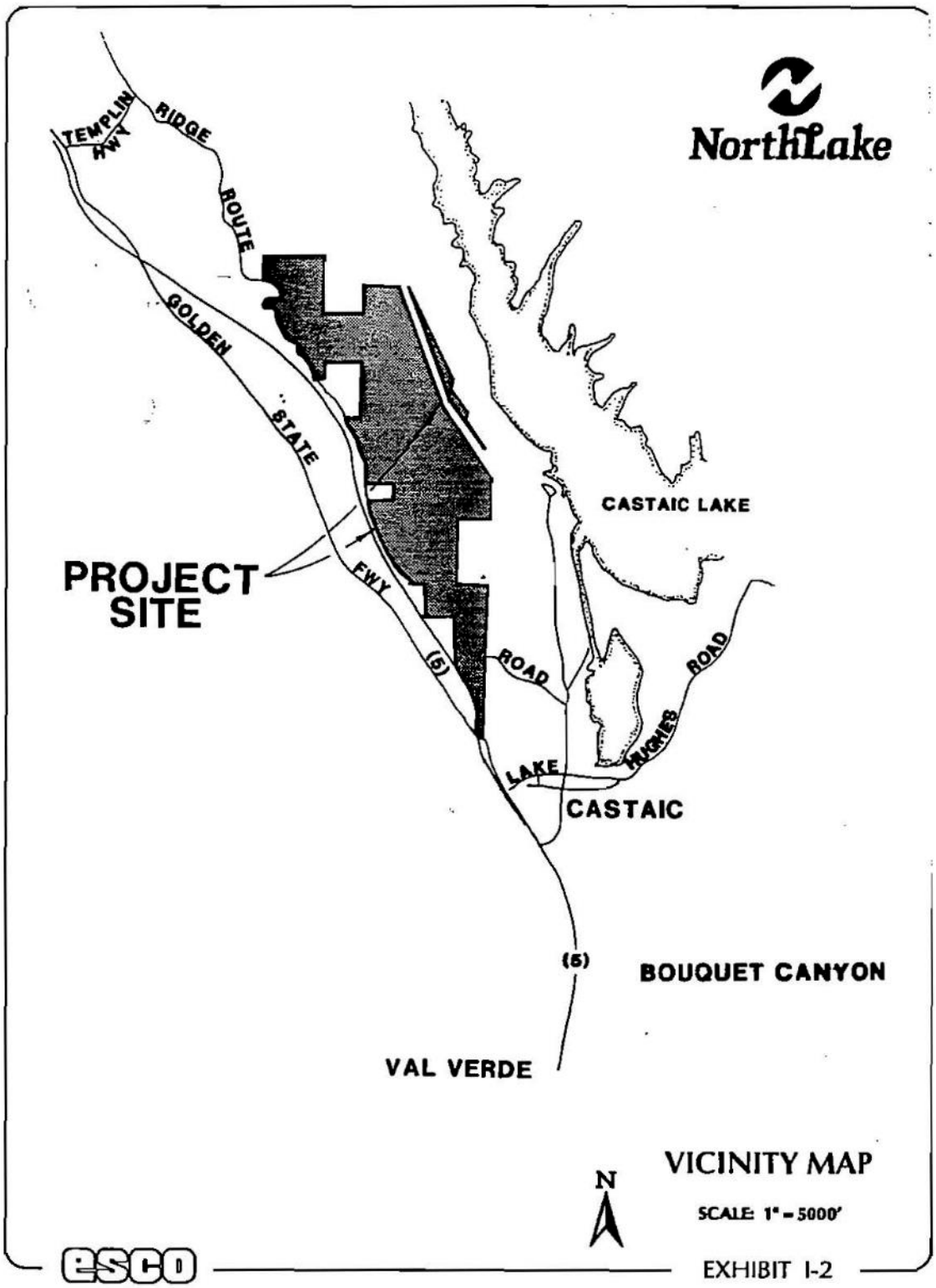

NorthLake
TEMPLIN HWY
RIDGE ROUTE
GOLDEN STATE FWY
(5)
PROJECT SITE
CASTAIC LAKE
ROAD
HUGHES ROAD
LAKE
CASTAIC
(5)
BOUQUET CANYON
VAL VERDE
N
VICINITY MAP
SCALE: 1" = 5000'
ESCO

EXHIBIT I-2

95.5 acres; an 18-hole, 166.9-acre championship golf course; a total of 169,884 square feet of commercial uses on 13.2 acres including 100,188 square feet of community commercial uses and 69,696 square feet of highway commercial area; 545,589 square feet of light industrial uses on 50.1 acres; a fire station site; a public library site; two school/park sites and 476.4 acres of open space. The Specific Plan will carry out the land use plan by establishing policies and site development regulations which are in conformance with the County of Los Angeles General Plan. This Specific Plan is regulatory, adopted by ordinance and will also be consistent with the Santa Clarita Valley Area Plan.

The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 et. seq. The law allows preparation of Specific Plans based on the General Plan as may be required for the systematic execution of the General Plan and further allows for their review and adoption.

2. Design Objectives

Design objectives of the NorthLake Specific Plan are as follows:

- Provide a land use design that protects landform features and natural resources and provides higher intensity uses near arterial roadways;
- Provide a phasing plan that incorporates services in a logical, economical and environmentally sensitive manner;
- Provide a variety of residential densities and housing types for the consumer;
- Provide both highway commercial and neighborhood commercial as well as light industrial uses;
- Provide a fire station site, two school/park sites and a public library site; and

- Provide recreational opportunities including an 18-hole golf course, the two park sites, a tennis facility and a network of biking, jogging and equestrian trails.

3. Phasing Plan

The NorthLake Specific Plan will generally be developed in four phases:

Phase 1 provides 664 single-family and 236 multi-family units, an 11.9 school/park site and the 166.9 acre championship golf course and recreational facility by the end of 1994.

Phase 2 provides 794 single-family and 249 multi-family units, a public library site and 14.1 acres of industrial uses by the end of 1996.

Phase 3 provides 560 single-family units, 407 multi-family units, an 11.2 acre school/park site, 19.7 acres of industrial uses, 4 acres of highway commercial and a fire station site by the end of 1998.

Phase 4 provides 339 single-family units, 394 multi-family units, 16.3 acres of industrial uses and 9.2 acres of community commercial uses by the end of 2000.

4. Permit Filings

Following adoption of the NorthLake Specific Plan, all subsequent development permits such as building permits, public works projects, subdivision filings, land use permits and/or zoning changes must comply with the Specific Plan regulations and provisions.

The NorthLake Specific Plan shall be implemented through a method of site plan review. The site plan review will be a Conditional Use Permit, as modified herein, until such time as the County adopts a Specific Plan review procedure. A site plan review shall be required for all development within the Specific Plan area requiring a building permit. Tentative parcel and tract maps may be processed independent of the site plan

review procedures in accordance with the Los Angeles County Subdivision Code, Title 21. Site plan review will not be required for interior alterations where there is no square footage increase or use intensification.

Consistency determination for all subsequent development on the NorthLake site shall be made during the application approval process. Although all onsite development shall be regulated by the specific policies adopted for NorthLake, consistency determination and permit approval shall be based on the provisions and procedures of the Los Angeles County Subdivision Code and/or Los Angeles County Zoning Code, as applicable.

Section V of this document provides more information on implementation procedures for the NorthLake Specific Plan.

Furthermore, should a Development Agreement between the County of Los Angeles and the project applicant, Cook Ranch Associates, be adopted, future onsite development would be further controlled by the specific requirements contained as part of the conditions of the Development Agreement.

5. Findings

- The NorthLake Specific Plan Land Use Plan is consistent with the goals and policies of the County's General Plan and the Santa Clarita Valley Area Plan.
- The Specific Plan achieves a balanced community that promotes health, safety and general welfare.
- The Specific Plan provides development characteristics which are compatible with existing and proposed development in the surrounding community.

- The Specific Plan provides a balance of land uses in order that local residents may work and have available services and goods in the larger community setting.
- The Specific Plan addresses the environmental and aesthetic assets of the community.
- The Specific Plan demonstrates long- and short-term availability of services necessary to serve the development.
- The Specific Plan provides a design and allows for implementation superior to that which could be attained through the conventional permit processes.

6. Summary of Environmental Impacts

The following is a summary of the environmental impacts and mitigation measures for the NorthLake Specific Plan.

Geotechnical

Impacts

Implementation of the proposed project may expose the residents and employees of NorthLake to the geological hazards in the area of the project site such as earthquakes, landslides or man-made slope failure.

Mitigation Measures

No known active or potentially active faults cross the project site. All grading operations will be conducted in conformance with the Los Angeles County Grading Ordinance in mitigation of landslides, earthquakes and slope failures. All grading activities will adhere to the recommendations included in current and subsequent geotechnical reports. Cut and fill slopes will be stabilized to the satisfaction of the County Engineer.

Flood Hazard

Impacts

In general, the proposed installation of debris basins, storm drains, streets and catch basins over the developed project site will reduce existing drainage flows. Drainage facilities will reduce site runoff contributions to Castaic Lagoon by removal of sediment and debris. This reduction would not significantly impact the lagoon as a groundwater recharge reservoir.

Mitigation Measures

A Drainage Concept Plan will be submitted to the Los Angeles County Department of Public Works for approval. Improvements proposed in the Drainage Concept Plan will reduce flood hazards to a level of insignificance, including:

- the drainage course along Grasshopper Canyon will be confined to a box culvert;
- implement County-approved onsite drainage improvements of inlet/outlet structures and storm drains;
- install debris basins, as required;
- cut and fill slopes will be landscaped with drought-tolerant, low-fuel volume vegetation in order to reduce potential increases in runoff and erosion;
- increased vegetative cover in areas landscaped with reclaimed water will effectively reduce erosion potential and reduced debris loading of site runoff;
- inlet structures, debris basins and street maintenance will reduce impacts of sediment and runoff contaminants discharge; and

- drainage facility removal of debris and sediment reduces these constituents in Castaic Lagoon.

Fire Hazard

Impacts

The proposed project is located in Fire Zone 4. Additional personnel, equipment and facilities will be needed to service the project site. The dedication of a fire station on the NorthLake site will reduce project-related impacts to fire services. The project site lies outside the Consolidated Fire District and will require annexation.

Mitigation Measures

A fire station site has been incorporated into the Specific Plan (Phase 3) that will be deeded to the County of Los Angeles Fire Department. The applicant will pay development fees to the fire department in the amount of $0.1784 per square foot of building space.

The proposed project will comply with applicable requirements of Fire Code Standard No. 13.208 including fire hydrant spacing, adequate water main capacities and fire flows for residential, commercial and industrial uses.

Emergency vehicle access will be provided in accordance with the requirements of the County of Los Angeles.

Landscaping will emphasize vegetation with a low fuel potential. Vacant graded lots located within the tract will be cleared of brush to reduce fire hazard.

Application for annexation to the Consolidated Fire Protection District of Los Angeles County for the project site will be made upon approval.

Water Quality

Impacts

A project site drainage runoff reduction will result from project development. Development will eliminate the chronic effects of cattle grazing and associated eutrophication of natural streambeds. No significant effects to area groundwater recharge will result from the proposed project.

Mitigation Measures

Development will eliminate cattle grazing and associated onsite pollution of streams as well as limit fecal coliform contributions downstream to Castaic Lagoon. Proposed drainage improvements reduce sediment from the site entering Castaic Lagoon.

Air Quality

Impacts

Project occupation will generate approximately 9,938 pounds per day of carbon monoxide, 3,393 pounds per day of nitrogen oxides, 11 pounds per day of sulfur oxides, 801 pounds per day of particulates and 835 pounds per day of reactive organic gases from mobile and stationary sources. Cumulative air pollutant emissions in the area will contribute to the degradation of local and regional air quality.

Mitigation Measures

Control of construction emissions would include watering to control dust, proper equipment engine maintenance and construction activity scheduling in accordance with Air Quality Management District directives. The Applicant will comply with Title 24 of the California State Energy Commission to minimize stationary source air pollutants. A commuter ride-share program shall be developed to reduce project-related commuter trips.

Biota

Impacts

Grading for the proposed project will result in the removal of approximately 64 percent of the site's existing vegetation. These vegetation losses will result in loss of some faunal individuals and species. Existing riparian scrub will be removed by drainage improvements. No oak trees exist on the property.

Mitigation Measures

Approximately 476.4 acres of the project site will be left as open space. Non-irrigation landscaping will emphasize native species, while lusher, denser vegetation will be developed in the areas landscaped with reclaimed water.

Scenic Quality

Impacts

Grading of approximately 64 percent of the project site will remove natural vegetation from the view shed for homesites. Due to the proposed project's canyon location, no impacts to scenic I-5 or Castaic Lake occur.

Mitigation Measures

Approximately 476.4 acres of open space, site landscaping and compatible architectural designs create a new scenic element in the Castaic area. No mitigation is required because the proposed project does not impact the I-5 or Castaic Lake view sheds.

Traffic/Access (Pending Information From Barton-Aschman Associates, Inc.)

Impacts

The roadway network in the study area is currently affected to a significant degree due to traffic generated by the Castaic Lake Recreation Area. The NorthLake project is estimated to be completed in four phases, beginning in the

year 1994 and expected to be completed by the year 2000. The estimated future traffic for the year corresponding with the completion of each phase consists of the growth in existing traffic at the rate of 1 percent per year and the traffic generated by other planned/related projects in the vicinity of this area.

Traffic impact analyses show all intersections to currently be operating at highly acceptable levels of service. However, with the project-generated traffic six of the nine intersections analyzed were projected to operate at Level of Service "D" or worse during one of the four phases of project completion. Future traffic (background, related projects, proposed project) in the area will result in adverse impacts on the nine intersections and on the road network in the study area; however, with the implementation of the proposed mitigation recommendations, all intersections will operate at acceptable levels of service.

Mitigation Measures

Improvements will be required to the roadway network in order to mitigate the adverse impacts of estimated future traffic from the proposed project and other related area projects. Traffic analysis will be conducted at each phase of project development to determine appropriate mitigation measures. It is anticipated that mitigations required will consist of roadway widenings, signalizations, turn restrictions and major highway improvements to the existing roadway network, and possibly construction of new access roads.

Sewage Disposal

Impacts

Project sewage flows of approximately 0.96 million gallons per day will be treated to tertiary quality under one of two alternatives and utilized as irrigation water over the project golf course, slopes, parks and open space.

Mitigation Measures

Installation of wastewater reduction devices (low-volume appliances, low-flush toilets, etc.) will minimize the amount of sewage generated by the proposed development.

Education

Impacts

The Specific Plan area, when fully developed, will generate 1,592 additional students in the Castaic Union School District, grades K-8, and 580 additional students in the William S. Hart Union High School District, grades 9-12, exceeding current capacities in these districts.

Mitigation Measures

As shown in Exhibit II-1, Conceptual Land Use Plan, two school/park sites, one of 11.9 acres and one of 11.2 acres, are designated to be donated to the Castaic Union School District. The Applicant is negotiating with local school districts to arrange land dedication and graded sites for needed facilities. Development fees will be paid as required under existing funding mechanisms, including:

- Mello-Roos special taxes
- State lease-purchase funds
- Temporary interim school facility fees
- California School Facilities Authority fund
- Funds appropriated for emergency classrooms
- Lease revenues

The newly adopted fee of $2.50 per square foot of building space within the William S. Hart Union District will help offset the existing and projected future shortage of facilities within this district.

The State legislation does not preclude the implementation of alternative mitigation measures or combination of measures to provide equivalent mitigation for a specific development. The applicant is working with the school districts to solve the facilities underfunding crisis. Formal agreements will be executed prior fo the submittal of development plans.

Fire and Sheriff Services

Impacts

The proposed project will necessitate the expansion of fire and sheriff services north of the Castaic area. These services would require additional manpower and equipment.

Mitigation Measures

The Specific Plan provides for the dedication of a fire station site at one of two potential locations. Provision of requisite fire flows, use of low fuel potential landscaping materials and debris and vegetation removal during construction will minimize impacts to fire services. Irrigation of vacant wildland fire areas reduces fire risk.

Standard design features to enhance and facilitate project security, such as adequate lighting, street accesses and perimeter walls adjacent to secondary highways, will be implemented where feasible. These features will minimize impacts to sheriff services.

Water Supply

Impacts

The proposed project will require approximately 1,821 acre-feet per year of potable water supply from the Newhall County Water District (NCWD). Portions of the project site would require annexation to the NCWD. Water supply lines and storage facilities currently exist onsite. Facilities upgrading/expansion would be required to accommodate the anticipated development of NorthLake.

Mitigation Measures

Water efficiency devices such as low-flow appliances and low-flush toilets will be installed to reduce project-related water demand. The use of reclaimed water for irrigation will reduce project-related demand by approximately 1,029 acre-feet per year.

Solid Waste

Impacts

Development associated with the NorthLake Specific Plan would generate an estimated 82,616 pounds of solid waste per day, or 15,077 tons per year. This additional solid waste generation would contribute to diminishing landfill capacity and would impact existing and future solid waste collection and disposal systems in the north county area. Generation of limited quantities of hazardous materials, both household and commercial/light industrial, would also occur.

Mitigation Measures

The applicant will support and facilitate waste reduction methods including both neighborhood and commercial recycling and composting of organic waste products. Collection facilities for recyclables shall be incorporated into all commercial building designs and/or a conveniently located recycling area shall

be provided and developed on the project site for use by all occupants of the commercial/light industrial uses. Any and all non-household hazardous materials shall be stored in specific locations, clearly marked as to contents and disposed of only by registered waste haulers in accordance with all applicable rules and regulations.

Library

Impacts

Upon buildout of all phases, the NorthLake residents would create a demand for additional library space that would amount to approximately 60 percent of 7500 square feet, the minimum size required for a new facility.

Mitigation Measures

The NorthLake Specific Plan provides for the donation of a library site to be deeded to the County of Los Angeles Department Public Library in Phase 2.

II. DEVELOPMENT PLAN

A. PURPOSE AND INTENT OF SPECIFIC PLAN

The NorthLake Specific Plan has been prepared in order to establish planning guidelines and mechanisms for the control of the development of 1,330 acres of currently vacant land located in the Castaic area of northwestern Los Angeles County. Upon its adoption by the County of Los Angeles, the Specific Plan will be a refinement of, will be in conformance with, and will serve to implement both the Santa Clarita Valley Area Plan and the County General Plan.

The NorthLake Specific Plan, when adopted by ordinance, will serve both a planning function and a regulatory function. It is intended that the Specific Plan, through its text and maps will incorporate nearly all of the regulations and development standards affecting the use of land within the Plan area while reflecting the interests and concerns of the local community. The Specific Plan establishes the type, location, intensity and character of development within 31 planning areas as well as the required infrastructure to support such development. The Specific Plan also shapes development to respond to the physical constraints of the site, coordinates the mix of residential density and product types and provides for adequate circulation, recreation and other public uses.

The NorthLake Specific Plan proposes a balanced community consisting of 3,623 single- and multi-family residential units at varying densities, 169,884 square feet of community and highway commercial uses, 545,589 square feet of light industrial uses, two elementary school/park sites, a fire station site, a library site and a 166.9-acre championship golf course with a clubhouse and a tennis/swimming facility. In addition, 476.4 acres of recreational open space will be accessible through a network of hiking, jogging and equestrian trails.

B. PROJECT LOCATION AND DESCRIPTION

1. Site History

The project site consisting of approximately 1,330 acres in the area northeast of the community of Castaic, California lies along a United States Geological Survey (U.S.G.S.) designated feature known as Grasshopper Canyon. The area of the site is known to have been inhabited by an aboriginal (pre-historic) cultural group known as the "Tatavian." This group was completely assimilated into the San Fernando Mission in the early nineteenth century, and no evidence of their culture was observed on the site during an inspection and survey by R.W. Robinson, Archaeologist, in June and July 1987.

The site has been used as open cattle range since the early 1800s with occasional permanent settlement by "homesteaders" in the latter 1800s and early 1900s. Approximately 600 acres of the site was acquired by legal homesteading in the name of William Cook in 1916 and is still known in the area as the Cook Ranch. Smaller portions of the site have changed hands over the years through property tax default and subsequent "state tax sales." Several hundred acres in the north and west of the project site were acquired in speculation around the Castaic Lake construction in the late nineteen-sixties.

2. Existing Uses and Designations

The NorthLake site is currently being used as grazing land for cattle. The land use element of the County of Los Angeles General Plan designates the project site as Commercial, Industrial, Urban One, Urban Two, Urban Three, Non-Urban Two and Hillside Management.

The Santa Clarita Valley Area Plan (SCVAP) is a refinement of the County General Plan for this area. On December 6, 1990, the County Board of Supervisors adopted a comprehensive update to the SCVAP. The Land Use Policy Map included the recommendations of the Regional Planning Commission as well as additional adjustments based on new testimony provided during the Board's hearing process.

Land use policies for the proposed NorthLake Specific Plan site were included in the SCVAP amendment. With approval of the SCVAP amendments, land use designations for the project site under the County-wide General Plan were adjusted for consistency with the SCVAP in land use types and densities for the NorthLake property. Thus, the proposed land use concepts of the NorthLake Specific Plan are in conformance with the County's General Plan and no further amendment would be required. Under the amended plan the allowable number of residential units would range between 2,088 dwelling units (low threshold) to 4,594 dwelling units (high threshold).

The existing zoning at the project site is A-2-2 (Light Agriculture).

3. Surrounding Uses and Designations

Surrounding land use designations of the Los Angeles County General Plan include "R," Rural use, north and south of the site. Easterly, the County General Plan includes an "O," Open Space designation. Westerly and southerly of the site are Industrial, Commercial and "2," Residential (Urban, 6.1—12 dwelling units/acre).

The surrounding land use designation of the Santa Clarita Valley Area Plan contiguous to the north is HM (Hillside Management). To the west of Interstate 5, the Area Plan designations are U1 and U2 (Urban), M (Industrial), N1 (Non Urban), C (Commercial) and HM. Local Plan designations to the south and southeast are HM, M (Industrial), N1, U1 and U2.

Zoning designations surrounding the Specific Plan site are A-2-2 (Light Agriculture), M-1 (Light Manufacturing—brickyard), C3/C4 (Commercial), OS (Open Space) and W (Watershed).

C. CEQA COMPLIANCE

A Program Environmental Impact Report (EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA Section 15168) to examine the potential environmental consequences associated with implementation of the

NorthLake Specific Plan. The Program EIR provides an assessment of the cumulative impacts associated with complete build-out of the land use concept prescribed by the NorthLake Specific Plan. The Draft EIR (April 1988), Response to Agency Comments (December 1989) and revised Draft EIR (April 1992) are available for review at the County of Los Angeles Department of Regional Planning.

D. PROJECT GOALS, OBJECTIVES AND POLICIES

The NorthLake Specific Plan contains goals and policies that are in conformance with those outlined both generally in the Los Angeles County General Plan and specifically for the area north of Castaic (Grasshopper Canyon) in the Santa Clarita Valley Area Plan. The Specific Plan goals and policies listed below reflect both these planning documents.

1. Land Use

Goal i: To encourage high quality design in all development projects compatible with and sensitive to the natural and man-made environment.

Policy ia: Assure that new development is compatible with the natural and man-made environment by implementing appropriate locational controls and high quality design standards.

Policy ib: Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing and traffic.

Policy ic: Promote planned industrial development in order to avoid land use conflicts with neighboring activities.

Policy id: Establish and implement regulatory controls that ensure compatibility of development adjacent to major public open space

and recreation areas including the Angeles National Forest and Castaic Lake.

Goal ii: To provide commercial and industrial lands to accommodate a portion of the projected labor force.

Policy ii: Provision of light industrial uses and both neighborhood and highway commercial uses within the Specific Plan area.

Goal iii: To foster compatible land use arrangements that contribute to reduced energy consumption and improved air quality.

Policy iii: To design land use arrangements that will maximize energy conservation, i.e. provide a balance of land use types within the Specific Plan area which would reduce dependence on the private automobile.

Goal iv: To encourage conservation, protection and enhancement of natural ecological, scenic, cultural and open space resources for the benefit and enjoyment of the current and future residential population in the region.

Policy iva: Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.

Policy ivb: To achieve consistency with the SCVAP by maintaining steep ridges and hillsides as hillside management areas where feasible and provide building pads that are compatible with basic landforms.

Goal v: To coordinate land use with existing and proposed transportation networks.

Policy v: Well-designed, highway-oriented commercial facilities in appropriate and conveniently spaced locations.

2. Circulation

Goal i: To achieve a local transportation system that is consistent with the comprehensive objectives of the General Plan and the needs of the Castaic area residents.

Policy ia: Provide transportation planning services and facilities that are coordinated with and which support the circulation element of the County of Los Angeles General Plan.

Goal ii: To achieve a transportation system that is responsive to economic, environmental, energy conservation and social needs at the local community and areawide level.

Policy iia: Coordinate land use with a circulation system that conforms to the County's standards and serves both through and local traffic.

Policy iib: Provide a roadway network that provides for the needs of future residents and that avoids traffic conflicts in existing and future residential neighborhoods.

Policy iic: Plan and develop a network of bicycle routes and facilities (including racks and lockers at parks) as well as pedestrian walkways within the Specific Plan area and, where possible, that interconnect with other bicycle routes and transportation modes.

Policy iid: Provide transportation facilities that will improve the safety, security and dependability of all transportation modes and provide for seismic safety and effectiveness in emergency situations.

Policy iie: Encourage alternative transportation systems and procedures which will effectively reduce vehicle miles traveled by automobiles.

Policy iif: Provide road improvements in a timely manner as required to service development. All required roads and road improvements

will be open and available for public use at the time of occupancy of each phase of development. Roads shall be provided in accordance with requirements and scheduling of the County Department of Public Works.

Goal iii: Preservation and enhancement of aesthetic resources within Interstate Route 5 (I-5) scenic corridor.

Policy iii: The Specific Plan site will be situated so as to be behind a major ridgeline and will not be visible from the I-5 second priority scenic highway corridor to the west.

3. Housing

Goal i: To develop housing that satisfies the needs of the present and future residents of the NorthLake community.

Policy ia: To provide a variety of housing types, prices, ownership possibilities and locations.

Policy ib: To base development regulations on various dwelling types by planning areas. Goal ii: New construction that reflects concern for durability, resource conservation and prevention of premature deterioration.

Policy ii: To maintain quality project standards for residential land development, thus insuring the establishment of neighborhoods with lasting value.

4. Open Space/Recreation Area

Goal i: To improve opportunities for a variety of outdoor recreational experiences.

Policy ia: Develop local parks easily accessible to local residents and workers.

Policy ib: Develop a system of bikeways and riding and hiking trails; link recreational facilities where possible.

Goal ii: To preserve and protect sites with scenic and/or recreational value.

Policy ii: Designate substantial open space within the Specific Plan area to meet the public's active and passive, scenic, recreational and conservation needs while achieving a balanced distribution of developable area to open space.

Goal iii: To reduce the risk to life and property from seismic occurrences, flooding, erosion, wildland fires and landslides.

Policy iiia: Restrict development in areas subject to seismic and geologic hazards.

Policy iiib: Restrict urban-type development in flood prone areas, thus avoiding major new flood control works.

Policy iiic: Design to encourage the multiple use of flood prone areas for recreation and wildlife habitat.

Policy iiid: Manage development in hillside area to protect their natural and scenic character and to reduce risks from fire, flood, mudslides, erosion and landslides.

Goal iv: To promote a fire management system to assist project developers and residents in constructing and maintaining a fire-safe environment.

Policy iv: Protection of property and services through a concerted fire management program.

5. Community Design And Scenic Highways

Goal i: To develop an environment that is visually attractive while being efficiently and effectively organized and maintained.

Policy ia: Provide and implement design guidelines for architecture, signage, landscaping to enhance project identity and develop a sense of community.

Policy ib: To apply design guidelines to major entry points, major street intersections and parkways.

Policy ic: To provide design and maintenance standards for transition areas between urban development and open space.

Goal ii: To preserve and enhance the visual aspects of the County's circulation system for aesthetic purposes.

Policy ii: To apply special design considerations regarding the views along important corridors within the planning area, including key intersections and vista points.

6. Noise

Goal i: To maintain consistency with the County's Noise Element by establishing compatible land use adjacent to transportation facilities and other significant sources of noise and by properly mitigating noise-generating uses that cause exceedance of maximum suggested noise levels.

Policy i: To avoid locating noise sensitive facilities, including schools, parks and the library site within areas designated in excess of 65 dBA (dBA is an "A-weighted" system of measuring decibels that is adjusted to match frequencies audible to humans).

Policy ii: The placement of commercial uses on major intersections and adjacent to the arterial highways.

Policy iii: The separation of low-density residential uses from arterial highways.

Policy iv: To provide adequate noise mitigation measures for those uses located within areas designated in excess of 65 dBA on the County's Noise Level Map.

7. Safety

Goal i: Protection of life and property.

Policy ia: To require all future development within the Specific Plan area to comply with standards and criteria to reduce or eliminate unacceptable levels of fire and geologic risk.

Policy ib: To work closely with the County Forester and Fire Warden to ensure that state-of-the-art fire safety procedures and precautions are implemented in all developments within the planning area.

Policy ic: To stress only low-fuel volume plants in landscaping within the NorthLake Specific Plan area.

Goal ii: Reduction of adverse economic, environmental and social conditions resulting from fires and geologic hazards.

Policy iia: Revegetate all artificial slopes at the earliest feasible opportunity subsequent to grading in order to reduce erosion potential.

Policy iib: Provide adequate emergency access to all areas within the Specific Plan site.

E. LAND USE PLAN

1. Proposed Uses and Intensities

The NorthLake Specific Plan proposes construction of 3,623 dwelling units including single- and multi-family units as well as a total of 13.2 acres of commercial uses, 50.1 acres of light industrial uses, an 18-hole championship golf course and tennis facility with a pro shop, 23.1 acres for school/park uses, a fire station site and a public library site. The project site encompasses approximately 1,330 acres of currently undeveloped land.

Thirty-one planning areas have been designated to accommodate the envisioned development of the NorthLake Specific Plan site. A breakdown of proposed land uses by planning area is provided in Table II-1 along with gross acres and planned number of residential units or square footage of commercial/industrial uses per planning area. The land uses proposed under the NorthLake Specific Plan are shown on Exhibit II-1, Conceptual Use Plan.

Table II-1

PROPOSED LAND USE

Planning Area	Land Use	Acres[a]	Planned Units	Planned Square Feet (F.A.R.)
1	Highway Commercial	4.0	—	69,696 (0.50)
2	Light Industrial	14.1	—	153,549 (0.35)
3	Light Industrial	3.4	—	37,026 (0.35)
4	Light Industrial	10.7	—	116,523 (0.35)
5	Light Industrial	3.1	—	33,759 (0.35)
6	Light Industrial	2.5	—	27,225 (0.35)
7	Light Industrial	6.4	—	69,696 (0.35)
8	Light Industrial	9.9	—	107,811 (0.35)
9	Community Commercial	9.2	—	100,188 (0.35)
10	Multi-Family	15.5	223	—
11	Multi-Family/Golf	33.0	184	—
12	Multi-Family/Golf	55.6	249	—
13	Multi-Family/Golf	26.4	394	—

(Cont.)

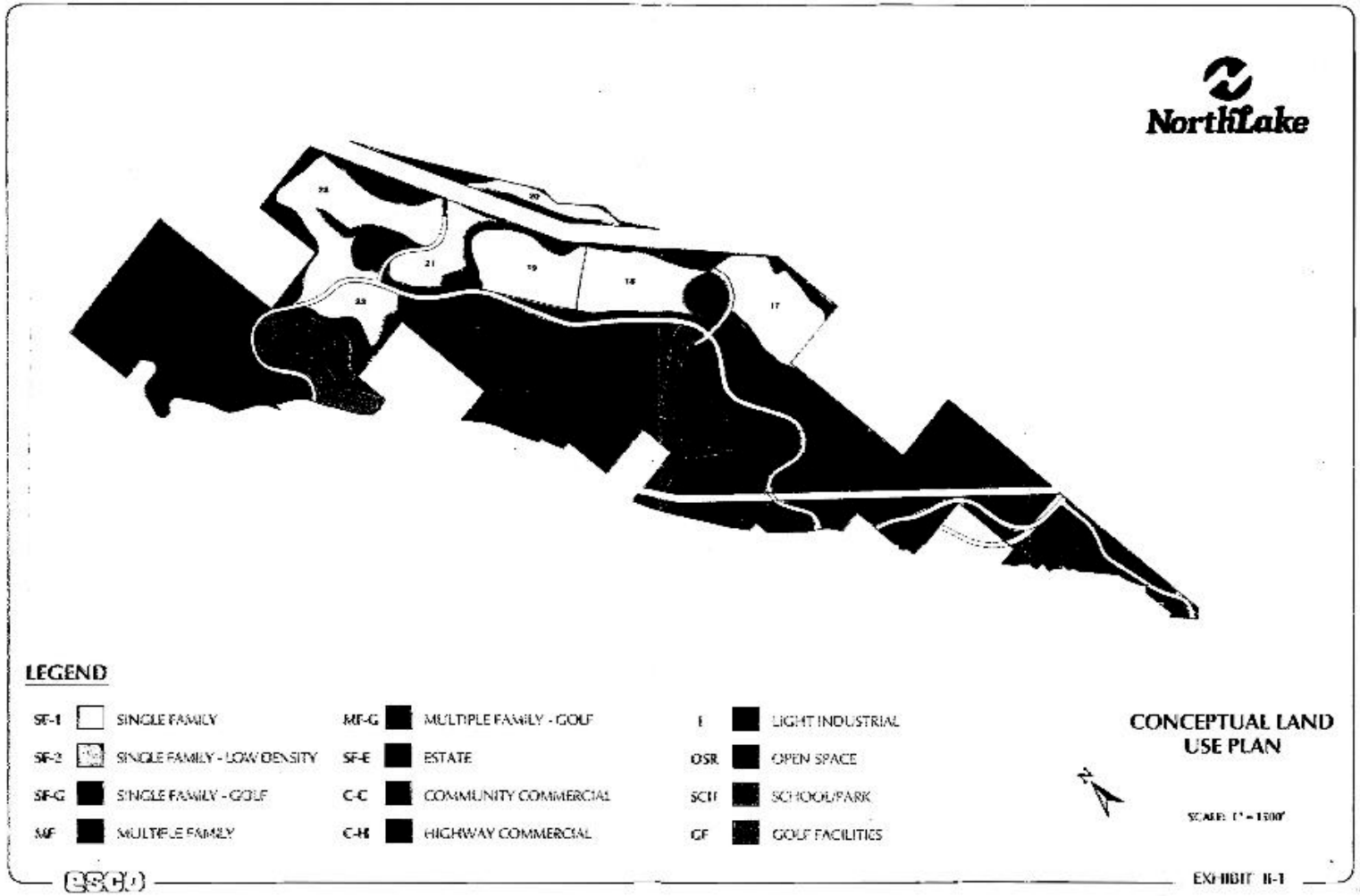
Table II-1, Cont.

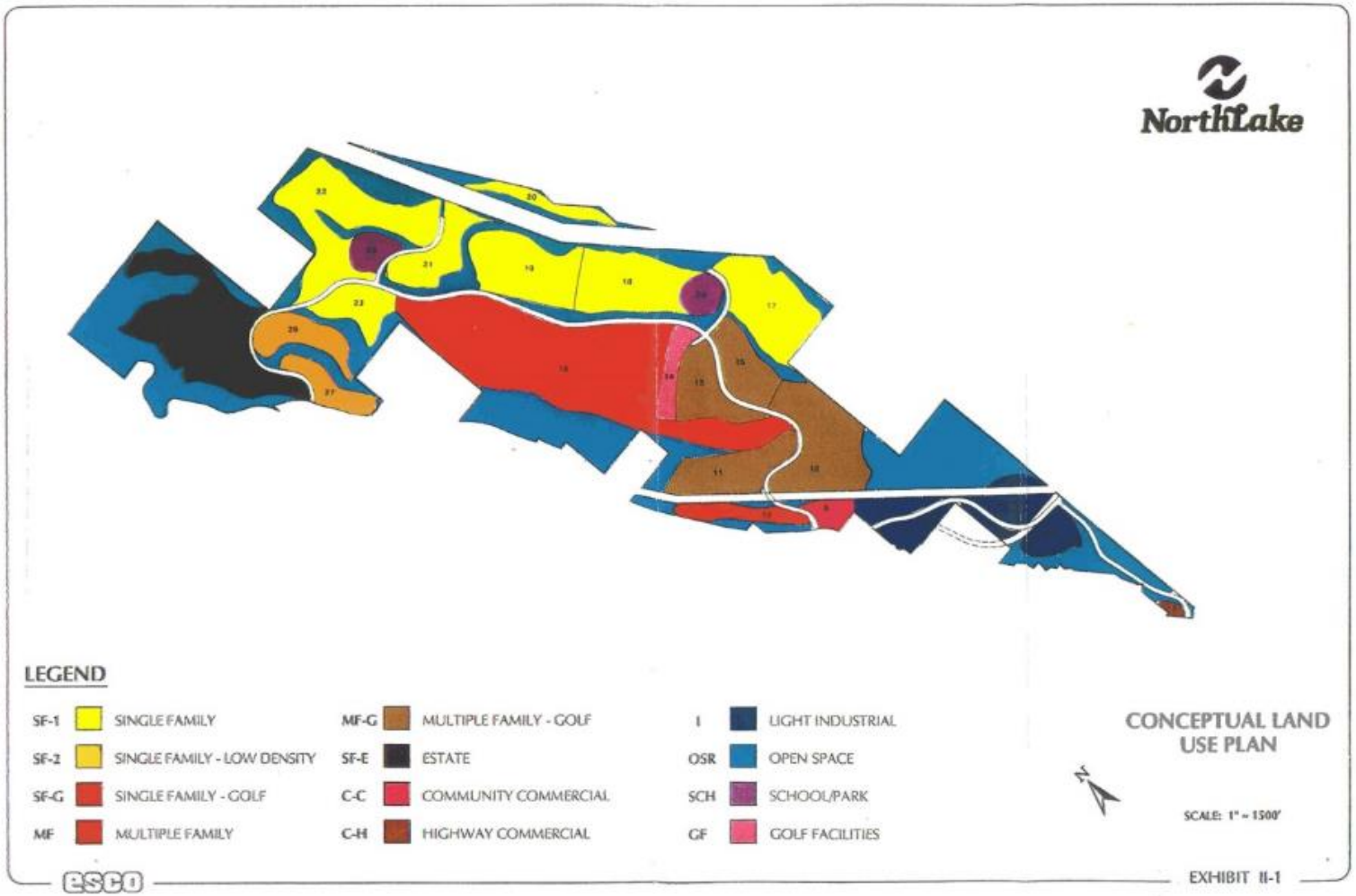
PROPOSED LAND USE

Planning Area	Land Use	Acres[a]	Planned Units	Planned Square Feet (F.A.R.)
14	Golf Clubhouse/Tennis Facility	13.2	—	—
15	Multi-Family/Golf	25.1	236	—
16	Single-Family/Golf	195.3	644	—
17	Single Family	49.5	274	—
18	Single Family	45.5	209	—
19	Single Family	48.9	224	—
20	Single Family	13.5	64	—
21	Single Family	26.0	147	—
22	Single Family	71.8	413	—
23	Single Family	21.3	167	—
24	School/Park Site	11.9	—	—
25	School/Park Site	11.2	—	—
26	Single-Family Low Density	23.1	66	—
27	Single-Family Low Density	16.5	42	—
28	Estate	48.0	48	—
29	Estate	16.0	16	—
30	Estate	12.0	12	—
31	Estate	11.0	11	—
Summary				
Single-Family		504.8	2,337	—
Multi-Family		95.5	1,286	—
Commercial		13.2	—	169,884 (0.42)[b]
Industrial		50.1	—	545,589 (0.35)
Recreation/Open Space		643.3[c]		
School/Park Facilities		23.1		
Total		1,330.0		

a. Represents gross acres.
b. Indicates an average F.A.R. (floor-area ratio) for commercial uses.
c. Includes 166.9 acres of golf course, club house and tennis/swimming facility.

The land use concept of the Specific Plan presents a balanced urban community. All of the land use elements are integrated for circulation, infrastructure, aesthetic and visual setting, development standards and guidelines. The proposed residential uses


NorthLake
LEGEND
SF-1 SINGLE FAMILY
SF-2 SINGLE FAMILY - LOW DENSITY
SF-G SINGLE FAMILY - GOLF
MF MULTIPLE FAMILY
MF-G MULTIPLE FAMILY - GOLF
SF-E ESTATE
C-C COMMUNITY COMMERCIAL
C-H HIGHWAY COMMERCIAL
I LIGHT INDUSTRIAL
OSR OPEN SPACE
SCH SCHOOL/PARK
GF GOLF FACILITIES
CONCEPTUAL LAND USE PLAN
SCALE: 1" = 1500'
EXHIBIT II-1


NorthLake
LEGEND
SF-1 SINGLE FAMILY
SF-2 SINGLE FAMILY - LOW DENSITY
SF-G SINGLE FAMILY - GOLF
MF MULTIPLE FAMILY
MF-G MULTIPLE FAMILY - GOLF
SF-E ESTATE
C-C COMMUNITY COMMERCIAL
C-H HIGHWAY COMMERCIAL
I LIGHT INDUSTRIAL
OSR OPEN SPACE
SCH SCHOOL/PARK
GF GOLF FACILITIES
CONCEPTUAL LAND USE PLAN
N
SCALE: 1" = 1500'
ESCO
EXHIBIT II-1

have been designed to provide a broad range of housing types meeting current and projected future housing needs.

The commercial use area will serve the NorthLake community needs with retail and convenience establishments. These commercial uses along with the 50-acre industrial use area potentially will provide local employment opportunities as well as tax base revenues. The importance of recreational opportunities and public service facilities is reflected in the NorthLake Specific Plan.

2. Phasing Program

The NorthLake Specific Plan will generally be developed in four phases. A summary of the proposed phasing sequence by planning area is provided on Table II-2 and shown on Exhibit II-2, Conceptual Phasing Plan.

Table II-2

PHASING PLAN

Planning Area	Land Use	Acres[a]	Planned Units	Planned Square Feet (F.A.R.)
PHASE 1				
14	Golf Clubhouse/Tennis Facity	13.2	—	—
15	Multi-Family/Golf	25.1	236	—
16	Single-Family/Golf	195.3	644	—
24	School/Park Site	11.9	—	—
Subtotal		245.5	880	
PHASE 2				
2	Light Industrial	14.1	—	153,549 (0.35)
12	Multi-Family/Golf	55.6	249	—
17	Single-Family	49.5	274	—
18	Single-Family	45.5	209	—
19	Single-Family	48.9	224	—
28	Estate	48.0	48	—

(Cont.)

Table II-2, Cont.

PHASING PLAN

Planning Area	Land Use	Acres[a]	Planned Units	Planned Square Feet (F.A.R.)
29	Estate	16.0	16	—
30	Estate	12.0	12	—
31	Estate	11.0	11	—
Subtotal		300.6	1,043	153,549
PHASE 3				
1	Highway Commercial	4.0	—	69,696 (0.50)
3	Light Industrial	3.4	—	37,026 (0.35)
4	Light Industrial	10.7	—	116,523 (0.35)
5	Light Industrial	3.1	—	33,759 (0.35)
6	Light Industrial	2.5	—	27,225 (0.35)
10	Multi-Family	15.5	223	—
11	Multi-Family/Golf	33.0	184	—
21	Single Family	26.0	147	—
22	Single Family	71.8	413	—
25	School/Park Site	11.2	—	—
Subtotal		181.2	967	284,229
PHASE 4				
7	Light Industrial	6.4	—	69,696 (0.35)
8	Light Industrial	9.9	—	107,811 (0.35)
9	Community Commercial	9.2	—	100,188 (0.35)
13	Multi-Family/Golf	26.4	394	—
20	Single-Family	13.5	64	—
23	Single-Family	21.3	167	—
26	Single-Family Low	23.1	66	—
27	Single-Family Low	16.5	42	—
Subtotal		126.3	733	277,695
SUMMARY				
Single-Family		504.8	2,337	—
Multi-Family		95.5	1,286	—

(Cont.)

Table II-2, Cont.

			PHASING PLAN
Commercial	13.2	—	169,884 (0.42)[b]
Industrial	50.1	—	545,589 (0.35)
Recreation/Open Space	643.3[c]		
School/Park Facilities	23.1		
Total	1,330.0		

a. Represents gross acres.
b. Indicates an average F.A.R. (floor-area ratio) for commercial uses.
c. Includes 166.9 acres of golf course, club house and tennis/swimming facility.

Phase 1 provides 644 single-family units, 236 multi-family units, an 11.9-acre school/park site and the 166.9-acre golf course by the end of 1994. Also included in phase one is a golf clubhouse.

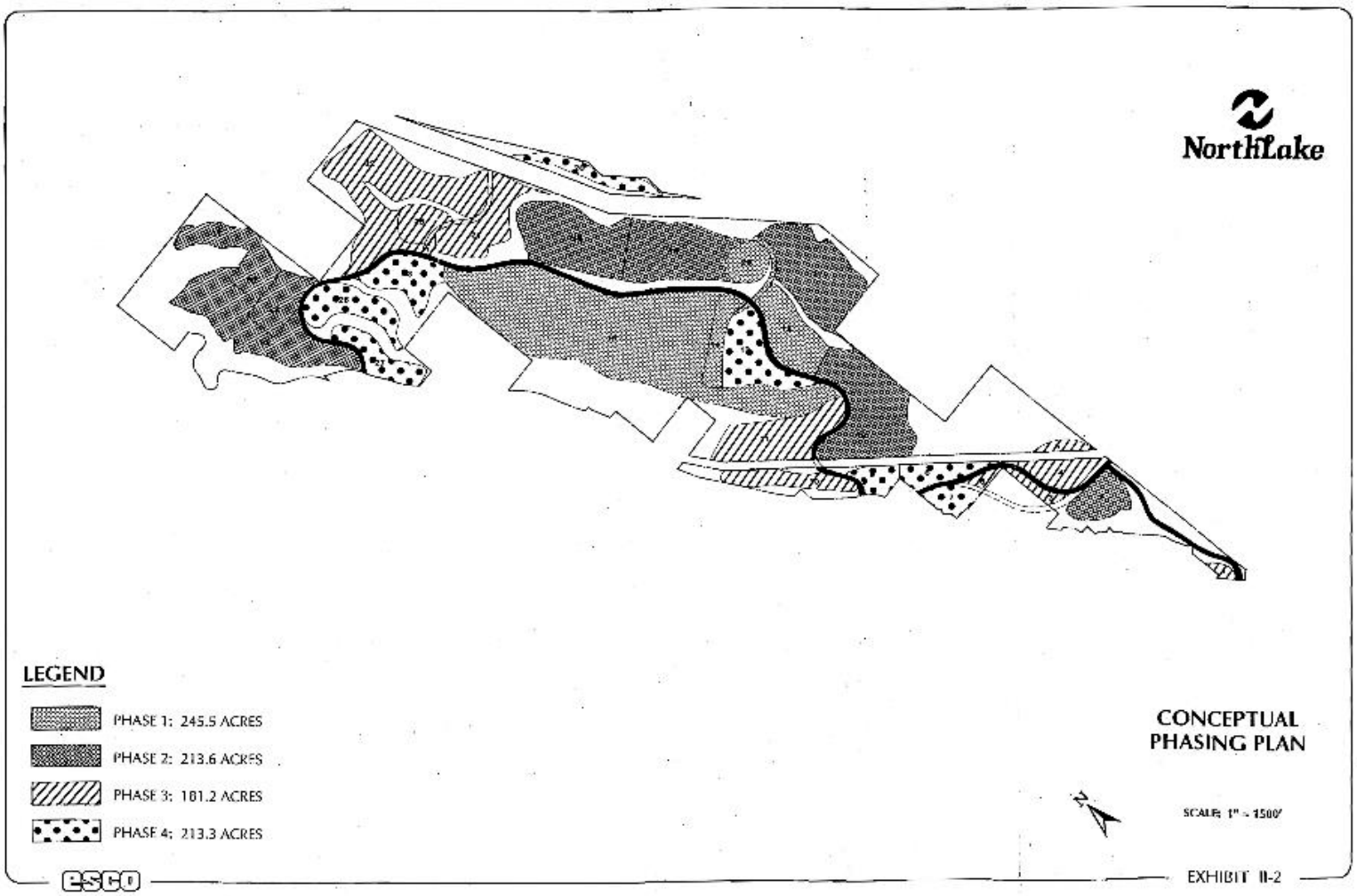
Phase 2 provides 794 single-family units, 249 multi-family units, a public library site and 14.1 acres for industrial uses by the end of 1996.

Phase 3 provides 560 single-family units, 407 multi-family units, an 11.2 acre school/park site, 19.7 acres for industrial uses, 4 acres of highway commercial and a fire station site by the end of 1998.

Phase 4 provides 416 single-family units, 561 multi-family units, 16.3 acres for industrial uses and 9.2 acres of community commercial uses by the end of 2000.

In preparing the phasing plan, certain assumptions have been made. These include: 1) the rate of growth for the project will remain constant and as calculated; (2) the rate of growth of other regional projects which were used in assessing cumulative impacts on phased infrastructure and services will remain constant and as calculated; and (3) the market demand for proposed residential product type and mix will remain constant throughout the phasing intervals.

These assumptions are necessary to establish a phasing plan for the Land Use Plan. However, should these assumptions become obsolete or invalid due to area growth dynamics during the buildout of NorthLake, the Phasing Plan provides the flexibility to accommodate such growth dynamics. If, for example, the build-out rate in surrounding projects accelerates, key infrastructural components may be re-phased.


NorthLake
LEGEND
PHASE 1: 245.5 ACRES
PHASE 2: 213.6 ACRES
PHASE 3: 181.2 ACRES
PHASE 4: 213.3 ACRES
CONCEPTUAL
PHASING PLAN
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SCALE: 1" = 1500'
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EXHIBIT II-2

Changes to the phased development can be accomplished by approval of the Planning Director; no Specific Plan amendment would be required, provided overall development is consistent with land use policies contained herein.

It is the primary function of the Phasing Plan to relate infrastructure requirements to progressive levels of development. While a development sequence is implied, there is nothing in this plan to preclude a different order of development or development intensity. The NorthLake Specific Plan provides the flexibility to accommodate growth dynamics or proposal modifications.

3. Urban Design Concept

The following concepts of access, amenities and activities for urban planning and design are the basis for the NorthLake Specific Plan.

Access

Regional access to the development is provided via the Golden State Freeway (I-5) as it runs north to south through west-central Los Angeles County. Primary site access is provided off I-5 from two freeway interchanges. From the Parker Road exit residents will travel up the Ridge Route Road to the southerly end of NorthLake Boulevard. From the Lake Hughes interchange residents will access the site on a new four-lane road from Castaic Road directly to NorthLake Boulevard. Northerly access to NorthLake is provided off I-5 via Templin Highway east to Ridge Route Road and then south to the northerly intersection of NorthLake Boulevard and Ridge Route Road. Internal circulation will be provided by streets off Ridge Route Road and NorthLake Boulevard to single-family units, multi-family units, schools/parks and commercial use. These roadways will be constructed or improved in accordance with County of Los Angeles standards and with the circulation element of the County General Plan.

Amenities

Amenities provided in NorthLake include an 18-hole championship golf course, two school sites with parks, a fire station site, two commercial use areas and approximately

476 acres of natural recreation open space. The 166.9-acre golf course covers the central portion of the site for approximately one mile, north to south. This 18-hole championship golf course provides recreation for NorthLake residents and the surrounding community, as well as providing an extensive "greenbelt" through the project site.

Two school/park sites consisting of 11.2 acres and 11.9 acres and a public library site are provided in NorthLake. These school sites are large enough to provide parks and playground areas and are phased to accommodate NorthLake and related area projects' student generation (see Section II.J.6., Schools and Libraries).

The neighborhood commercial use area of approximately 9.2 acres, located in the southern portion of the site, will provide essential neighborhood retail and convenience establishments at a scale to serve the internal needs of the NorthLake community. Additionally, four acres of highway commercial are planned adjacent to Castaic Road. Light industrial uses are planned on 50.1 acres in the southern portion of the site.

The NorthLake Land Use Plan provides a total of approximately 643.3 acres of recreation and open space including the proposed 166.9-acre golf course in and around residential use areas. These open space areas provide recreational activities and wildlife habitat while also functioning as natural buffers between surrounding transportation corridors and public recreation areas. Recreational activities envisioned for NorthLake are outlined below.

A cohesive community character is an important element in the urban design goals of the NorthLake Specific Plan. Residential, commercial and industrial development will be regulated through design standards, the NorthLake Architectural Control Committee and the project's Covenants, Conditions and Restrictions (CC&R). The adoption of a comprehensive landscape plan and design standards for ancillary features such as signs, streetscapes, entryways, etc., will further promote a unifying compatible theme throughout the NorthLake development. Through these

mechanisms a consistent community character will be assured throughout each phase and land use type developed on the NorthLake site.

Activities

Activities provided in NorthLake are residential community activities, neighborhood commercial activities and recreation activities. NorthLake is designed as a recreation activity-based, self-contained, neighborhood residential community. Single- and multi-family housing distributions and ratios are designed to accommodate dwelling units among the golf course, open space and access roadways.

Neighborhood commercial activity is limited to a scale accommodating the internal retail and convenience needs of the NorthLake community.

Recreational activities focus on the centrally-located, 166.9-acre, 18-hole championship golf course. Additional recreational opportunities will include a tennis facility, a swimming facility and a network of trails for bicycling, jogging and horseback riding. Parks located within the two designated school sites will provide active recreation opportunities for NorthLake residents, and the planned 476.4 acres of open space interspersed over the project site will provide passive recreation opportunities.

F. HILLSIDE PRESERVATION AND GRADING CONCEPT PLAN

Exhibit II-3 shows the Slope Analysis Map for the site, while Existing Site Topography is shown on Exhibit II-4. An overall grading concept shall be used during construction of the Specific Plan area to ensure a quality development. The Conceptual Cut and Fill Plan, and the Conceptual Grading Plan found in Exhibits II-5 and II-6, respectively, illustrate the overall grading concept. The Grading Phasing Plan is shown in Exhibit II-7.

The majority of earthwork is confined to Grasshopper Canyon, which trends north to south through the center of the project area. The objective of the grading plan is to create secluded, recreation-oriented parcels within the valley and view parcels along

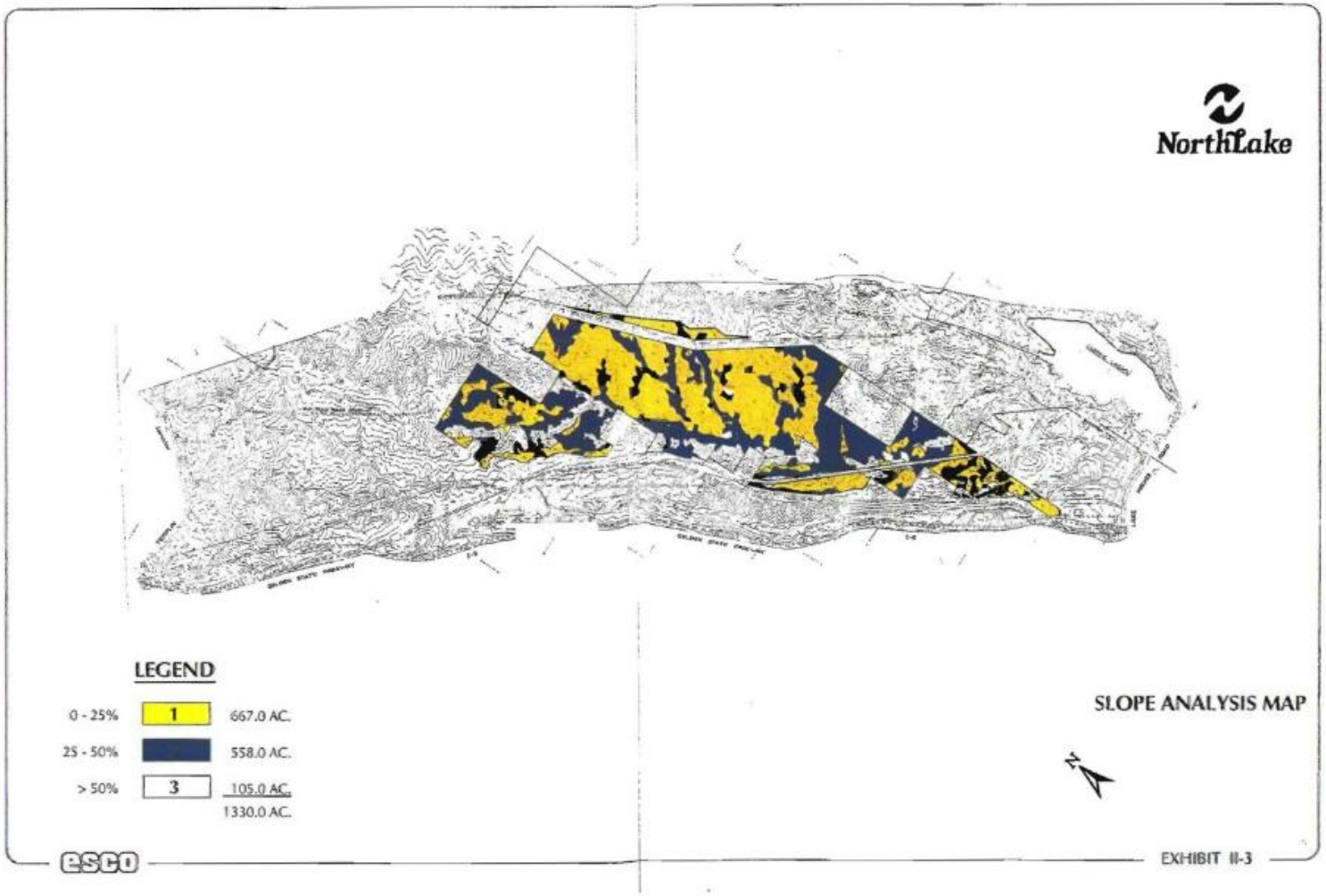
NorthLake
LEGEND
0 - 25% 1 667.0 AC.
25 - 50% 558.0 AC.
> 50% 3 105.0 AC.
1330.0 AC.
SLOPE ANALYSIS MAP
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EXHIBIT II-3

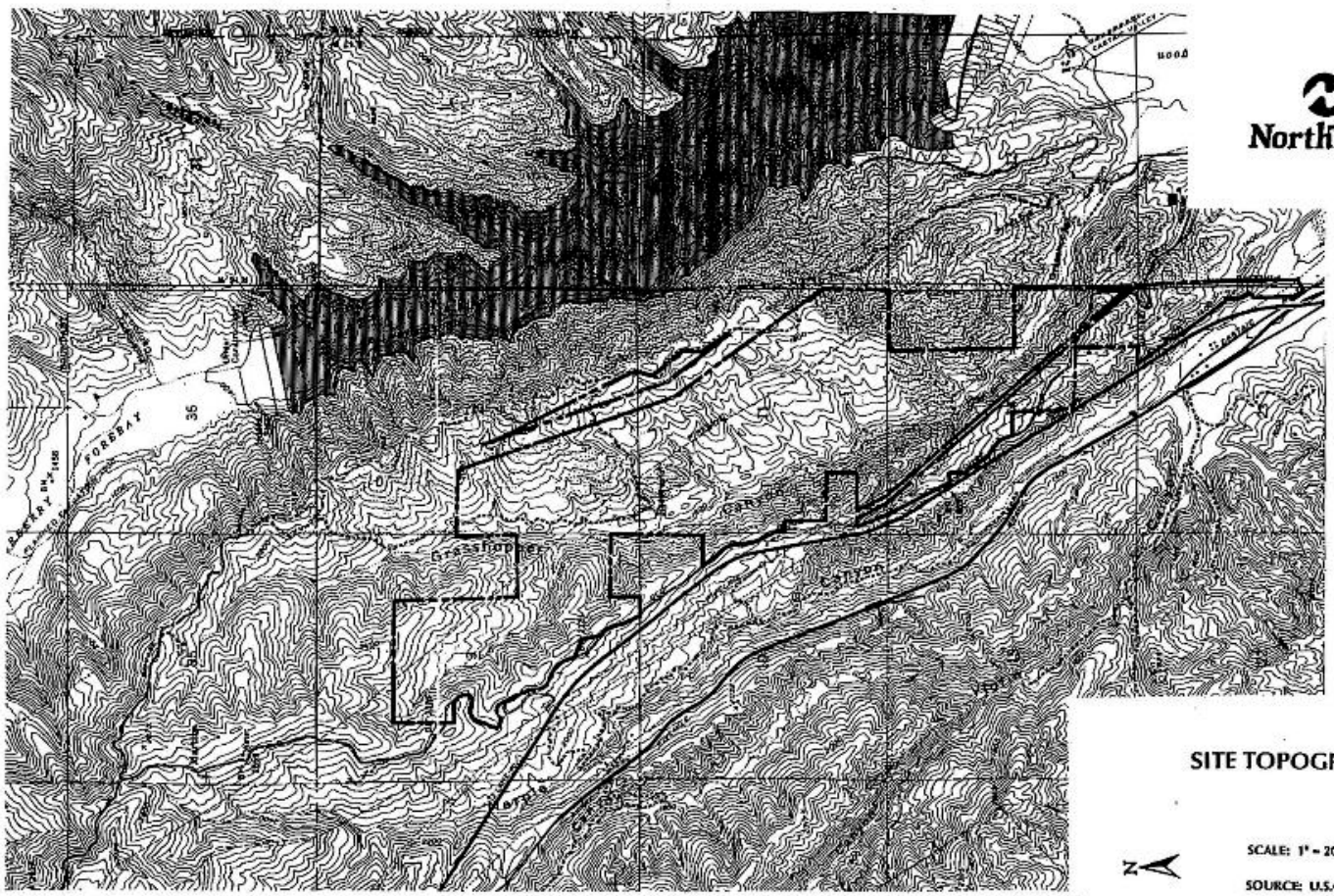
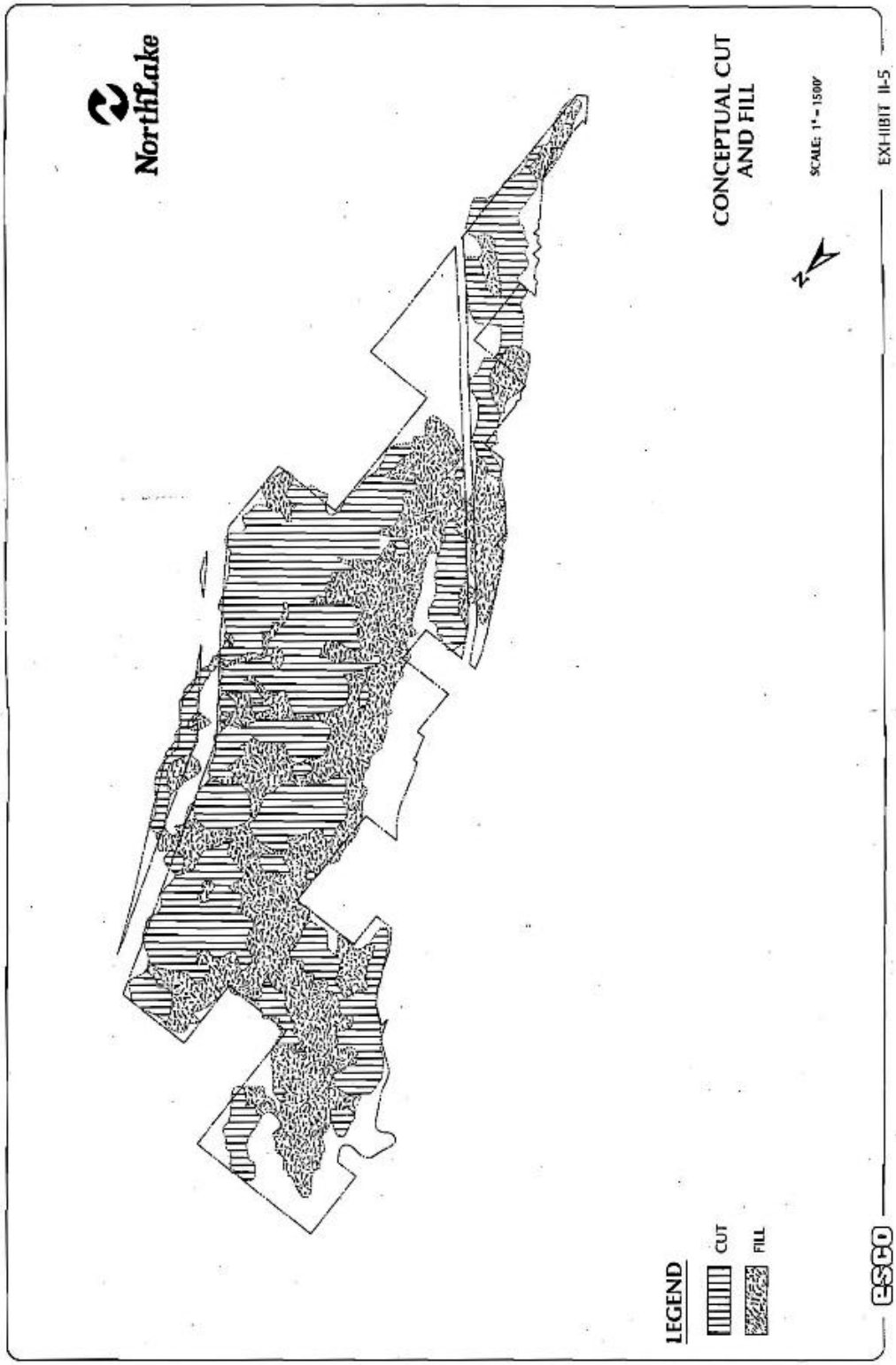
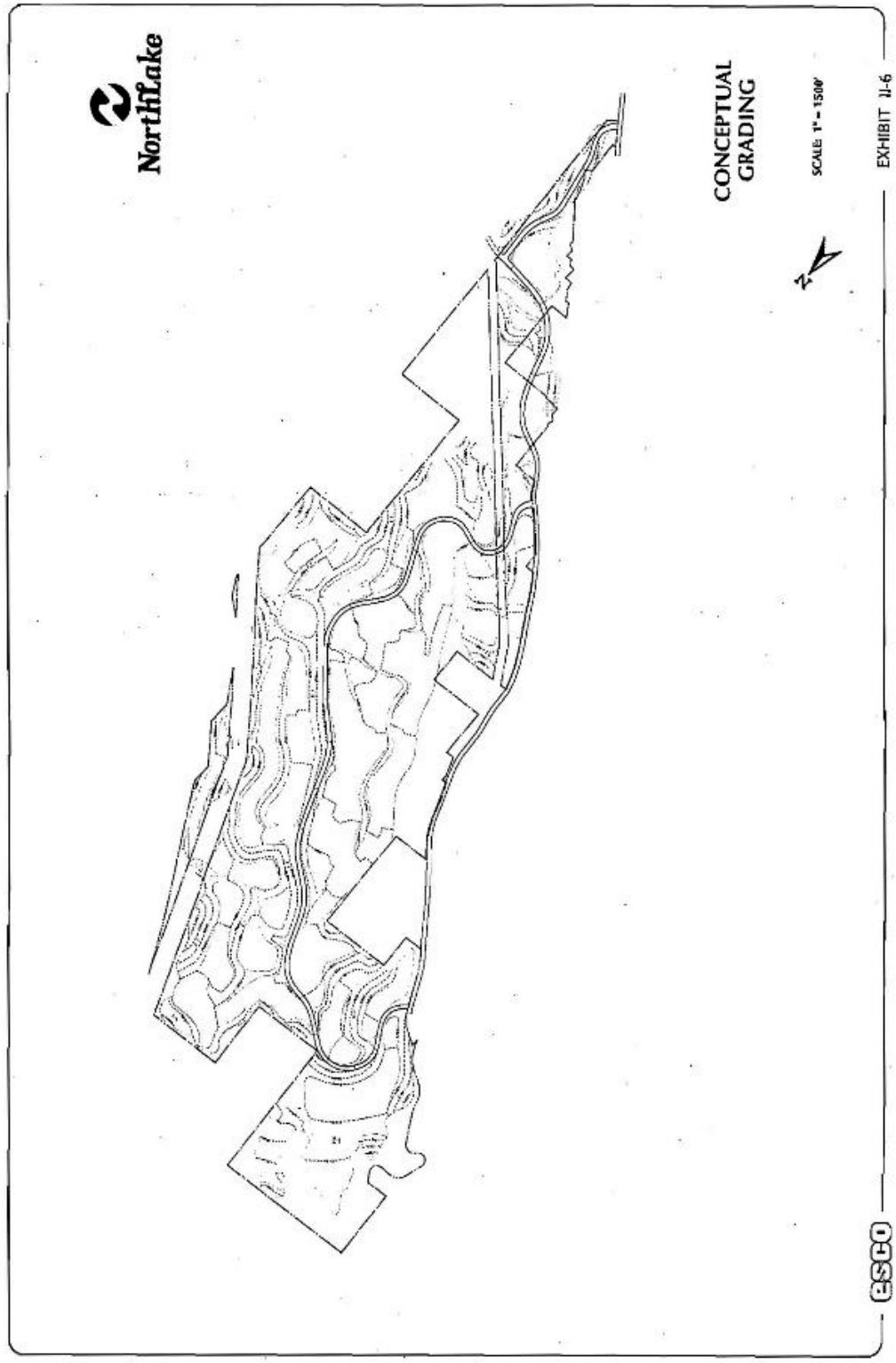
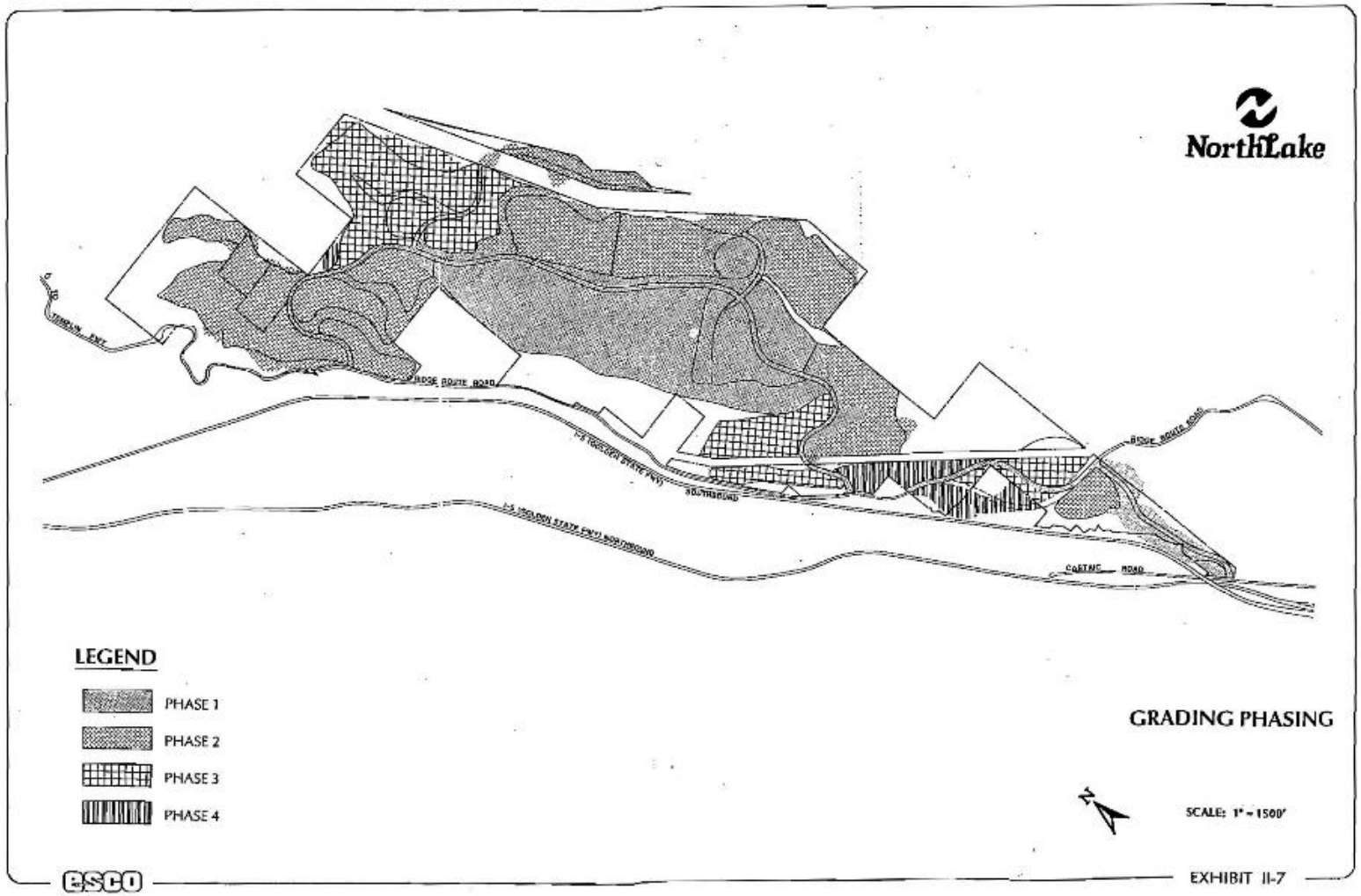

NorthLake
SITE TOPOGRAPHY
SCALE: 1" = 2000'
SOURCE: U.S.G.S.
N
FOREBAY
36
Grasshopper
Canyon
esco

EXHIBIT II-4


NorthLake
CONCEPTUAL CUT
AND FILL
SCALE: 1" = 1500'
EXHIBIT II-5
LEGEND
CUT
FILL
ESCO


NorthLake
CONCEPTUAL GRADING
SCALE: 1" = 1500'
EXHIBIT JJ-6
ESCO


NorthLake
ROSE ROUTE ROAD
I-5 GOLDEN STATE FWY
SOUTHBOUND
I-5 GOLDEN STATE FWY NORTHBOUND
ROSE ROUTE ROAD
CARTWC ROAD
LEGEND
PHASE 1
PHASE 2
PHASE 3
PHASE 4
GRADING PHASING
N
SCALE: 1" = 1500'
ESCO
EXHIBIT II-7

the eastern rim. Grading along the western rim is minimal in order to preserve existing site lines from Interstate 5, to prevent intrusive views and to downplay residential development and noise conflicts. Slope stabilization that takes place within the open space areas will conform to the Grading Ordinance of Los Angeles County.

It is the intent to balance cut and fill onsite; cut and fill is balanced incrementally to the opening of a new project phase (see Section IV.B., Grading Design). Bulk pregrading of planning areas may occur prior to development of units to assure that sufficient infrastructure improvements are provided. Situations of this nature would preclude the order indicated on the grading phasing plan. However, pregrading shall not be used as a criteria for future design modification of planning areas. Grading shall take place in accordance with the County of Los Angeles' Grading Ordinance.

G. ACCESS AND CIRCULATION PLAN

Circulation and design standards for the layout arterial highways and local collector streets in support of the NorthLake land use plan have been established as shown on Exhibit II-8. The proposed arterial system responds to and exceeds future traffic needs, providing easy freeway access for residential, industrial and commercial uses and local internal access within this planned community. The land use patterns are laid out to conveniently access the internal loop roadway system of NorthLake Boulevard and Ridge Route Road. The Specific Plan street pattern is designed to respond to development requirements and takes into consideration drainage patterns, preservation of significant natural features and adjacent development patterns. The streets will be designed at different widths according to land uses and traffic volumes which they will serve. Further, the circulation system is designed for the convenience and the safety of the user. The street pattern, wherever possible, incorporates the opportunity for view areas. To complete the circulation system, non-vehicular uses are integrated with the street system to include cross-community access to schools and park facilities.

Precise alignment and engineering of streets will be determined at the time of construction in conjunction with the County Public Works Department. Roads and road improvements will be provided in a timely manner as required to serve planned development areas according to the Conceptual Circulation Plan, Exhibit II-8. Whenever possible, all needed roads and road improvements will be open and available for public use at the time of occupancy of each unit of development. Roads will be dedicated, when feasible, to the local authority for maintenance and service considerations.

Streets infeasible for dedication are to be maintained by the community homeowners' association or the proposed NorthLake Community Facilities District.

H. PUBLIC SERVICES/FACILITIES AND INFRASTRUCTURE PLAN

1. Water

Supply and Demand

The project will be served by the Newhall County Water District (NCWD). The District has indicated that it does not anticipate any major problems expanding its service area and in meeting the water needs of the proposed development. A portion of the site is presently within the District's service area.

A detailed discussion of existing and future water supplies for the District is included in the Draft Environmental Impact Report (DEIR) and Supplemental DEIR which has been prepared for this project. The following section summarizes information from the DEIR.

Water Supply

The NCWD currently serves its Castaic customers solely with local groundwater. Well water is drawn from the alluvial aquifer. The proposed development is located within the NCWD's Castaic area, one of three service sub-areas for the district. Presently, the maximum available groundwater for use within the area is estimated to be 3,480

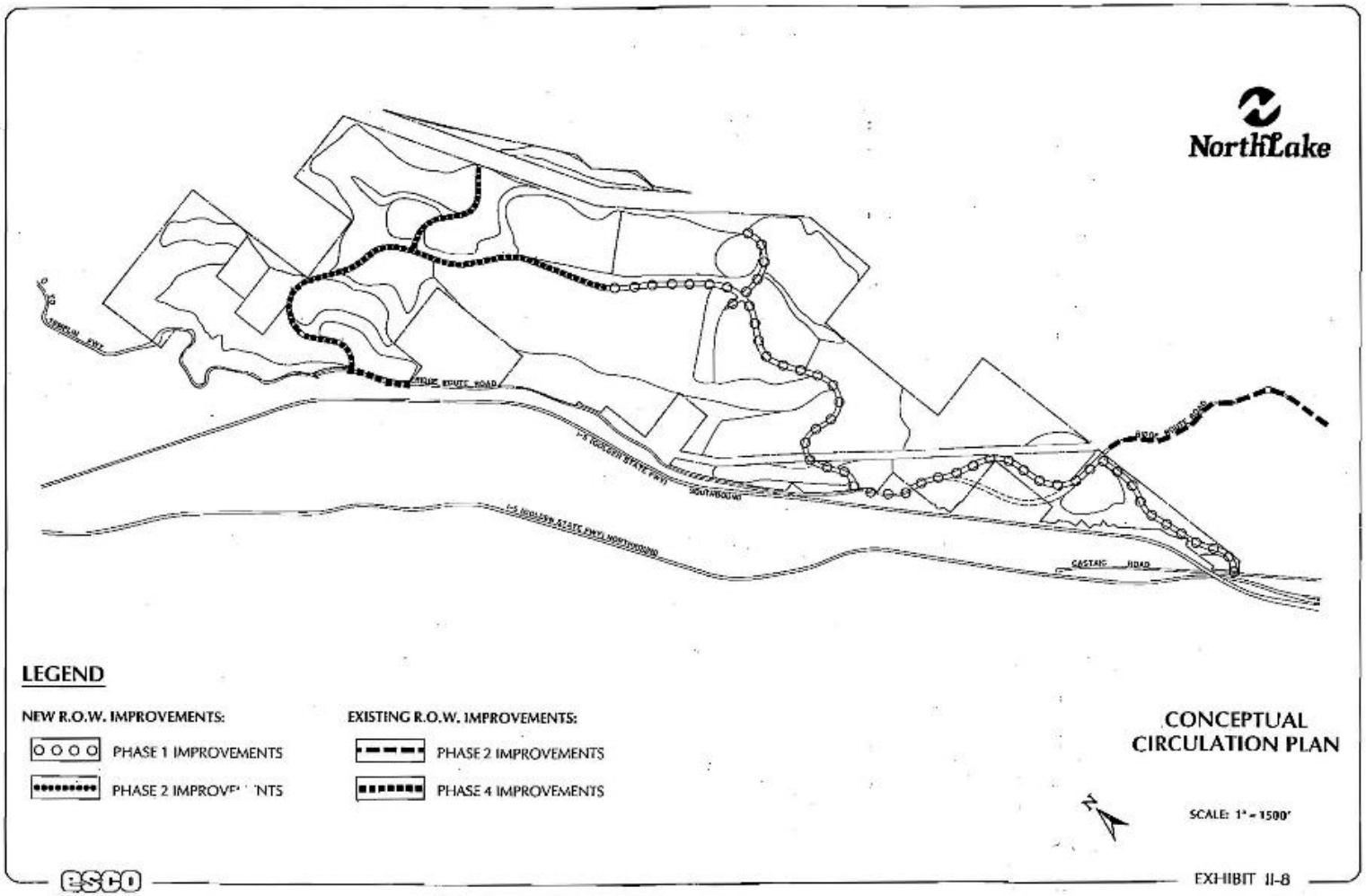

NorthLake
LEGEND
NEW R.O.W. IMPROVEMENTS:
PHASE 1 IMPROVEMENTS
PHASE 2 IMPROVEMENTS
EXISTING R.O.W. IMPROVEMENTS:
PHASE 2 IMPROVEMENTS
PHASE 4 IMPROVEMENTS
CONCEPTUAL
CIRCULATION PLAN
SCALE: 1" = 1500'
ESCO

EXHIBIT II-8

acre-feet per year (AF/yr). In addition to groundwater supplies, NCWD has a contract with Castaic Lake Water Agency (CLWA) for delivery of 200 AF/yr. of imported water.

Table II-3 summarizes a conservative estimate of NCWD's water supply.

Table II-3

WATER SUPPLY—NEWHALL COUNTY WATER DISTRICT (AF/YR)

	Annual Groundwater Supplies	Existing Contracted Import Deliveries	Future Projected Import Deliveries (1993)	Total Future
Castaic Area	3,480	0	200	3,680
Entire District	13,080	200	200	13,480

AF/YR = Acre-feet per year

Source: County of Los Angeles Development Monitoring System (DMS) Data, May 10, 1991.

Water Demand

Water demand for the proposed NorthLake Specific Plan was estimated based on consumption factors provided to the County of Los Angeles Department of Regional Planning (DRP) by the Newhall County Water District.[1] Total project water demand at buildout, excluding golf course and other project landscape irrigation requirements, is estimated to be 1,817 AF/yr. (see Table II-4).

As outlined in Section II.H.4., Irrigation, approximately 481 project acres of the NorthLake project site will be landscaped and irrigated with reclaimed water. Resultant savings of potable water are estimated to be 1,029 AF/yr.

1 County of Los Angeles Department of Regional Planning, Development Monitoring System (DMS).

Table II-4

ESTIMATED PROJECT WATER DEMAND

Land Use	Units	Est. Floor Area (Acres)	Demand Factors	Demand (AF/yr)
Residential				
Single-Family[a]	2,337		0.64 AF/unit/yr	1,495.68
Multi-Family[a]	1,286		0.12 AF/unit/yr	154.32
Commercial[b]		3.9	4.55 AF/AC/yr	17.75
Industrial[b]		12.5	2.58 AF/AC/yr	32.25
Institutional[a]		23.1	4.37 AF/AC/yr	100.95
Pro/Shop[a]		1.4	0.269 AF/0.2 AC/yr	16.4
Total	3,623			1,817.35 AF/yr 1,622,669.5 gpd

AC = acre
SF = square feet
AF/yr = acre-feet per year
gpd = gallons per day

a. Demand factors provided by County of Los Angeles Department of Regional Planning, Development Monitoring System (DMS).
b. Demand factors provided by Kishore Manandhar, RPA to D. Kahane, ESCO, November 1990.

Estimated water demand for the proposed development and other planned projects within NCWD's Castaic area by project phase is shown in Table II-5. Related project information was compiled through cooperation with the County of Los Angeles Department of Regional Planning. A list of related projects used in the cumulative analyses is provided in Appendix 1. Total demand for all related projects at buildout of NorthLake (2000) is estimated to be 649 AF/yr.

As outlined previously, a conservative estimate of NCWD's Castaic area existing water supply is 3680 AF/yr.

Water supply mitigation measures are detailed in the DEIR prepared for this project. Because water supply and delivery system capacities are expanded as required to

serve near-term planned growth within the District, existing committed NCWD supplies are not reflective of total potential water availability for the future.

Table II-5

TOTAL WATER DEMAND FOR ALL RELATED PROJECTS AT BUILDOUT OF NORTHLAKE (2000)

Land Use	Units	Est. Floor Area (Acres)	Demand Factors	Demand (AF/yr)
Residential				
Single-Family[a]	813		0.64 AF/unit/yr	520.32
Multi-Family[a]	645		0.12 AF/unit/yr	77.4
Retail/Commercial[b]		6.28	4.55 AF/AC/yr	28.58
Hotel	100 (rooms)		0.17 AF/room/yr	17
Restaurant		0.12	31.7 AF/AC/yr	3.8
Post Office		0.62	3.7 AF/AC/yr	2.3
Total	3,623			649.4 AF/yr

AC = acre
SF = square feet
AF/yr = acre-feet per year
gpd = gallons per day

a. Demand factors provided by County of Los Angeles Department of Regional Planning, Development Monitoring System (DMS).
b. Demand factors provided by Kishore Manandhar, RPA to D. Kahane, ESCO, November 1990.

A 21-inch water transmission line was constructed by CLWA to meet the expected demand for water in the Castaic area. This line is only being partially used at this time. It is anticipated that future water supplies will be available to meet the maximum capacity of this transmission line and projected growth in the area.

Conceptual Water Storage and Distribution System

Two separate water systems will be developed for the NorthLake project. Domestic water needs will be served by the NCWD. Reclaimed wastewater will be used to

satisfy the water demand associated with the golf course and project landscaped areas. A discussion on the proposed irrigation system is provided in Section II.H.4.

A conceptual plan for existing and future domestic water facilities for the project is shown on Exhibit II-9, Conceptual Water Plan. Primary considerations for the water system will be adequacy of storage capacities, geologic stability of water tank locations and elevation of tank sites to meet pressure requirements, including fire flow standards.

An onsite storage of 5.5 million gallons is estimated for the project (excluding golf course irrigation) based on anticipated fire flow requirements. Specific design and locations of future storage tanks will occur in conformance with NCWD requirements.

An existing 1.5-million-gallon storage tank at an elevation of 1,640 feet is located near the southwestern boundary of the property. A 16-inch water transmission main connects this tank to the NCWD System. In light of commitments to potential future area developments, only limited long-term supplies to the NorthLake Specific Plan site from the existing water tank are anticipated.

Potential future storage tank locations and phasing for improvements are shown on the Conceptual Water Plan, Exhibit II-9. Tanks will be located a minimum of 100 feet above the highest pad elevation to be served by the tank.

It is estimated that three water pressure zones will be required for the project site. The preliminary plan proposes two booster pumping stations. Water will be pumped in a series between the tanks, beginning at the existing tank as shown on the Exhibit II-9.

Water improvements and service capabilities will be phased with construction of the project, subject to the requirements of the NCWD. Tentative phased improvements are shown on the Conceptual Water Plan. The sizes of distribution mains will be determined during a future, more detailed stage of project design.

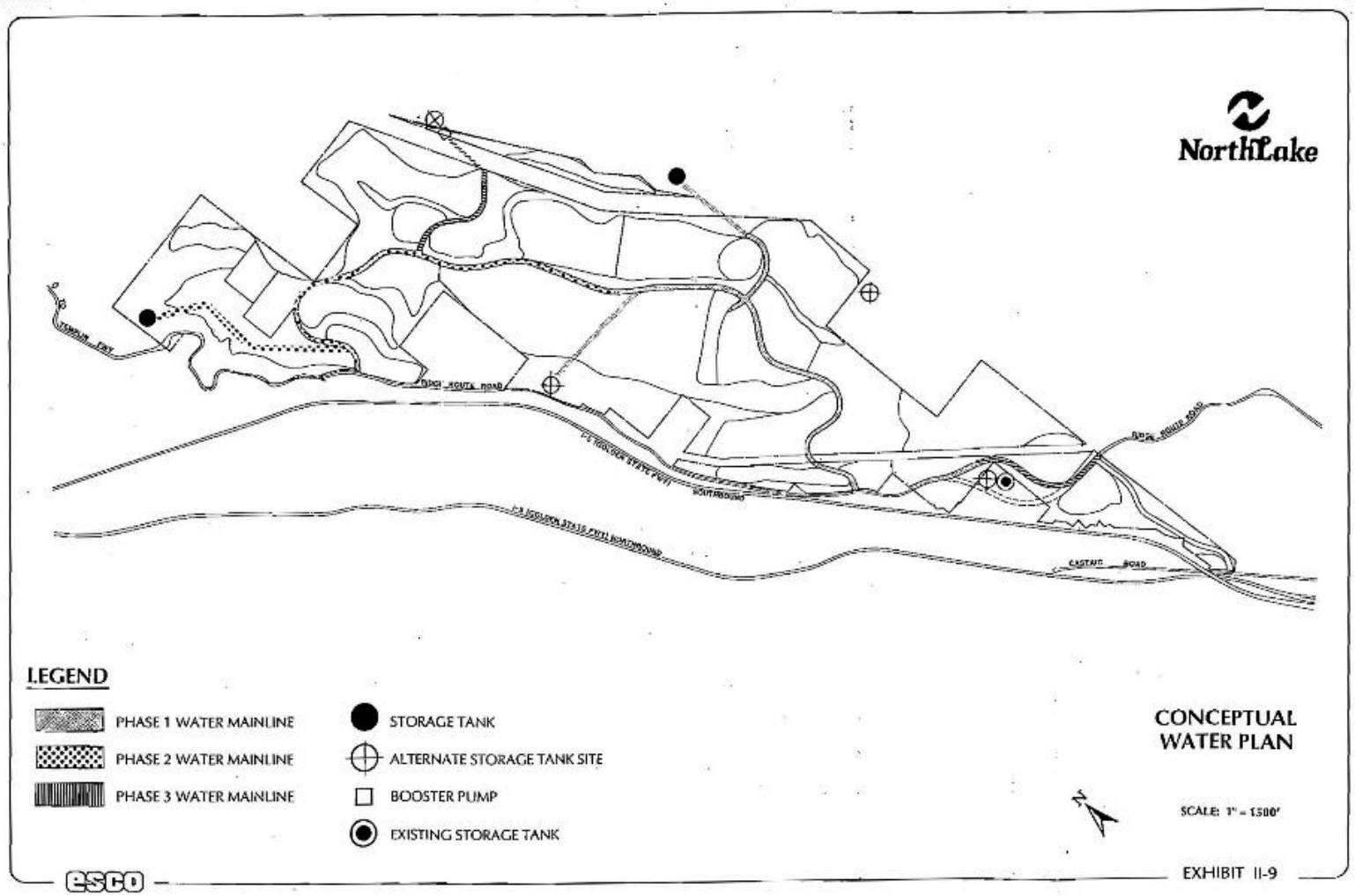

NorthLake
LEGEND
PHASE 1 WATER MAINLINE
PHASE 2 WATER MAINLINE
PHASE 3 WATER MAINLINE
STORAGE TANK
ALTERNATE STORAGE TANK SITE
BOOSTER PUMP
EXISTING STORAGE TANK
CONCEPTUAL
WATER PLAN
SCALE: 1" = 1500'
ESCO

EXHIBIT II-9

2. Wastewater

Disposal

Two options for sewage treatment and disposal are considered for the NorthLake Specific Plan site. The first option would involve tying into the County of Los Angeles Sanitation District No. 32 facilities for conveyance and treatment. The second option would include the construction and operation of an onsite water reclamation plant. Both options are further discussed below.

Project-related sewage generation was estimated based on the factors used for the County of Los Angeles Development Monitoring System. Estimated generation for each project phase is shown in Table II-6. As shown, at buildout the project is estimated to generate a total of 0.96 million gallons of sewage per day.

Table II-6

PROJECT WASTEWATER GENERATION—PHASED ANALYSIS (GPD)

Project Phase	Single-Family	Multi-Family	Comm.	Industr.	Instit.	Recr.	Total Generation
1	167,440	42,480	0	0	6,000	24,000	239,920
Cumulative	167,440	42,480			6,000	24,000	239,920
2	206,440	44,820	0	14,434	0	0	265,693.61
Cumulative	373,880	87,300		14,434	6,000	24,000	505,613.61
3	145,600	73,260	14,218	20,166	6,000	0	259,244.09
Cumulative	519,480	160,560	14,218	34,600	12,000	24,000	764,857.69
4	88,140	70,920	20,438	16,685	0	0	196,184.01
Cumulative	607,620	231,480	34,656	51,285	12,000	24,000	961,041.7
Total GPD	607,620	231,480	34,656	51,285	12,000	24,000	961,041.7

Factors:

Single-Family = 260 gpd per unit
Multi-Family = 180 gpd per unit
Industrial = 94 gpd per 1000 sq.ft.
Commercial = 204 gpd per 1000 sq.ft.
Recreational = 400 gpd per 1000 sq.ft.
Institutional = 10 gpd per student; assume 600 students per school (two schools)

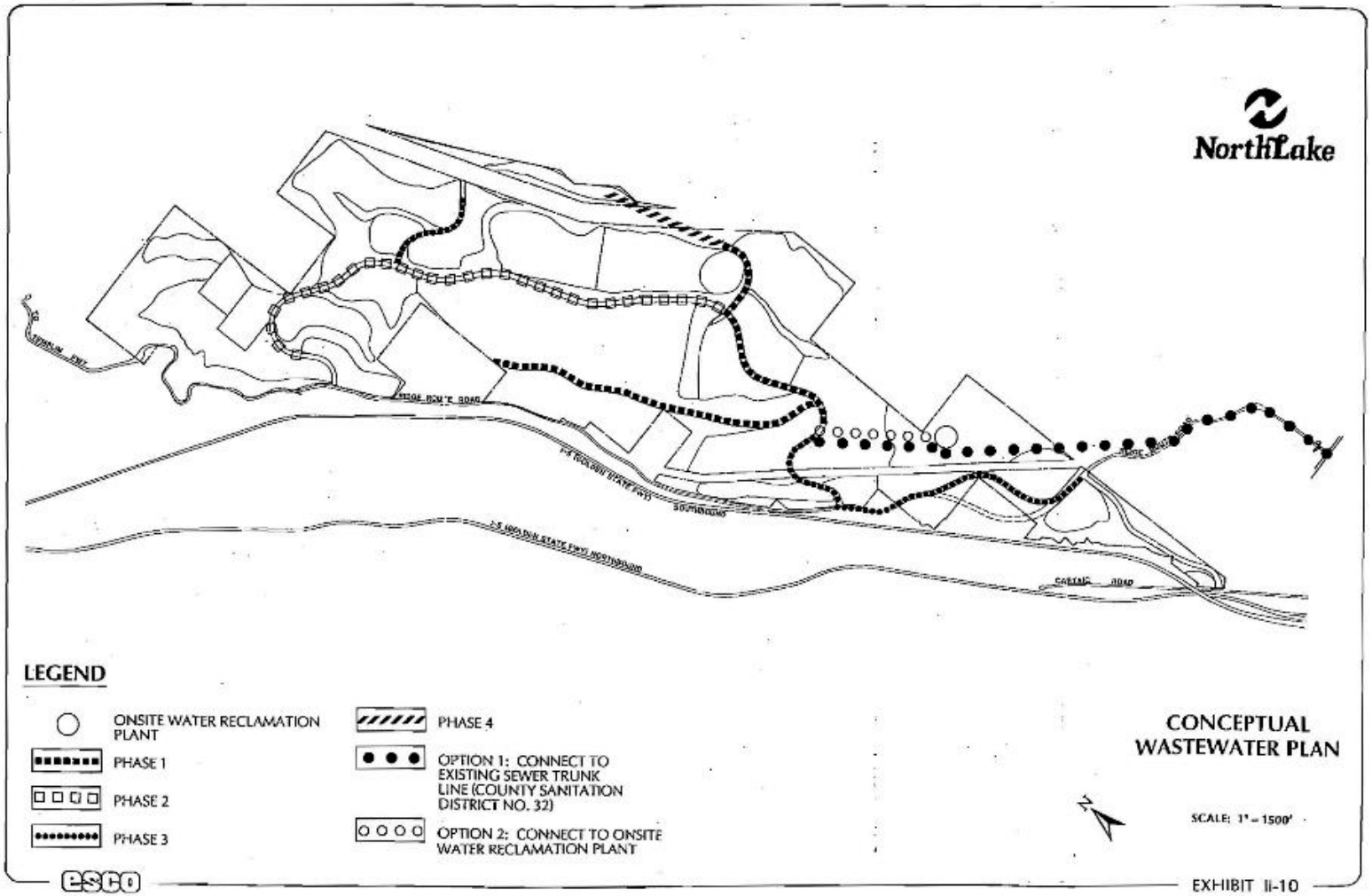
Conceptual Wastewater Plan

A conceptual plan for future wastewater collection and treatment facilities is shown in Exhibit II-10, Conceptual Wastewater Plan. Proposed sewer collection mains required for each project phase are as shown on the plan. Mainline sizing will be determined at a more detailed stage of the project design. As discussed above, two options for wastewater treatment and disposal are under consideration for the NorthLake Specific project. The first option proposes connection to the County of Los Angeles Sanitation District No. 32 conveyance and treatment facilities. Under this proposal a series of sewers would be constructed for each phase of the site development to collect project-generated wastewater. This onsite system would connect to the existing 18-inch sewer trunk line terminating near the intersection of Lake Hughes Road and Ridge Route. Project wastes would be conveyed to the Valencia Water Reclamation Plan (VWRP) located approximately six miles south of the NorthLake site. The wastewater option selected for the NorthLake development will be determined during the tentative tract approval stage or prior to final engineering. The wastewater disposal method will be selected through mutual agreement with the Los Angeles County Sanitation Districts based on project need and overall system capacities.

The VWRP is tied with the Saugus Water Reclamation Plant to provide a regional wastewater system for the Santa Clarita Valley. The VWRP currently processes an average flow of 7.4 million gallons per day (mgd) and has an existing capacity of 7.5 mgd, leaving a projected available capacity of 0.1 mgd or 100,000 gallons per day (gpd).

In order to process more sewage, the Sanitation District is planning flow equalization projects at both regional WRPs. The flow equalization project will add 1.5 mgd of capacity to the Valencia WRP by 1992. Additionally, the proposed hydraulic expansion of the Valencia WRP will add 6.0 mgd. Total future regional wastewater treatment capacity (including the Saugus WRP) is projected to be 28.1 mgd.[2]

2 County of Los Angeles Department of Regional Planning, *DMS Inventory Information for Sewer Service*, June 5, 1991.


NorthLake
LEGEND
ONSITE WATER RECLAMATION PLANT
PHASE 1
PHASE 2
PHASE 3
PHASE 4
OPTION 1: CONNECT TO EXISTING SEWER TRUNK LINE (COUNTY SANITATION DISTRICT NO. 32)
OPTION 2: CONNECT TO ONSITE WATER RECLAMATION PLANT
CONCEPTUAL WASTEWATER PLAN
SCALE: 1" = 1500'
ESCO
EXHIBIT II-10

Under the second option, an onsite Water Reclamation System (WRS) would be located in the southeastern portion of the project site and would be fed by gravity flow, sewage collection piping. Project-generated sewage flows would be treated by the following unit processes: mechanical bar screen, flow equalization, flow measurement, biological, aerobic secondary treatment, filtration and chlorination. Effluent would be treated to meet California Regional Water Quality Control Board and California Department of Health Services standards, stored in tanks and applied according to the project's irrigation program. Sludges and sediment would be stored in tanks and hauled to a sanitary landfill for disposal on a regular basis or treated and disposed of onsite.

The WRS would be designed to treat an average daily project sewage flow of 0.96 mgd generated by the proposed project. Onsite storage capacity for three average days flow or 2.8 mgd and storage capacity in the distribution network would allow a balancing of network sewage generation flows with irrigation demands. The WRS would be designed with a "100 percent backup" power generator and redundancy in major mechanical components. The WRS Operation and Maintenance Manual would provide Emergency Operating Procedures as well as catastrophic event contingencies in accordance with state and county regulations.

If this option is selected as the preferred method of wastewater treatment and disposal, the treatment plant would be required to become operational early within the first phase of the project. A temporary "package plant" or tie-in to the Los Angeles County Sanitation District may be implemented to treat wastewater during the initial phase until a minimum threshold for economic operation of the full plant is feasible.

3. Drainage

Existing Drainage

Natural drainage over the project site runs off the hillsides, lateral to Grasshopper Canyon and southerly along a natural streambed within Grasshopper Canyon exiting the project site, and ultimately into Castaic Lagoon some 4,000 feet to the southeast. A northerly, adjacent offsite drainage area of approximately 1,149 acres contributes to

project site drainage flows. The total drainage area both on- and offsite is approximately 2,171 acres. Existing Q_{25} bulked drainage flows exiting the project site are approximately 10,724 cubic feet/second (cfs). These flows ultimately enter Castaic Lagoon downstream.

Conceptual Drainage Plan

The proposed drainage improvements for the NorthLake development are shown on Exhibit II-11, Conceptual Drainage Plan. Drainage improvements for the site include debris basins, storm drains, street basins and catch basins. Drainage improvements will be constructed as needed for each phase of project development. As shown on Exhibit II-11, temporary facilities will be constructed as required and will be removed or relocated as necessary for the final drainage system at project buildout.

Installation of the proposed debris structures (two to be included as part of the final drainage improvements system) will remove sediment and debris for site runoff resulting in decreased amount of discharge volumes as a result of post-development conditions. The debris basins, inlet structures and storm drains will be sized during final site engineering of each phase to accommodate project-related runoff.

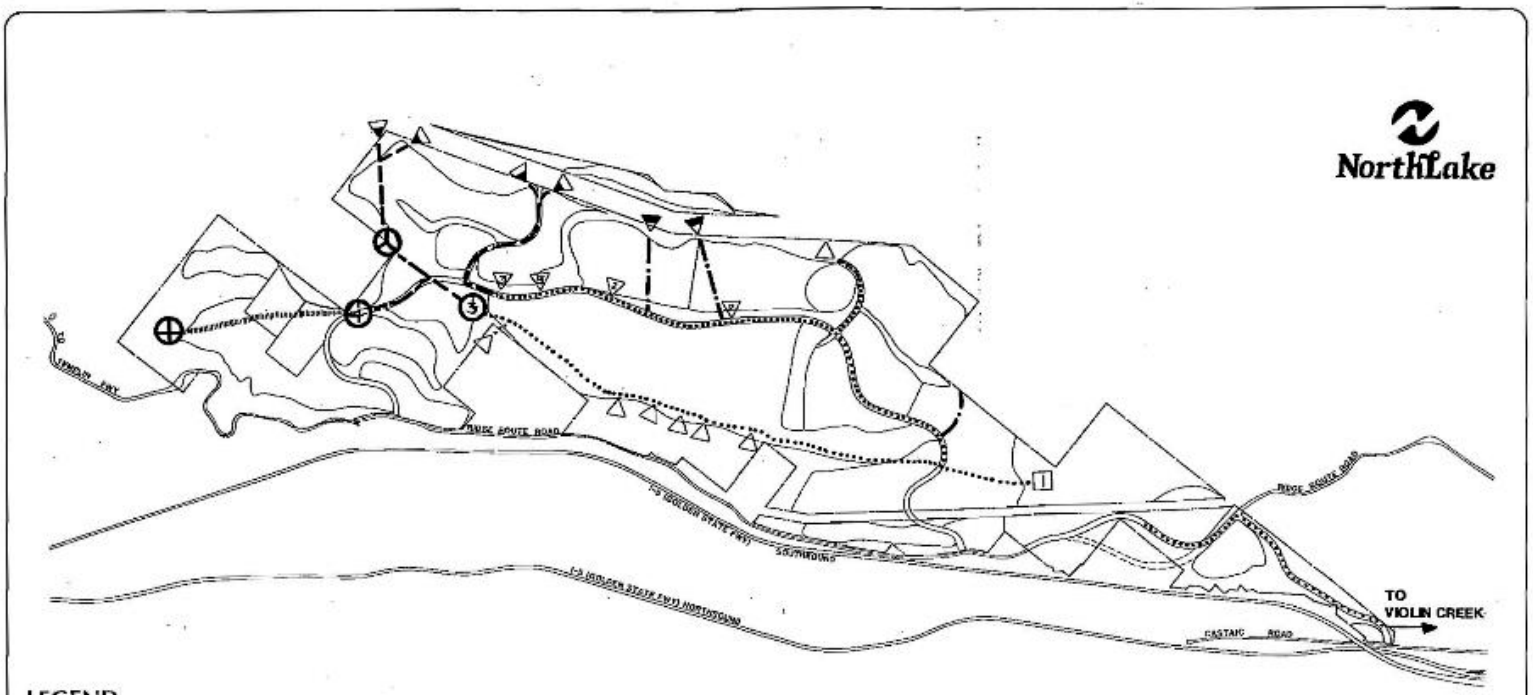
4. Irrigation

Irrigation Requirements

Landscape irrigation requirements were estimated for the proposed 166.9-acre golf course and 314 acres of landscape area within the Specific Plan development. As shown in Table II-7, the average daily water requirement for landscape irrigation is 1,029 AF/yr or 918,770 gpd. In the summer months dry weather irrigation demands may be two times the average day, or approximately 1.8 mgd. Supplemental dry weather requirements will be obtained from storage or from the NCWD if necessary.

Conceptual Irrigation Plan

Reclaimed water will be used to meet the irrigation requirements of the proposed golf course and landscaped areas of the NorthLake development. The source of reclaimed



LEGEND

- PHASE 1 STORM DRAIN
- PHASE 2 STORM DRAIN
- PHASE 3 STORM DRAIN
- PHASE 4 STORM DRAIN
- (3) PHASE 3 DEBRIS BASIN/INLET (TO BE REMOVED IN PHASE 3)
- PHASE 3 DEBRIS BASIN/INLET
- (4) PHASE 3 DEBRIS BASIN/INLET (TO BE REMOVED IN PHASE 4)
- PHASE 4 DEBRIS BASIN/INLET
- PHASE 1 INLET STRUCTURE
- PHASE 2 INLET STRCTURE
- PHASE 3 INLET STRUCTURE
- PHASE 1 OUTLET STRUCTURE
- REMOVE IN PHASE 2
- REMOVE IN PHASE 3

CONCEPTUAL DRAINAGE PLAN

SCALE: 1" = 1500'

ESGO

EXHIBIT II-11

water to be used for onsite landscape irrigation will depend on the selected option for wastewater treatment and disposal discussed previously in Section II.H.2, Wastewater.

Table II-7

LANDSCAPE IRRIGATION NEEDS

Use	Gross Acres	Consumption Factor (AF/AC/yr)	Irrigation Demand (AF/yr)
Landscape Areas	314	2.0	628
Golf Course	166.9	2.4	401
Total	480.9		1029

AF = acre-feet
1 AF = 325,900 gallons
AC = acre
yr = year

If the NorthLake development ties into the existing County Sanitation District No. 32 facilities for sewage treatment, then a system would be installed to convey water from the Valencia WRP to the project site. Under this scenario a transmission line and pumping systems to convey reclaimed municipal wastewater from the Valencia WRP to the Castaic Lake Afterbay would be constructed. The system as now envisioned will be designed to convey 4 mgd or 4,480 AF/yr. Reclaimed water to be used will be diverted directly from the conveyance pipeline.

Should the second option be selected for sewage treatment, an onsite Water Reclamation Plant will be constructed to meet the project-related need for sewage treatment and irrigation water. Under this scenario the landscape irrigation system will tie directly into the treated water storage areas. During the preliminary stages of site development, irrigation needs of the golf course and project landscaping may exceed the generation of onsite reclaimed water, and supplemental irrigation water may be required.

Exhibit II-12, Conceptual Irrigation Plan, illustrates the proposed options for onsite irrigation systems. Irrigation system improvements will be phased to meet the needs of the development. The primary transmission system either from the onsite Water Reclamation Plant or from the Valencia WRP conveyance pipe will be required with the completion of the golf course, which is scheduled in Phase 1 of the project. Required storage capacity for golf course irrigation and the associated distribution system will also occur in Phase 1. The water distribution network for the landscaped slopes will be improved, as needed, in conjunction with each development phase.

5. Fire and Sheriff Services

Fire Services

The Los Angeles County Fire Department provides fire protection services in the project area. Fire Station 149, located at 31770 Ridge Route, Castaic, California 91384-3329, is the jurisdictional engine company for the NorthLake Specific Plan site. Station 149 has the following equipment, response times and personnel to service the proposed development.

Table II-8

FIRE SERVICES

Equipment	Distance (miles)	Response Time (minutes)	Staff
Engine 149	2.7	14	4
Engine 76	7.2	20	3
Engine 273	13.1	28	4
Squad 111	12.5	24	3

The adequacy of fire protection services is assessed according to standards of response distance from a fire station. Desired response distance for multi-family to single-family residential densities ranges from 1.5 miles to 5 miles, respectively. The donation of a fire station site is an amenity of the NorthLake project. Potential fire

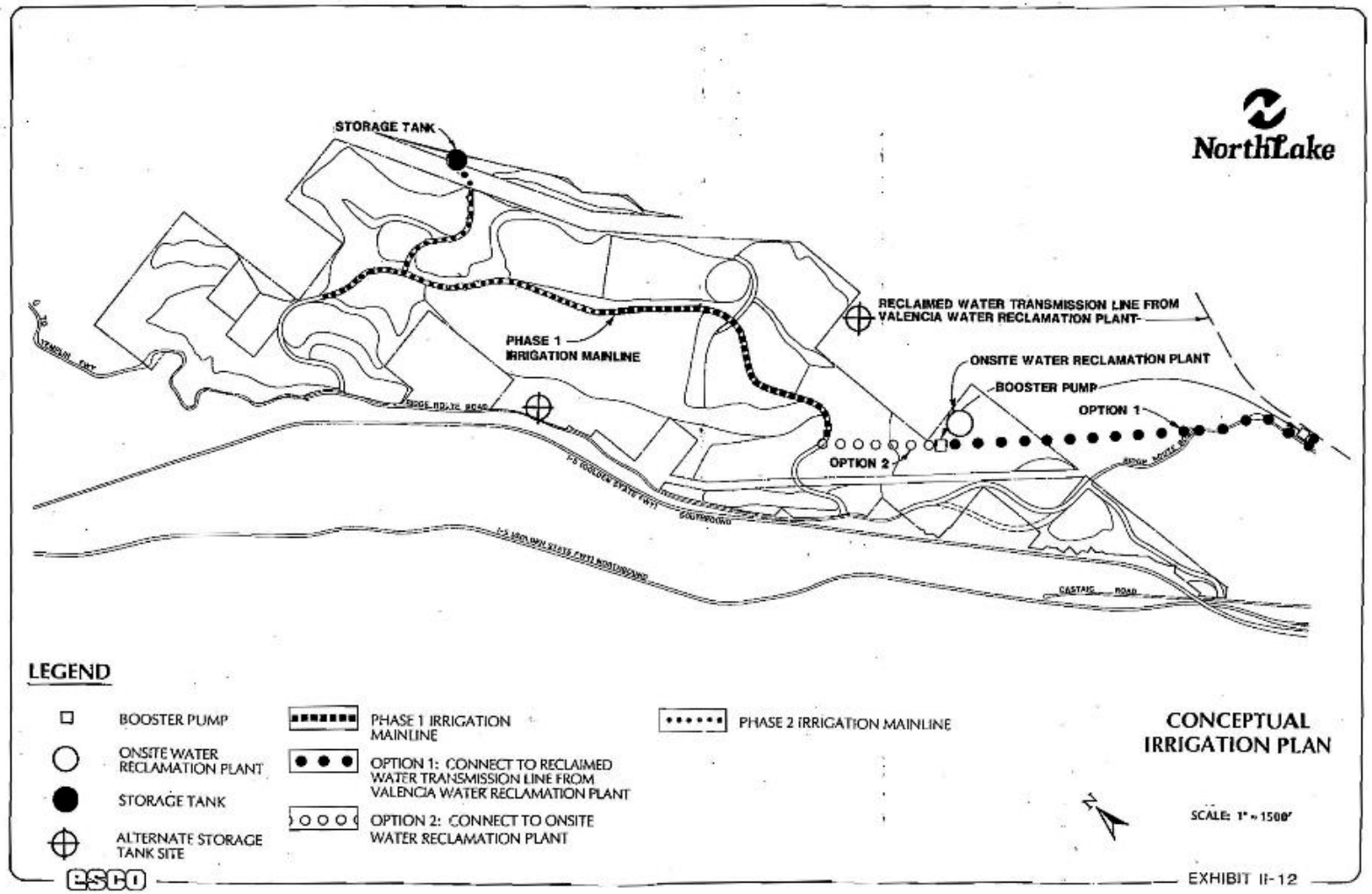


EXHIBIT II-12

station sites within the NorthLake development have been identified and are shown on Exhibit II-13. The inclusion of a fire station within the Specific Plan site will provide adequate response distance/times for protection of the proposed land uses.

Additional staff, equipment, and facilities will be needed for the proposed onsite fire station. The Fire Department has developed general plans for upgrading services in this area. Implementation of the plans will require specific provisions for the necessary staff, equipment and facilities. The applicant will pay development fees to the fire department in the amount of $0.1784 per square foot of building space.

The proposed project is outside the boundaries of the Consolidated Fire Protection District of Los Angeles County and, upon County approval, will require annexation to the District.

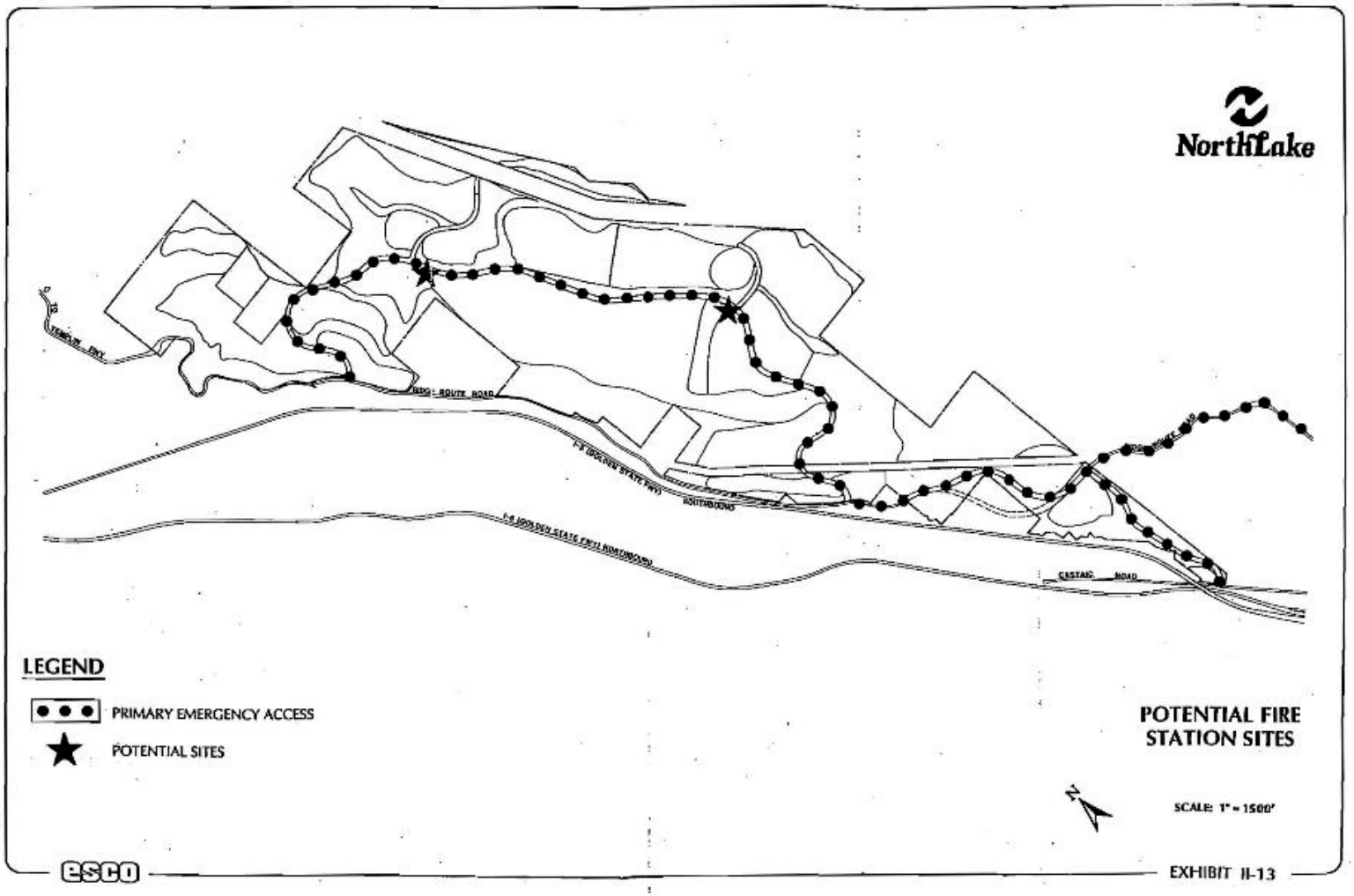
The property is located within an area designated as Fire Zone 4 and will comply with all applicable code and ordinance requirements for construction, access, water mains, fire hydrants and brush clearance. Requirements will be addressed in conjunction with the review and approval process for individual tentative subdivision maps.

Sheriff Services

The Castaic area is served by the Santa Clarita Valley Station of the Los Angeles County Sheriff Department, located at 23740 West Magic Mountain Parkway in Valencia. The station has a jurisdiction of 656 square miles and a total of 140 sworn officers.[3]

The rapid development within the Santa Clarita Valley has resulted in an increase in service demand of the County Sheriff Station. With the increase in demand generated by existing, approved and pending projects such as NorthLake and other related areawide developments, additional sheriff personnel and facilities may be required. Funding for new facilities and support staff would be included in the Sheriff

3 Sisneros, Sgt. Greg, Los Angeles County Sheriffs Department, Santa Clarita Valley Station, conversation with R. Snow, ESCO, September 1991.


NorthLake
LEGEND
PRIMARY EMERGENCY ACCESS
POTENTIAL SITES
POTENTIAL FIRE STATION SITES
SCALE: 1" = 1500'
ESCO
EXHIBIT II-13

Department's requested annual budget to be appropriated by the Board of Supervisors from the County General Fund.

6. Schools and Libraries

Schools

The project will be served by the Castaic Union School District ("Castaic District"), which serves grades K through 8, and the William S. Hart Union School District ("Hart District"), which will serve students in grades 9 through 12.

Castaic District. The Castaic District currently consists of the Castaic Elementary School, which houses grades K through 8 in an elementary (K through 5) and middle (6 through 8) school arrangement, and Live Oak Elementary School. Castaic Elementary School is located closest to the NorthLake site at a distance of approximately 2.75 miles.

Students that would be added to the Castaic District as a result of development of the NorthLake site are calculated in Table II-9 by project phase for levels K through 6 and 7 through 8. As shown on Table II-9, it is estimated that 1,181 students would be generated at the elementary level while an additional 411 students, grades 7 and 8, would be added to existing schools.

Table II-9

PROJECT STUDENT GENERATION, CASTAIC UNION SCHOOL DISTRICT, GRADES K-8—PHASE ANALYSIS

Project Phase	Year	Land Use	Units	Level	Factor*	Students	Subtotal By Level
1	1994	Single-Family	644	K-6	0.43	276.9	
		Multi-Family	236		0.13	30.6	307.5
				7-8	0.13	83.7	
					0.09	21.2	104.9
Subtotal Phase 1						412.4	

(Cont.)

Table II-9, Cont.

PROJECT STUDENT GENERATION, CASTAIC UNION SCHOOL DISTRICT, GRADES K-8—PHASE ANALYSIS

Project Phase	Year	Land Use	Units	Level	Factor[a]	Students	Subtotal By Level
2	1996	Single-Family	794	K-6	0.43	341.4	
		Multi-Family	249		0.13	32.3	373.7
				7-8	0.13	103.2	
					0.09	22.4	125.6
Subtotal Phase 2						499.3	
3	1998	Single-Family	560	K-6	0.43	240.8	
		Multi-Family	407		0.13	52.9	293.7
				7-8	0.13	72.8	
					0.09	36.6	109.4
Subtotal Phase 3						403.1	
4	2000	Single-Family	339	K-6	0.43	145.7	
		Multi-Family	394		0.13	51.2	196.9
				7-8	0.13	44.0	
					0.09	36.6	80.6
Subtotal Phase 4						277.5	
Total						1,592.3	

a. Generation factors provided by Jim Bauler, Business Manager, Castaic Union School District, September 1991.

Under the Specific Plan concept elementary students generated by the NorthLake project would be accommodated in the elementary schools envisioned for Planning Area Nos. 24 and 25. The locations of these sites are shown on the Conceptual Land Use Plan, Exhibit II-1. As currently envisioned, the school sited would be included as part of Phases 1 and 3. Both sites include five-acre parks.

Hart District. High School students within the Hart District attend school at the Saugus High School. Currently, the Saugus High School is operating at over capacity conditions. The district has future plans for another high school in the Valencia area;

however, at this time funding is not available for new facilities. Student generation by project phase for grades 9 through 12 are shown in Table II-10. As shown in Table II-10, it is estimated that the NorthLake development would generate 580 students at the high school level.

Table II-10

PROJECT STUDENT GENERATION, WILLIAM S. HART UNION HIGH SCHOOL DISTRICT, GRADES 9-12—PHASE ANALYSIS

Project Phase	Years	Single-Family Units	Multi-Family Units	Students[a] Generated
1	1994	644	236	141
2	1996	794	249	167
3	1998	560	407	155
4	2000	339	394	117
Total		2,337	1,286	580

a. Based on County of Los Angeles Department of Regional Planning, Development Monitoring System, April 30, 1991, generation factor of 0.16 student per dwelling unit.

In addition to the dedication of the two school/park sites, the school fees shall be paid to offset school capacity shortfalls. Developments within the William S. Hart District are assessed development fees of $2.50 per square foot.

Libraries

The Castaic area is served by two Santa Clarita Valley libraries and one mobile branch library all operated by the Los Angeles County Public Library System. The Valencia Library is located at 23743 West Valencia Boulevard, Valencia. The Newhall Library is located at 22704 West Ninth Street, Newhall. The Santa Clarita Valley Bookmobile (based at the Newhall branch) makes two stops per month at three locations within the Castaic vicinity:

- Hidden Lake—alternate Tuesdays
- Lake Hills Mobile Home Park, 27700 Parker Road
- Val Verde, 30009 Hunstock, Val Verde—alternate Fridays

The NorthLake Specific Plan provides for a library site that will be deeded to the County Library Department, which will encourage development of a permanent library facility in Castaic. The library site will be located in or near Planning Area Nos. 2-9 of the Specific Plan. The library site will be at least 0.5 acre to meet the current design criteria for a library sized to accommodate the requirements of NorthLake.

7. Traffic

Regional access to the project site is provided from Interstate 5 (I-5), the Golden State Freeway, via interchanges at Parker Road and Lake Hughes Road and Templin Highway. Traffic circulation within NorthLake is shown in Exhibit II-8, Conceptual Circulation Plan.

Golden State Freeway. The Golden State Freeway provides regional access to the study area via interchanges at Lake Hughes Road, Parker Road and The Old Road. This freeway carries an annual Average Daily Traffic (ADT) volume of 48,000 vehicles.

Lake Hughes Road. Lake Hughes Road has an east-west orientation and is designated as a major highway in the Los Angeles County Highway Plan. Lake Hughes Road provides primary access to the Castaic Lake Recreation Area through its interchange with I-5 North. Lake Hughes Road carries an ADT volume of 5,500 vehicles over the Section between I-5 and Castaic Road and an ADT volume of 2,800 vehicles between Castaic Road and Ridge Route Road.

The Old Road. The Old Road has a north-south orientation and is designated as a secondary highway. The section of The Old Road between Lake Hughes Road and Parker Road carries an ADT volume of 1,400 vehicles. Between Lake Hughes Road and I-5 southbound ramps The Old Road has been widened to its full capacity.

Ridge Route Road. Ridge Route Road has a north-south orientation and is classified as a secondary highway in the Los Angeles County Highway Plan. Between Parker Road and Lake Hughes Road, Ridge Route Road carries an ADT volume of 3,500 vehicles. North of Lake Hughes Road, Ridge Route Road carries 1,350 vehicles per day during the weekday and 4,000 vehicles per day during weekends.

Parker Road. Parker Road is classified as a secondary road to be widened to 80 feet. Parker Road becomes Ridge Route Road east of Castaic Road. Between I-5 and Castaic Road, Parker Road carries an ADT volume of 6,500 vehicles, and west of the freeway it carries 1,900 vehicles per day.

Castaic Road. Castaic Road is unclassified in the Los Angeles County Highway Plan. Castaic Road has a north-south orientation and runs parallel to the freeway. Between Parker Road and Lake Hughes Road, Castaic Road carries an ADT volume of 3,400 vehicles (mainly trucks), and north of Lake Hughes Road the volume drops to 1,400 vehicles per day.

Future Traffic Impacts

Impacts of future traffic were analyzed to identify incremental impacts of traffic generated by the proposed NorthLake project over cumulative background traffic levels at the completion of each phase of development. The analyses show that, with the cumulative background traffic, all key intersections would continue to operate at acceptable levels of service until the year 1998. With the exception of Parker Road/I-5 (northbound ramps), all other study intersections continue to operate at acceptable levels of service until the year 2000. The impact to the Parker Road/I-5 intersection is primarily associated with trips to the Castaic Lake Recreation Area. However, with the addition of the proposed project-generated traffic, volume-to-capacity ratios at six of the nine intersections analyzed were projected to operated at decreased capacity.

Mitigations

Improvements will be required to the roadway network in order to mitigate the adverse impacts of estimated future traffic from this project and other related area projects. Each phase of the Specific Plan development shall be evaluated to determine the improvements that would be needed to upgrade the circulation system to provide adequate capacity for this phase of the project and other nearby related projects. The phase specific traffic analysis shall determine the timing of improvements, upgrades and buildout configuration requirements, and, if necessary, environmental considerations (right-of-way acquisition, construction impacts, etc.) associated with required roadway improvements. The County of Los Angeles Department of Public Works has identified the following roadway improvements as likely to be required to accommodate projected future area traffic (Letter from D. Wolfe, Deputy Director, Department of Public Works, to J. Hartl, Director, Department of Regional Planning, May 28, 1992, Appendix B).

- Modernize the Lake Hughes Road/Interstate 5 Freeway interchange.
- Modernize the Parker Road/Interstate 5 Freway interchange.
- Construct a new access road from this project to Castaic Road with a minimum of two lanes in each direction and upgrade and improve Ridge Route Road to Secondary highway standards from the project to Lake Hughes Road.
- Improve Castaic Road from the new project access road to Lake Hughes Road with a minimum of two lanes in each direction.
- If a new access road (previous mitigation) cannot be constructed, then Ridge Route Road shall be upgraded and improved to Major highway standards from the project to Lake Hughes Road.
- Improve Ridge Route Road/Park Road to Secondary highway standards from Lake Hughes Road to the Parker Road/Interstate 5 Freeway

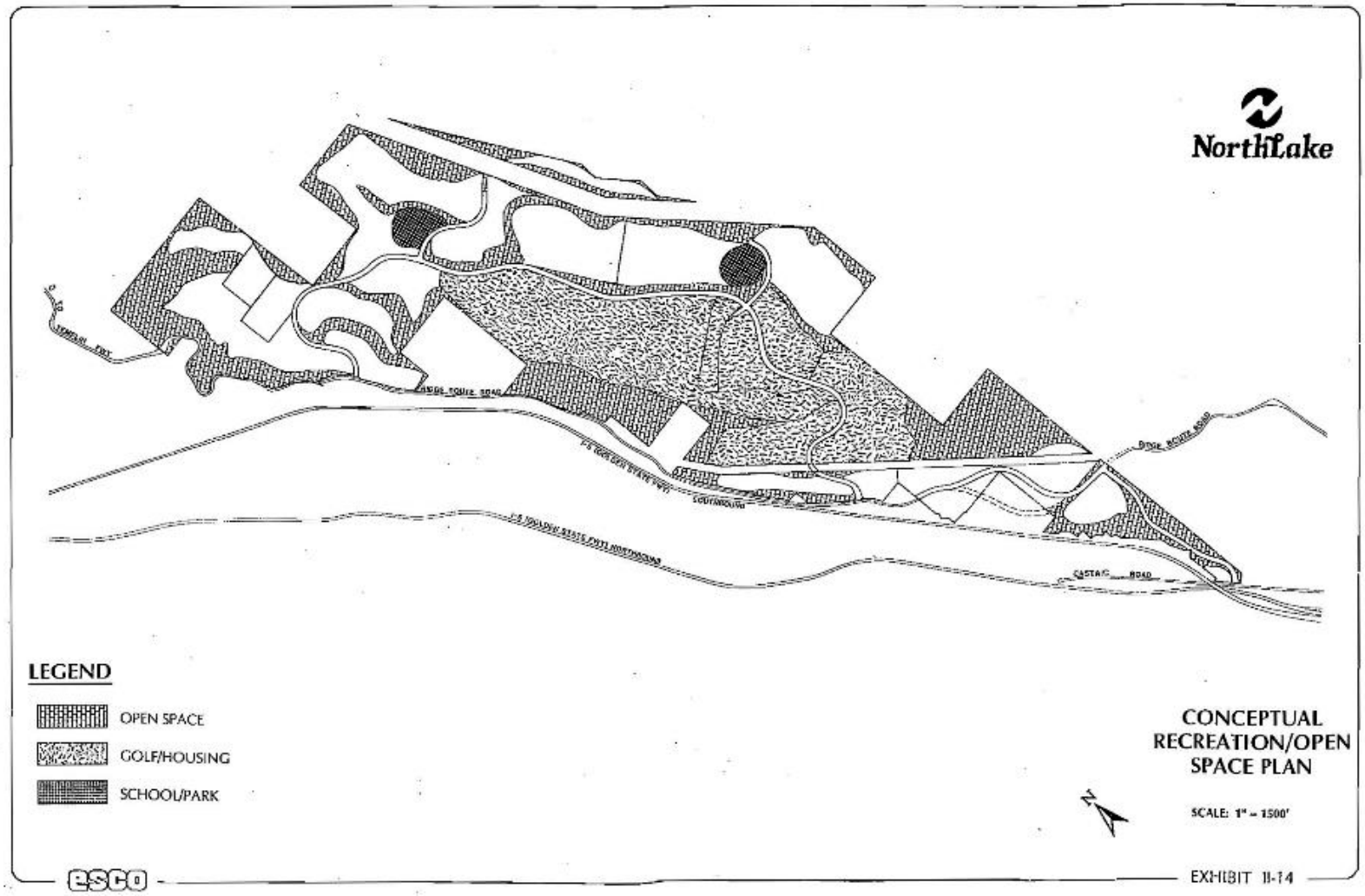
interchange. This improvement would require widening the bridge over Violin Creek.

- Contribute to the Park Road/Interstate 5 Freeway interchange improvements.

Signal warrant analysis was conducted at the key intersection to identify the need for signalizing intersections. The results of the analysis indicates that eight of the nine intersections would require signalization even without the NorthLake project-generated traffic, whereas the remaining intersection would have to be signalized with the addition of the NorthLake traffic.

I. OPEN SPACE/RECREATION PLAN

The NorthLake project is in a unique location that will provide residents with a quality environment as well as a range of self-contained recreational activities. The intent of the Open Space/Recreation Plan is to provide future residents with a variety of recreational opportunities. A variety of active recreational facilities will be developed, ranging from small neighborhood pocket parks to larger local or regional parks. School playgrounds and athletic fields, when not servicing education needs, will be available to community residents for passive or organized use. Initially, the golf course will be open to local as well as regional residents. Recreation areas will provide linkages between communities, school/parks and commercial and industrial services through pedestrian and bicycle corridors. The recreation and open space areas, besides providing areas of human interaction, will provide physical separation, buffer zones and transition between areas of urbanization. The undeveloped open space portions of the project are preserved to provide the community with "passive" recreational opportunities and maintain a visual separation from adjacent uses. Exhibit II-14, Conceptual Recreation/Open Space Plan, illustrates some of the planned recreational opportunities on the NorthLake site.


NorthLake
LEGEND
OPEN SPACE
GOLF/HOUSING
SCHOOL/PARK
CONCEPTUAL RECREATION/OPEN SPACE PLAN
SCALE: 1" = 1500'
ESCO
EXHIBIT II-14

J. RELATION OF SPECIFIC PLAN TO COUNTY GENERAL PLAN

California State Law requires all Specific Plans and Zoning Ordinances to be consistent with the local jurisdiction's adopted General Plan. This project is located in unincorporated Los Angeles County in the Santa Clarita Valley. The Government Code Section 65451 indicates that Specific Plans must contain measures to implement all policies required in a general plan that pertain to the area covered by the Specific Plan. This section documents the consistency of the NorthLake Specific Plan with both the Santa Clarita Valley Areawide General Plan and the Los Angeles County General Plan.

1. Santa Clarita Valley Area Plan Policies

Plan Policies Relating to Specific Communities

Policy

> Castaic—The Castaic Reservoir and recreation project presents new challenges and opportunities. The Plan recognizes the traffic problems and impacts as well as the opportunity for future recreation-induced growth. The area west of the freeway is set aside for development of residential uses. The east side of the freeway will be primarily oriented to a combination of residential, commercial and resort/recreational uses.

Consistency

> The NorthLake development will be a diverse, master-planned community providing residential, commercial, industrial and resort/recreational uses. It is designed to be well-integrated into the Castaic community and planned to maximize the potential of the existing amenities and recreational opportunities unique to the area.

Land Use Element

Policy

Accommodate the year 2010 population and land use demand as projected for the Santa Clarita Valley designating sufficient area for appropriate use and a reasonable excess to provide adequate flexibility.

Consistency

The NorthLake Specific Plan meets this anticipated growth by providing residential units in various price ranges along with associated commercial and industrial uses.

Policy

Closely monitor growth in the Santa Clarita Valley so that growth does not exceed the capacity of the existing or planned infrastructure nor result in significant negative environmental impacts.

Consistency

Project-related infrastructure requirements, including utilities, sewer service and water service, will not be significantly impacted according to the affected public agencies. An environmental impact report has been prepared to assess any significant environmental impacts associated with the proposed plan. A phasing plan has been prepared to tie the project build-out phasing with infrastructure improvements.

Policy

Provide for development in the study area which is consistent with the plan and encourage other governmental and private agencies to do the same.

Consistency

This Specific Plan is designed to implement the policies of the SCVAP and the County's General Plan and to be consistent with current policies for the area.

Policy

Promote a balanced, autonomous community with a full range of public and commercial services and a wide variety of housing and employment opportunities.

Consistency

The land use plan provides a balanced, self-sufficient community with a full range of residential product types, neighborhood and community commercial, light industrial and recreational uses.

Policy

Accommodate population and land use growth in a concentrated, rather than dispersed, pattern providing for a broad range of densities and types of uses.

Consistency

The NorthLake Specific Plan accommodates projected population and land use growth in a concentrated, self-sufficient community offering a broad range of housing densities. Development will be limited to valley floors and moderate slopes, creating a centralized community surrounded by open space.

Policy

Determinations for future land use growth in the Santa Clarita Valley shall consider the following criteria:

- Sensitivities of natural environmental systems;
- Hazards or constraints of natural environmental systems of land use;

- Infrastructure and service capacities; and
- Need for project.

Consistency

The NorthLake project has been designed with sensitivity to the existing natural environmental systems and potential geologic and flood hazards. The majority of onsite Hillside Management areas will be preserved in open space to reduce habitat loss and eliminate exposure of residents to geological hazards. Infrastructure and service capacities will not be significantly impacted or mitigated to offset the impact. The NorthLake development will provide housing to help accommodate the projected population growth in the Santa Clarita Valley and Southern California region.

Policy

Concentrate land use growth in and adjacent to existing urban, suburban and rural communities. Within these areas undeveloped areas designated for growth that have been by-passed should be developed.

Consistency

The project site is adjacent to residential uses in the Castaic area. The land use designations of the site (U3, U2, U1, C and M) allow for the development of residential, commercial and industrial uses. This area is also classified as developable due to the majority of the site's natural slope being less than 25 percent.

Policy

Consider residential densities as averages to allow for the clustering of development and/or transfer of unit credit as provided for in the General Plan.

Consistency

The density now proposed under the Specific Plan reflects a mid-density value between the allowable number of units in the amended SCVAP which range between 2,088.5 (low threshold) and 4,594.8 (high threshold).

Policy

Allow for density transfer (the rearrangement of allowed residential units among various land use classifications on a project site) as a means to attain plan goals such as preservation of hillsides and to promote superior design and allow flexibility to respond to changing housing needs.

Consistency

The majority of the hillside management area within the project will be preserved in open space through the clustering of residential uses in areas of less potentially significant impacts.

Policy

Encourage and support a mix of housing types in the urban areas.

Consistency

A diverse mixture of residential land uses and product types will be developed to meet the diverse needs of the NorthLake community.

Policy

Ensure that costs of population and urban growth are borne by those who benefit.

Consistency

Project-related infrastructure and service improvements will be financed through project-specific Assessment Districts and developer contributions where appropriate.

Policy

Designate areas of excessive slope (exceeding 25 percent) as "Hillside Management Areas," with performance standards applied to development to minimize potential hazards such as landslides, erosion, excessive run-off and flooding. (Reference is made to the Countywide Chapters of the General Plan.)

Consistency

The majority of the onsite Hillside Management areas will remain in open space to minimize potential hazards including landslides, erosion and flooding. All potential hazards within those portions of the Hillside Management area which are proposed for development will be mitigated to a level of insignificance.

Policy

Direct future growth away from areas exhibiting high environmental sensitivity to development unless appropriate mitigation measures can be implemented.

Consistency

No portion of the site has been designated as a Significant Ecological Area (SEA) on the Areawide or Countywide Plans. No threatened or endangered species are known to inhabit the Specific Plan site, and no oak trees are present.

Policy

Minimize disruption and degradation of the environmental as development occurs, working with nature in the design of land uses so that they are compatible with natural environmental systems.

Consistency

The Land Use Plan has been prepared in conjunction with environmental studies to reduce the impact of development and to integrate proposed urban uses with compatible natural resources.

Policy

Encourage the appropriate mix of land use types to prevent disharmony and degradation. Residential, commercial, employment, recreational and cultural uses should be integrated using appropriate buffering techniques to create a cohesive community.

Consistency

The mix of uses in the Land Use Plan have been integrated to create a balanced, cohesive community.

Policy

Encourage joint use of school playgrounds for community recreation.

Consistency

Proposed elementary school sites include five-acre park sites.

Policy

Minimize travel time by concentrating community facilities, intensifying land use densities and establishing central shopping and industrial facilities.

Consistency

The proposed community has been designed to centralize neighborhood commercial space and industrial facilities to minimize travel time.

Policy

Encourage development of access throughout the Santa Clarita Valley:

- As development occurs in each community, appropriate links should be provided from residential areas to major destination points, e.g., employment, shopping, public facilities and services, recreation and entertainment.
- Support public transportation within communities and from outlying low-density communities to urban area services and functions as feasible. Emphasis will be placed on service to those of highest need (e.g., the low-income and elderly, who are dependent on public services).

Consistency

The circulation plan provides appropriate access links to community services as well as regional access to the Castaic area, Santa Clarita Valley and Los Angeles County. Existing park and ride facilities and community public transportation needs will be re-evaluated and expanded as demand warrants.

Policy

Encourage development of transportation systems consistent with the plan.

Consistency

The Circulation Plan in the NorthLake Specific Plan is designed to utilize existing circulation routes and provide additional improvements where necessary.

Policy

Encourage development of distinct neighborhoods. Residents should be able to identify themselves as part of a specific neighborhood or community within the greater Santa Clarita Valley.

Consistency

One of the proposed concepts of the NorthLake Specific Plan is the development of distinct neighborhoods or subcommunities. This will be accomplished through the variation of land use types and planning areas, phased development and community development standards.

Policy

Encourage appropriate aesthetic (landscaping, signage, street furniture, design themes, etc.) measures so that each community can be clearly distinguished from neighboring ones.

Consistency

Appropriate landscaping and theme signage will be utilized to separate different residential densities from commercial and industrial uses. Guidelines are included in this Specific Plan.

Housing Element

Policy

Encourage the development of socially and economically diverse communities.

Consistency

The NorthLake Specific Plan provides a socio-economically diverse range of housing, commercial and employment opportunities. The diversification provides housing opportunities in a wide variety of price ranges.

Community Design Element

Policy

Mitigate where possible undesirable impacts of development on adjacent land uses through utilization of appropriate buffers, building codes and standards.

Consistency

A comprehensive layout of proposed land uses has been developed to ensure consistency in use patterns and incompatible adjacent land uses.

Policy

Carefully integrate physical development in rural areas into the natural environmental setting.

Consistency

Environmental, geological and topographic constraints have determined the development pattern of the specific plan area.

Policy

Establish standards on appearance and design issues within the Santa Clarita Valley when appropriate.

Consistency

This Specific Plan contains community design features and standards to provide a visually attractive and cohesive community.

Policy

Identify and use landmarks, topographic features and other dominant physical characteristics of each community as a focus for developing a community image.

Consistency

The physical characteristics of the site have been utilized in the community design features of NorthLake Specific Plan.

Economic Development Element

Policy

Promote a strong and diversified economy and the growth of job opportunities in the Santa Clarita Valley.

Consistency

The presently expanding economic base of the Santa Clarita Valley will be supplemented by the introduction of project site residents' spending power. Proposed residential and commercial use will generate significant increases in County revenue through expansion of the tax base. The commercial and industrial uses will provide new job opportunities for area residents.

Policy

Encourage development of clean industries, a broad range of retail and service commercial uses, medical, entertainment facilities in appropriate locations.

Consistency

The proposed neighborhood commercial uses have been designed to support the proposed development. Highway commercial and light industrial uses are also included in the Land Use Concept of the Specific Plan.

Policy

Support infrastructure improvements in appropriate locations which contribute to development or expansion of employment producing uses.

Consistency

Project-related infrastructure improvement requirements will be implemented to ensure expansion of onsite employment producing uses, including project commercial and industrial uses as well as increased demand for offsite service.

Circulation Element

Policy

Implement an arterial network that will adequately serve the rural to urban, recreational, emergency and every day circulation needs of the Santa Clarita Valley.

Consistency

The circulation plan will provide adequate access to areas within the proposed community and throughout the North Castaic area. Regional access is provided via the Golden State Freeway.

Policy

A major criterion for selection of proposed scenic highways was that a candidate highway pass through areas shown as predominately non-urban on the Santa Clarita Valley Land Use Policy Map. Designation of these routes is not intended to preclude urban development.

Consistency

There are very limited views of the project site from scenic highways. Land uses adjacent to scenic highways are to be preserved non-urban open space.

Public Services and Facilities Element

Policy

Develop and use groundwater sources to their safe limits but not to the extent that degradation of the groundwater basins occurs.

Consistency

Water supply will be primarily provided by the Newhall County Water District. Groundwater degradation or overdraft will not occur as a result of the proposed project.

Policy

Require a public or private sewerage treatment system for development which, if left unsewered, would threaten nitrate pollution of groundwater or where otherwise required by County regulation.

Consistency

Sewage generated by the proposed community will be treated by either the County Sanitation District No . 32 facilities or by the onsite Water Reclamation System. Reclaimed wastewater will be utilized in the Landscape Irrigation Plan onsite. This system will not significantly impact groundwater.

Environmental Resources Management Element

Policy

Protect identified resources in Significant Ecological Areas by appropriate measures including preservation, mitigation and enhancement.

Consistency

The NorthLake project does not impact any Significant Ecological Areas.

Safety Element

Policy

Restrict urban development in areas with known slope stability problems unless appropriate mitigation measures are provided. Prohibit development in these areas until a geologic site investigation has been conducted and mitigating measures have been taken that satisfy the County Engineer.

Consistency

Geologic hazard areas have been identified and will be mitigated to safe levels in accordance with County of Los Angeles requirements. No active faults have been identified on the project site.

Energy Conservation Element

Policy

Encourage development of self-sufficient communities, providing housing, employment and other opportunities.

Consistency

The proposed project has been designed to be a separate, self-sufficient community, providing a variety of housing, support commercial, industrial and recreational opportunities.

2. Los Angeles County General Plan Policies

Area Development Priorities — Santa Clarita Valley

Priority

Focus new urban growth in a compact pattern on suitable land in and around the existing communities of Newhall, Saugus, Valencia, Canyon Country and Castaic.

Consistency

This project is located in the Castaic area and follows the growth pattern developing in the area.

Priority

Maintain non-urban hillside areas in open space and low density non-urban areas.

Consistency

Development of the site is planned primarily in areas of the site exhibiting slope of less than 25 percent and urban designated areas.

Open Space and Conservation Element

Policy

Preserve significant ecological areas and habitat management areas by appropriate measures, including preservation, mitigation and enhancement.

Consistency

No significant ecological areas or habitat management areas are impacted by the NorthLake project.

Policy

Protect the visual quality of scenic areas including ridgelines and scenic views from public roads, trails and key vantage points.

Consistency

Project development will be primarily limited to the canyon area and moderate slopes to reduce potential visual quality impacts. Existing major ridgelines will remain intact, thus retaining the visual quality of the area.

Policy

Restrict urban development in areas subject to seismic and geologic hazards.

Consistency

Development is focused within the site in areas which are not subject to geological hazards. Residential and commercial areas will be setback an appropriate distance from geologic hazard areas. There are no known fault lines transecting the site.

Policy

Restrict urban development in flood prone areas and thus avoid major new flood control works. Maintain natural watershed processes by regulating development in tributary watersheds. Minimize increased runoff, erosion and siltation of streambeds that would limit the uses of streams and water-bodies for recreation and other beneficial water-related uses.

Consistency

Required flood control improvements provided by the NorthLake Drainage Plan will reduce existing drainage flows. Drainage facilities will reduce site runoff contributions to Castaic Lagoon by removal of sediment and debris. Increased runoff, erosion and siltation will be controlled by required project-related drainage improvements.

Policy

Manage development in hillside areas to protect their natural and scenic character and to reduce risks of fire, flood, mudslides, erosion and landslides.

Consistency

The majority of the hillsides will be left in their natural state to preserve the scenic character and reduce risks.

Policy

Provide low intensity outdoor recreation in areas of scenic and ecological value compatible with protection of these natural resources.

Consistency

Passive open space recreational uses are provided in open space areas.

Policy

Develop a system of bikeways, scenic highways and riding and hiking trails to line recreational facilities where possible.

Consistency

Open space areas throughout the site are linked by residential streets and sidewalks. A network of hiking and bicycling trails as well as equestrian trails are provided.

Policy

Support preservation of heritage trees. Encourage tree planting programs to enhance the beauty of urban landscaping.

Consistency

No oak trees exist on the project site. The Landscaping Plan emphasizes the use of native species. Installation of irrigation systems using reclaimed water will allow the growth of a greater abundance and variety of tree and landscape planting.

Land Use Element

Policy

Concentrate well-designed, high-density housing in and adjacent to centers to provide convenient access to jobs and services without sacrificing livability or environmental quality.

Consistency

Community and highway commercial uses have been incorporated into the Specific Plan design to provide convenience shopping and services to future NorthLake residents. Jobs created at these commercial centers along with the light industrial facilities will provide employment opportunities within the NorthLake community.

Policy

Place major emphasis on channeling new intensive commercial development into multi-purpose centers.

Consistency

The NorthLake Development Plan provides neighborhood commercial uses which are conveniently located in the project. These commercial uses will effectively reduce the commuter dependence on other areas of the Santa Clarita Valley.

Policy

Assure that new development is compatible with the natural and man-made environment by implementing appropriate locational controls and high quality design standards.

Consistency

A community design element is included in the Specific Plan to assure architectural compatibility with the surrounding natural and man-made environment.

Policy

Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing and traffic.

Consistency

The residential uses are separated from the non-residential uses to protect the residential character of each neighborhood.

Policy

Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls.

Consistency

Neighborhood commercial facilities are proposed at appropriate scale, design and location in the project.

Policy

Encourage the clustering of well-designed, highway-oriented commercial facilities in appropriate and conveniently spaced locations.

Consistency

The commercial area proposed near the entrance to the NorthLake project provide services to travellers and Castaic area residents. This area along with the proposed community commercial uses will also service the project site residents.

Policy

Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards and in areas where essential services and facilities do not exist and are not planned.

Consistency

Project design has placed areas of natural hazards into open space uses. Essential support services and facilities are located near the proposed development as well as within the proposed community.

Policy

Require that new developments in non-urban areas have adequate accessibility to paved roads and water lines of sufficient capacity.

Consistency

Regional access is provided to the project site via the Golden State Freeway and several major highways. Local access will be provided by the proposed circulation system discussed in the Circulation element of the Specific Plan. The NCWD will provide water to the project site and has water lines and storage tanks existing on the site.

Policy

Establish land use controls that afford effective protection for significant ecological and habitat resources and lands of major scenic value.

Consistency

No significant ecological or habitat resources are impacted by the NorthLake Development Plan.

Policy

Provide a land use mix at countywide, areawide and community levels based on projected need and support by evaluation of social, economic and environmental impacts.

Consistency

NorthLake has been designed as a master-planned community providing a balance of residential, commercial, light industrial, institutional and recreational land uses. Environmental and fiscal reports have been prepared for this project.

Housing Element

Policy

Encourage a wide range of housing types, prices and ownership forms in new housing developments, particularly housing for low- and moderate-income persons.

Consistency

The project will offer a diverse housing product including single-family, zero sideyard, multi-family, etc.

Consistency

A wide range of housing prices are provided within the Specific Plan area.

Policy

Provide for new urban residential development principally in those areas that are in close proximity to existing community services and facilities.

Consistency

The project site is in an area of logical urban expansion with close proximity to required infrastructure and services. Additional community services and facilities will be provided within the project.

Policy

Encourage design of residential developments that will foster security and safety and be sensitive to the natural environment.

Consistency

Standard engineering practices have been utilized to ensure elimination of potential geological and environmental hazards. Project security will be consistent with areawide policy and is addressed within this Specific Plan.

Policy

Prevent or minimize environmental hazards such as noise, noxious fumes and heavy traffic in residential neighborhoods.

Consistency

Land uses have been designed to minimize environmental hazards and provide safe residential neighborhoods.

Transportation Element

Policy

Plan and develop bicycle routes and pedestrian walkways.

Consistency

Pedestrian walkways are planned for all residential streets. Bicycle routes will be planned where applicable due to terrain constraints.

Policy

Stress environmental compatibility (including air quality, noise, ecology, aesthetics, health and safety) in developing transportation systems.

Consistency

The proposed Conceptual Circulation Plan has been designed with sensitivity to environmental consideration.

Waste and Waste Management Element

Policy

Program water and sewer service extensions to be consistent with General Plan policies and to mitigate situations that pose immediate health and safety hazards.

Consistency

The project site will be included within the NCWD. This agency has indicated the availability of future service capacity to meet proposed community demands. The extension of water service to the project site will not impose any health or safety hazards to project site residents.

Policy

Continue to recover offsite costs for capital improvements necessitated by development, including required additional plant capacity as well as other water and waste management facilities.

Consistency

A portion of future water capacity expansion shall be funded by a per unit assessment to reduce agency capital improvement expenses. Offsite water lines should be financed through assessment of project's share contribution to system-wide capacities.

Economic Development Element

Policy

Establish procedures to enable the County to use cost/benefit/revenue studies or other appropriate methods to evaluate new developments on a community-wide level in order to ensure that the benefits or new development exceed its costs and risks.

Consistency

Project-related, community-wide benefit has been demonstrated through increased housing, commercial and industrial opportunities, proposed parks and circulation and infrastructure improvements.

Scenic Highway Element

Policy

Protect and enhance aesthetic resources within corridors of designated scenic highways.

Consistency

With few exceptions, viewsheds from the Golden State Freeway of the ridgelines and steeper slopes will be maintained as open space.

III. DEVELOPMENT REGULATIONS

A. PURPOSE AND INTENT

The development regulations serve as the primary mechanism for implementation of the land uses for NorthLake Specific Plan. The regulations contained herein provide an appropriate amount of flexibility to anticipate future needs and compatibility between land uses. Principal land use designations for the Specific Plan shall be as follows:

- Single-Family
- Single-Family Low Density
- Estate
- Single-Family/Golf
- Multi-Family
- Multi-Family/Golf
- Community Commercial
- Highway Commercial
- Light Industrial
- School/Park
- Open Space/Recreation
- Golf Facilities

B. DEFINITIONS

For the purposes of this Specific Plan, the definitions contained in Title 22, Los Angeles County Planning and Zoning Code shall apply for each Section except:

- Residential Zero Side Yard Overlay
- Residential Z-Lot Overlay

- Paired Single-Family Overlay

C. GENERAL PROVISIONS

1. All construction and development within the Specific Plan area shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing codes, fire code, grading and excavation code and the subdivisions codes as currently adopted by the County of Los Angeles.

2. If specific development standards are not established or if an issue, condition or situation arises or occurs that is not clearly understandable in the Specific Plan, then those regulations and standards of the Los Angeles County Planning and Zoning Code that are applicable for the most similar issue, condition or situation shall apply as determined by the Planning Director.

3. This Specific Plan may be amended by the same procedure as it was adopted, by ordinance. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change.

4. Any persons, firm or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the Los Angeles County Planning and Zoning Code pertaining to zoning misdemeanors.

5. Whenever a use has not specifically been listed as being a permitted use in a particular zone classification within the Specific Plan, it shall be the duty of the Planning Director to determine if said use is: (1) consistent with the intent of the zone; and (2) compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the Planning Commission.

6. The setback requirements are as specified within the development standards for each land use designation. If not otherwise specified, all setbacks are to be determined as the perpendicular distance from the existing or planned public street right-of-way line, or property line, to the foundation point of the closest structure.

7. "Height" of a building is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the average height of a pitched, hipped or mansard roof computed by adding the height of the lowest point of the roof to the height of the highest point of the roof and dividing that summation by two. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

    1. The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance or the exterior wall of the building when such sidewalk or ground surface is not more than ten feet above the lowest grade.

    2. An elevation ten feet higher than the lowest grade when the sidewalk or ground surface described in Item 1 above is more than ten feet above lowest grade.

    The height of a stepped or terraced building is the maximum height of any segment of the building.

8. Exceptions to height limitations contained in the District Regulations apply only to antennas, chimneys or other architectural appurtenances required for the screening of rooftop equipment.

9. Automotive vehicles or trailers of any kind or type that have been abandoned shall not be parked or stored on any property within the Specific Plan area unless it is in a completely enclosed building.

10. Non-Conforming Uses of Land—Where, at the time of passage of this Specific Plan, lawful use of land exists which would not be permitted by the regulations imposed by this Specific Plan, such use may be continued so long as it remains otherwise lawful provided:

    - No such non-conforming use shall be enlarged or increased nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Specific Plan.

    - No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Specific Plan.

    - If any such non-conforming use of land ceases for any reason for a period of more than 180 days, any subsequent use of such land shall conform to the regulations specified by this Specific Plan for the district in which such land is located.

    - No additional structure not conforming to the requirements of this Specific Plan shall be erected in connection with such non-conforming use of land.

11. Non-Conforming Structures—Where a lawful structure exists at the effective date of adoption or amendment of this Specific Plan that could not be built under the terms of these regulations by reason of restrictions on area, height, yards, its location on the lot or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

    - No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease or not affect is non-conformity.

- Should such non-conforming structure or non-conforming portion of structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this Specific Plan;

- Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

12. At the time of site plan review, all developments shall submit a plan detailing fencing, walls, landscaping, building placement and other details which must be in conformance with the Specific Plan design guidelines for residential and commercial structures.

13. Land Use Plan Provisions—Land use designations have been assigned to each area identified on the Specific Plan (see Exhibit II-1). Land use provisions for the areas designated for development include planning area number, land use designation, proposed product type area in gross acres, dwelling units or square footage and density per gross acre.

    As defined for this project, gross acres means gross developable acres which include some slope banks and interior residential streets but excludes major highways and secondary highways.

    To ensure the orderly growth of the community, designated planning areas within the Specific Plan shall be developed at densities consistent with or less than the maximum dwelling count allowed for each land use designation except as provided in a density transfer. Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments or grading/geotechnical hazards specified by the County will occur during technical refinements in the tentative tract map process and shall not require an amendment to the Specific Plan. Maximum dwelling units per cumulative planning area counts will not thereby be

affected. The Specific Plan residential dwelling unit maximum shall be 3,983 dwelling units.

A transfer of residential dwelling units from one residential planning area to another residential area may be permitted in the Specific Plan area in accordance with the following provisions:

In no case shall transfers of dwelling units result in:

- Exceeding the overall plan capacity of 3,983 dwelling units;
- Allocation of excess units outside of the planning areas;
- A change in the density classification, except for a reduction;
- Exceeding prescribed planning area maximums by more than 20 percent; or
- Exceeding the capacity of the circulation system or other public infrastructure systems as established for the Specific Plan area.

At the time of approval of the respective tentative maps by the Planning Commission, a revised Specific Plan Map and Planning Area Summary shall be submitted for all transfers of dwelling units. Said map and table shall also indicate the remaining number of units, if any, that may be accommodated without exceeding the 20 percent limitation. Said exhibit and table shall be dated accordingly. Transfers of density will be reviewed for conformance with this Specific Plan.

14. NorthLake Architectural Control Committee (N.A.C.C.)—The developer will establish the NorthLake Architectural Control Committee to be implemented through the project's Covenants, Conditions and Restrictions (C.C.&R.).

    All proposed land uses requiring a Conditional Use Permit shall be subject to review and approval by the N.A.C.C. The Committee's purpose shall be to

ensure conformance to the Specific Plan Development Standards, Design Guidelines and General Objectives. The Committee shall have the authority to interpret the Guidelines and Standards and make discretionary approvals as deemed necessary.

15. Drillsites—Drilling, mining or exploration for any minerals, oil, gas or other hydrocarbon substances shall be prohibited in the Specific Plan area.

D. RESIDENTIAL DEVELOPMENT STANDARDS

1. Single-Family

Permitted Uses

Property designated in the Specific Plan as Single-Family Residential (Planning Area Nos. 17 through 23), SF-1 zone, may be used for:

- Residences, single-family, subject to the standards provided herein;
- Small family homes, children (facility in licensee's family residence providing 24-hour-per-day care for six or fewer mentally or physically disabled children);
- Adult residential facilities, limited to six or fewer persons (facility which provides 24-hour-per-day nonmedical care and supervision to adults);
- Foster family homes (residential facility providing 24-hour-per-day care for six or fewer foster children);
- Outbuildings used for storage (one per dwelling unit);
- Communication equipment buildings;
- Earth stations;

- Model homes, erected on the same premises and used in conjunction with a new subdivision tract offered for sale for the first time for the duration of subdivision sales provided:

    1. That such models are on an approved lot in a tentative tract that has been filed and approved by the Commission;

    2. That such models may be used in conjunction with an approved temporary tract office but not a general real estate business; and

    3. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located, except that the NorthLake Architectural Control Committee may, upon a showing of need by the owner of the property, extend the permitted time beyond the close of subdivision sales.

- NorthLake Information Center;

- Real estate tract offices, temporary, for the purpose of conducting the sale of lots within the total project area upon which such tract office is located for a period not to exceed the duration of subdivision sales, provided:

    1. That such tract office shall not be used for conducting a general real estate business; and

    2. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located, except that the NorthLake Architectural Control Committee may, upon a showing of need by the owner of the property, extend the permitted time up to but not exceeding two years.

- Parks and playgrounds with all appurtenant facilities customarily found in conjunction therewith;
- Recreation facilities, planned neighborhood areas, not accessory to a principal use, including pool, jacuzzi and comfort stations, where operated as a non-profit corporation for the use of the community residents. This provision shall not be interpreted to permit commercial enterprises.
- Temporary activities sponsored by a non-profit organization or charitable use.
- Multi-use bike/pedestrian ways
- Access to property lawfully used for a purpose not permitted in the SF-1 zone.

Animals

Domestic animals, per household, within the SF-1 residential planning areas shall be limited to the following:

- Three weaned cats and/or
- Three weaned dogs

The following animals shall be permitted but in no event more than three such animals in any combination:

- Tropical fish
- White mice and rats
- Canaries
- Chipmunks
- Finches
- Guinea pigs

Similar to section 22.20.040 of L.A. County Code except more restrictions apply:

- Hamsters
- Hawks (feathered)
- King snakes
- Mynah birds
- Parrots, parakeets, amazons, cockateels, cockatoos, lories, lorikeets, love birds, Macaws and similar birds of the psittacine family
- Pigeons
- Ravens
- Toucans
- Turtles
- White doves

Also permitted are other similar animals which, in the opinion of the Department of Regional Planning, are neither more obnoxious nor detrimental to the public welfare than the animals enumerated in this section.

Accessory Uses

Property in the SF-1 zone may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction with residences. Location and design of residential accessory buildings shall be subject to review and approval by the NorthLake Architectural Control Committee.

- Storage of building materials used in the construction of a residence or residences, during construction and 90 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project or on property adjoining the construction site. Contractor shall be responsible for properly securing and screening storage area.

- Riding and hiking trails, excluding trails for motor vehicles. Equestrian trails for thoroughfare only; no direct access from SF-1 areas.

Uses Subject to Permits

Property in the Single-Family Residential (SF-1) zone may be used for the following uses, provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Churches, temples or other places used exclusively for religious worship, including customary, incidental education and social activities in conjunction therewith;
- Grading projects, offsite transport;
- Group homes, children (facility which provides 24-hour-per-day nonmedical care and supervision to children in a structured environment);
- Adult day care facility (provides nonmedical care and supervision to adults on a less than 24-hour-per-day basis);
- Small family homes, children (facility in licensee's family residence providing 24-hour-per-day care for six or fewer mentally or physically disabled children);
- Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare such as fire stations and libraries in addition to those specifically listed in this section;
- Temporary storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses to be fenced and screened for a period not to exceed one year.

Development Standards for Single-Family Residences

Development in the Single-Family SF-1 zone shall be in conformance with the development standards set forth in the Specific Plan. A conceptual layout of land use in the SF-1 zone is depicted in Exhibit III-1.

Height Limits

Every residence and every other building in the SF-1 zone shall have a height not to exceed 35 feet (as defined in Section III.C.7.).

Yard Requirements

Premises in the SF-1 zone shall be subject to the yard requirements provided herein:

1. Setbacks—Each lot or parcel of land on public streets shall have a front yard of not less than 14 feet in depth from the right-of-way (see definition Section III.C.6.). However, in no case shall the setback be less than 18 feet from the lot-side edge of the sidewalk. Increased building setback requirements (as defined in Section III.C.6.) shall apply as follows:

   - A minimum setback of 25 feet shall be required for all lots or parcels of land with frontages on NorthLake Boulevard within the project boundary.

   - A minimum setback of 25 feet shall be required along that portion of NorthLake Boulevard which is outside of the project site boundary. (A portion of the existing Ridge Route Road will be renamed NorthLake Boulevard, as shown in Exhibit II-8, Conceptual Circulation Plan.)

   - A minimum setback of 20 feet shall be required for all lots or portions thereof with frontages on local collectors which intersect with NorthLake Boulevard. This 20 foot setback shall apply for a

NorthLake

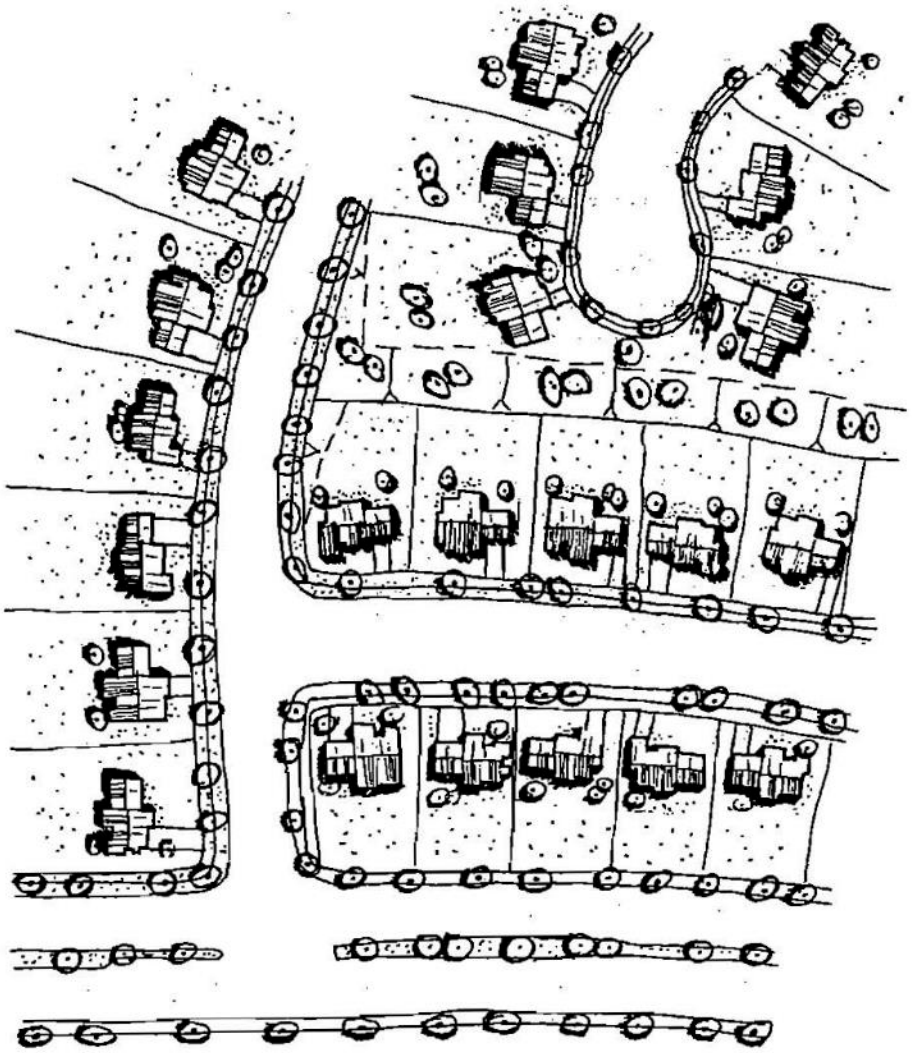


ILLUSTRATION OF
SF-1 ZONE

NOT TO SCALE

ESCO

EXHIBIT III-1

distance of 300 feet from the centerline intersections of the local collector and NorthLake Boulevard.

2. Corner Side Yards—Each lot or parcel of land shall have corner side yards of not less than:
   - Ten feet on a reversed corner lot; or
   - Five feet on other corner lots.

3. Interior Side Yards—Each lot or parcel of land shall have interior side yards of not less than five feet from parcel boundary or a minimum of ten feet between buildings. (This minimum side yard requirement does not apply in the Zero Side Yard, Z-Lot and Paired Single-Family Overlays as described in the following sections.)

4. Rear Yards—Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

5. Setbacks and yard requirements may be modified through a Conditional Use Permit and approval of the N.A.C.C.

Automobile Parking

Every dwelling unit in the SF-1 zone shall have on the same lot or parcel of land a minimum two-car garage.

Lot Area

Each lot in the SF-1 zone within Planning Area Nos. 17 through 23 as designated on the Conceptual Land Use Plan, Exhibit II-1, shall have a minimum of 3,500 square feet of area. Lots used for purposes of open space and easements within the SF-1 zone may be less than the 3,500 square foot minimum.

Recreation Lots

Recreation lots for the use as "pocket parks" shall be dedicated in all SF-1 zones except for Planning Area No. 20. The dedication of land for recreation lots shall be determined based on the following criteria:

a. Two hundred square feet shall be set required for each lot with a level pad area of 5,000 square feet of less;

b. Each pocket park shall be a minimum of 10,000 square feet in size; and

c. Pocket parks shall be developed at a ratio of 1 park per every 100 homes.

d. All pocket parks shall be fully improved as the houses in the planning area are occupied. A schematic plan and phasing schedule shall be submitted as part of each tentative tract map.

Street Frontage

Each lot in the SF-1 zone within Planning Area Nos. 17 through 23 (see Exhibit II-1, Conceptual Land Use Plan) shall have a minimum frontage and lot width of 30 feet provided, however, that for lots on cul-de-sacs and curved streets the minimum frontage shall not be less than 20 feet. Flag lots shall have a minimum width of 15 feet on the frontage, except where two or more flag stems are adjacent, in which case the minimum total frontage shall be 20 feet.

Special Planning Overlay Designations

Three special planning overlay designations have been developed for use within the Single-Family (SF-1) zones. The special planning overlay designations include:

- Residential Zero Side Yard Overlay
- Z-Lot Side Yard Overlay

– Paired Single-Family Overlay

These special planning overlays have been developed to provide flexibility in meeting the residential housing needs within the Castaic area. Under the guidelines of this Specific Plan, development of special planning overlay designations shall be limited to not more than 60 percent of the SF-1 areas. In addition, special planning overlay designations shall not be interspersed within the standard SF-1 zone within any single planning area.

Residential Zero Side Yard Overlay

The following regulations shall apply in the SF-1 zone and referred to as a Residential Zero Side Yard Overlay:

A. Purpose. The regulations set forth in this section are to provide for greater flexibility in design with the use of zero-foot side yard, single-family residential lots.

B. Permitted Uses. Any use permitted in the SF-1 zone under the same limitations and conditions, including accessory and uses subject to permit.

C. Area. No building or structure shall be erected or maintained nor shall any building or structure be enlarged unless the following yards and lot areas are provided and maintained in connection with such building, structure or enlargement:

Development Standards for Residential Zero Side Yard Overlay

Yard Requirements

1. Setbacks. Each lot or parcel of land on public streets shall have a front yard of not less than 14 feet in depth from the right-of-way (see definition Section III.C.6.). However, in no case shall the setback be less than 18 feet from the lot-side edge of the sidewalk.

2. Side Yard. There shall be a side yard of not less than five feet in width on one side of a main building of not more than two stories; the other side yard shall have a "blank wall" within the structure and shall be zero where the building wall is placed on the property line. In no event shall any part of the building cross the lot line except for a maximum roof overhang of 18 inches (see Exhibit III-2, Zero Side Yard Overlay). A three-foot exclusive maintenance easement shall be established in the side yard of the property adjacent to the building on the zero-lot line.

3. Rear Yard. There shall be a rear yard of not less than 15 feet in depth.

4. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:

   - Ten feet on a reversed corner lot, or
   - Five feet on other corner lots.

   (See Exhibit III-3, Zero Side Yard Corner Lot Overlay.)

5. Setbacks and yard requirements may be modified through a Conditional Use Permit and approval of the N.A.C.C.

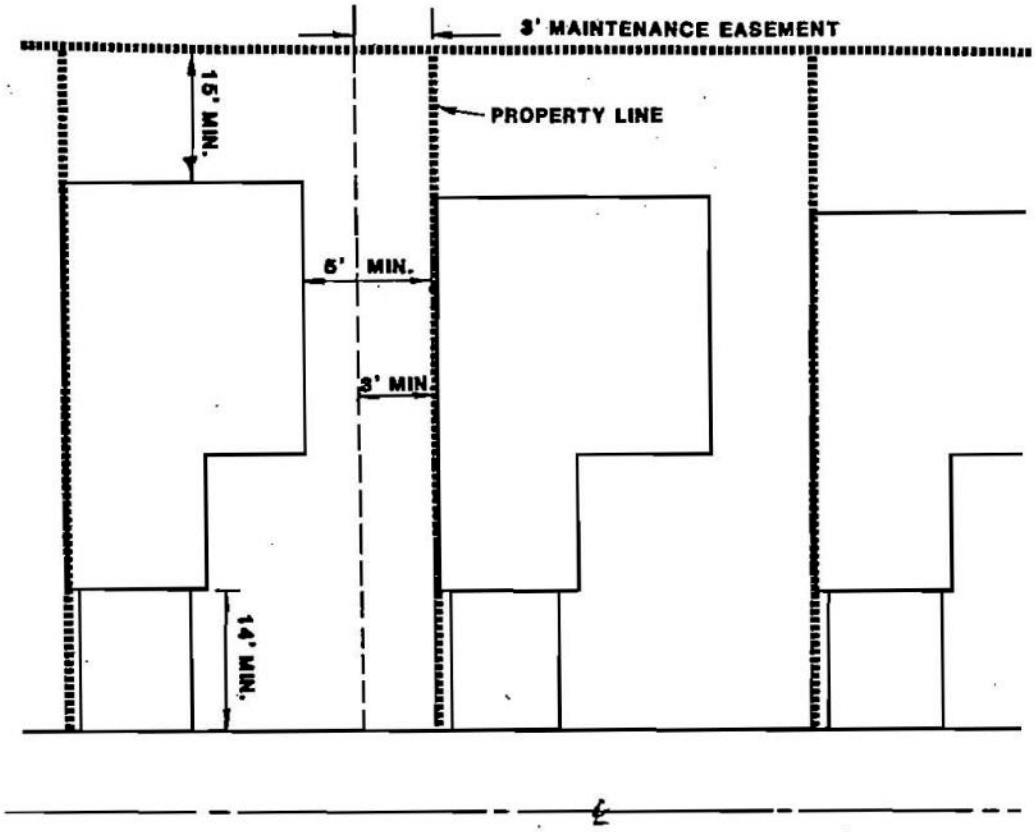
Lot Area

The same lot area provisions for the standard SF-1 zone shall apply to the Zero Side Yard Overlay.

Lot Frontage

The same lot area provisions for the standard SF-1 zone shall apply to the Zero Side Yard Overlay.

NorthLake



ZERO SIDE YARD
OVERLAY

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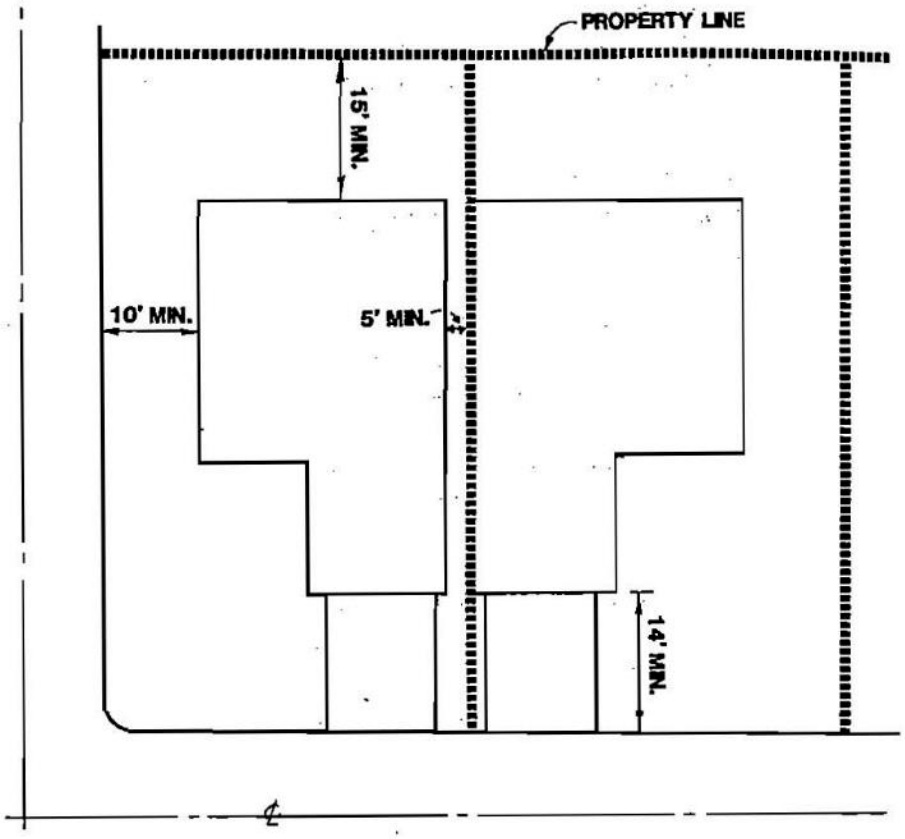
EXHIBIT III-2

NorthLake



ZERO SIDE YARD CORNER LOT OVERLAY

NOT TO SCALE

ESCO

EXHIBIT III-3

Application

In no case shall this overlay be interspersed within the standard SF-1 zone, Z-Lot Overlay or Paired Single-Family Overlay. The overlay use shall be designed so as to be autonomous in its affect on the overall neighborhood design to promote good planning order in the community.

Z-Lot Side Yard Overlay

The following regulations shall apply in the SF-1 Zone and referred to as a Residential Z-Lot Overlay:

A. Purpose. The regulations set forth in this section are to provide for greater flexibility in design with the use of zero side yard, single-family residential lots.

B. Permitted Uses. Any use permitted in the SF-1 zone under the same limitations and conditions, including accessory and uses subject to permit.

C. Area. No building or structure shall be erected or maintained nor shall any building or structure be enlarged unless the following yards and lot areas are provided and maintained in connection with such building, structure, or enlargement:

Development Standards for Z-Lot Side Yard Overlay

Yard Requirements

1. Setbacks. Each lot or parcel of land on public streets shall have a front yard of not less than 14 feet in depth from the right-of-way (see definition Section III.C.6). However, in no case shall the setback be less than 18 feet from the lot-side edge of the sidewalk.

2. Side Yard. One side of the building shall be placed on property line under the Z-Lot configuration as illustrated in Exhibit III-4. For that portion of the structure placed on the property line, an exclusive use easement of three feet for maintenance shall be granted over the adjacent lot. In no event shall any part of the building cross the lot line except for a maximum roof overhang of 18 inches.

3. Rear Yard. There shall be a rear yard of not less than 15 feet in depth.

4. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than ten feet as shown on Exhibit III-5.

Lot Area

The same lot area provisions for the standard SF-1 zone shall apply to the Z-Lot Overlay.

Lot Frontage

The same lot area provisions for the standard SF-1 zone shall apply to the Z-Lot Overlay.

Application

In no case shall this overlay be interspersed within the standard SF-1 zone, Zero Side Yard Overlay or Paired Single-Family Overlay. The overlay use shall be designed so as to be autonomous in its affect on the overall neighborhood design to promote good planning order in the community.

Paired Single-Family Overlay

The following regulations shall apply in the SF-1 zone and shall be referred to as the Paired Single-Family Overlay:

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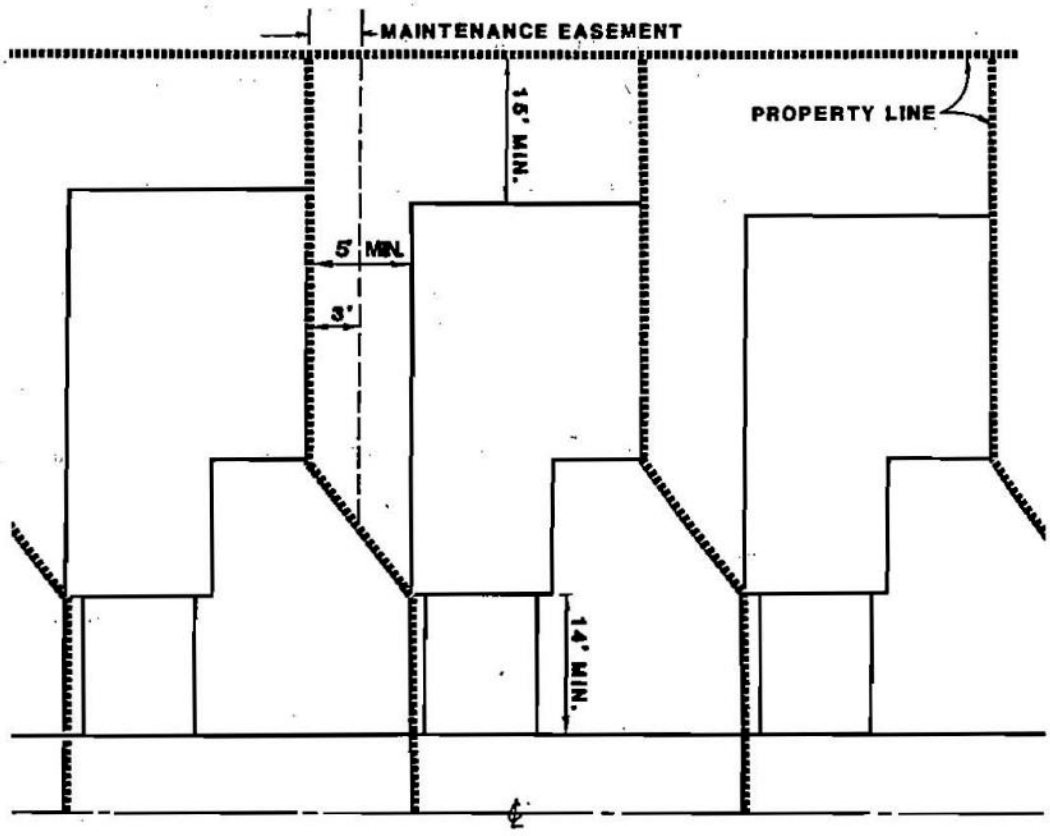


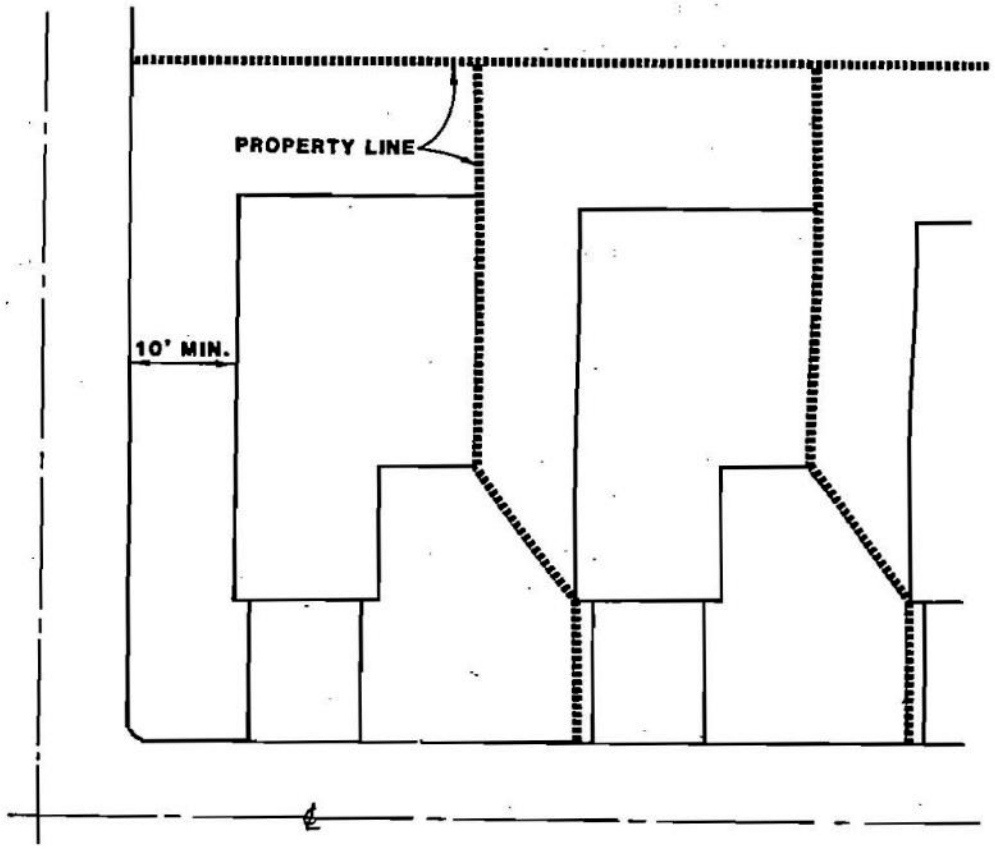
Z-LOT OVERLAY

NOT TO SCALE

ESCO

EXHIBIT III-4

NorthLake



Z-LOT CORNER OVERLAY

NOT TO SCALE

ESCO

EXHIBIT III-5

A. Purpose. The regulations set forth in this section are to provide for greater flexibility in design to implement such design concepts as the "cluster" concept where grading in the natural hillsides would be minimized while still providing a "single-family" type community (see Exhibit III-6, Paired Single-Family Overlay).

B. Permitted Uses. Any use permitted in the SF-1 zone under the same limitations and conditions, including accessory and uses subject to permit.

C. Area. No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained unless the following yards and lot areas are provided and maintained in connection with such building structure or enlargement:

Development Standards for Paired Single-Family Overlay

Yard Requirements

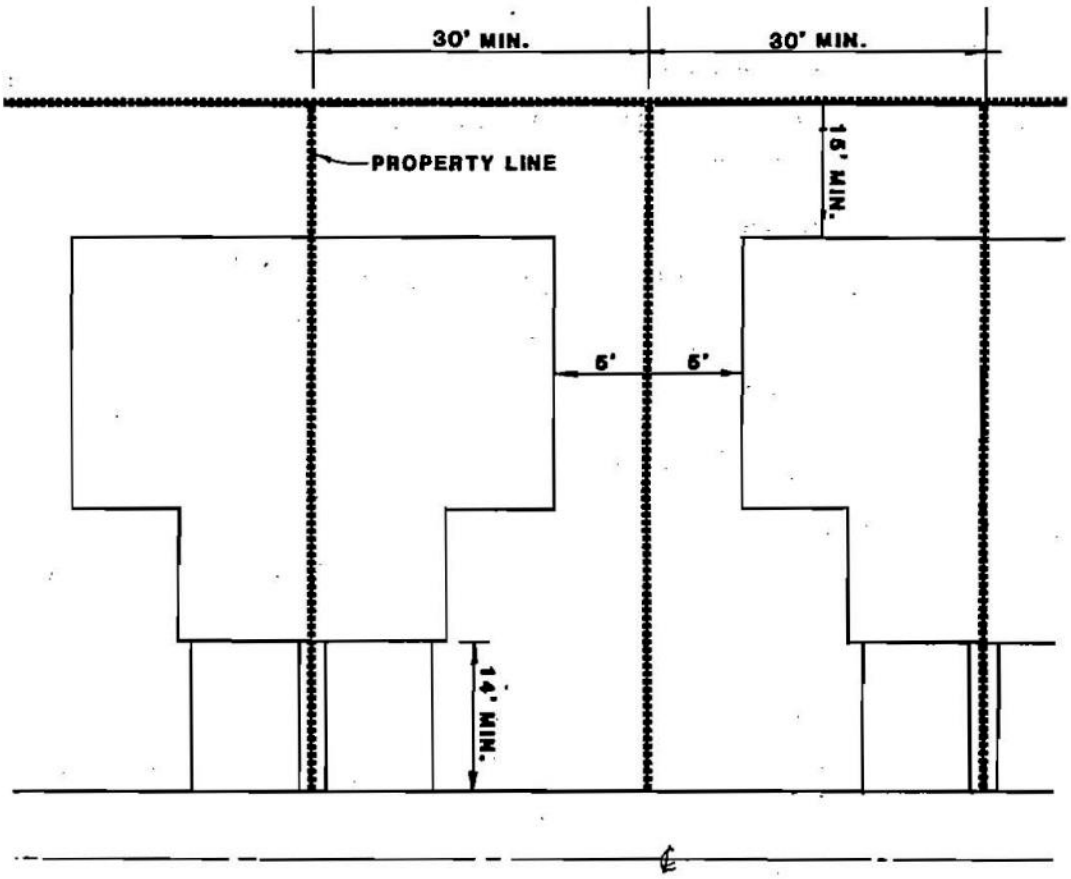
1. Front Yards. Each lot or parcel of land on public streets shall have a front yards of not less than 14 feet in depth from the right-of-way.

2. Interior Side Yards. Each lot or parcel of land shall have an interior side yard of not less than five feet from the property line.

3. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

4. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than ten feet.

NorthLake



PAIRED

SINGLE-FAMILY OVERLAY

NOT TO SCALE

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EXHIBIT III-6

Lot Area

Each lot in the Paired Single-Family Overlay shall have a minimum of area of 3,500 square feet and a minimum width of 30 feet.

Street Frontage

The same lot area provisions for the standard SF-1 zone shall apply to the Paired Single-Family Overlay.

Application

In no case shall this overlay be interspersed within the standard SF-1 zone, the Zero Side Yard Overlay or the Z-Lot Overlay. This overlay shall be designed so as to be autonomous in it effect on the overall neighborhood design to promote good planning order in the community.

2. Single-Family Low Density

Permitted Uses

Property identified in the Specific Plan as Single-Family Low Density (Planning Area Nos. 26 and 27), SF-2 zone, may be used for any use permitted in the SF-1 zone under the same limitations and condition.

Animals

The provisions for animals within the SF-1 zone shall also apply to the SF-2 zone.

Accessory Uses

Permitted accessory uses for property in the SF-2 zone shall be the same as specified accessory uses for the SF-1 zone.

Uses Subject to Permits

Uses subject to permit in the SF-1 zone, except those in non-compliance with other provisions of this section.

Development Standards for the SF-2 Zone

Height limits

Every residence and every other building in the SF-2 zone shall have a height not to exceed 35 feet (as defined in Section III.C.7.).

Yard Requirements

Premises in the SF-2 zone shall be subject to the yard requirements provided herein:

1. Setbacks. Each lot or parcel of land shall have a front yard of not less than 14 feet in depth from the right-of-way (see definition Section III.C.6.). However, in no case shall the setback be less than 18 feet from the lot-side edge of the sidewalk. Increased building setback requirements (as defined in Section III.C.6) shall apply as follows:

   - A minimum setback of 25 feet shall be required for all lots or parcels of land with frontages on NorthLake Boulevard within the project boundary.

   - A minimum setback of 25 feet shall be required along that portion of NorthLake Boulevard which is outside of the project site boundary. (A portion of the existing Ridge Route Road will be renamed NorthLake Boulevard.)

2. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet from parcel boundary or a minimum of ten feet between buildings.

3. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

4. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:

   - Ten feet on a reversed corner lot, or
   - Five feet on other corner lots.

Automobile Parking

Every dwelling unit in the SF-2 zone shall have on the same lot or parcel of land a minimum three-car garage.

Lot Area

Each lot in the SF-2 zone within the Planning Area Nos. 26 and 27 as designated on the Conceptual Land Use Plan, Exhibit II-1, shall have a minimum of 8,000 square feet of area. Lots used for purposes of open space and easements within the SF-2 zone may be less than the 8,000 square foot minimum.

Street Frontage

Each lot in the SF-2 zone within Planning Area Nos. 26 and 27 shall have a minimum frontage and lot width of 50 feet provided, however, that for lots on cul-de-sacs and curved streets the minimum frontage shall not be less than 25 feet. Flag lots shall have a minimum width of 15 feet on the frontage except where two or more flag stems are adjacent, in which case the minimum frontage shall be 20 feet.

3. Single Family - Estate

Permitted Uses

Property identified in the Specific Plan as Single-Family Estates (Planning Area Nos. 28 through 31), SF-E zone, may be used for any use permitted in the SF-2 zone under the same limitations and condition.

Animals

The provisions for animals within the SF-1 zone shall also apply to the SF-E zone with the addition of horses and other equine.

Accessory Uses

Permitted accessory uses for property in the SF-E zone shall be the same as specified accessory uses for the SF-1 zone as well as:

- Detached living quarters on the same premise for the use of temporary guests or domestic help of the occupants of such residence provided that such quarters are not rented or otherwise used as a separate dwelling;

- Riding, hiking and equestrian trails but excluding trails for motor vehicles.

Uses Subject to Permits

Uses subject to permit in the SF-1 zone and the following use provided a permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for the raising of horses and other equine, including the breeding and training of such animals, on a lot or parcel of land having as a condition of use an area of not less than one-half acre provided that such use conforms to the standards to be established by the County of Los Angeles and the NorthLake Architectural Control Committee.

Development Standards for the SF-E Zone

Height limits

Every residence and every other building in the SF-E zone shall have a height not to exceed 35 feet (as defined in Section III.C.7.).

Yard Requirements

Premises in the SF-E zone shall be subject to the yard requirements specified herein:

1. Setbacks. Each lot or parcel of land shall have a front yard of not less than 20 feet in depth from the right-of-way (see definition Section III.C.6.). However, in no case shall the setback be less than 25 feet from the lot-side edge of the sidewalk. Increased building setback requirements (as defined in Section III.C.6) shall apply as follows:

   - A minimum setback of 25 feet shall be required for all lots or parcels of land with frontages on NorthLake Boulevard within the project boundary.

   - A minimum setback of 25 feet shall be required along that portion of NorthLake Boulevard which is outside of the project site boundary. (A portion of the existing Ridge Route Road will be renamed NorthLake Boulevard.)

2. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet from parcel boundary or a minimum of ten feet between buildings.

3. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

4. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:

   - Ten feet on a reversed corner lot, or
   - Five feet on other corner lots.

Automobile Parking

Every dwelling unit in the SF-E zone shall have on the same lot or parcel of land a minimum three-car garage.

Lot Area

Each lot in the SF-E zone within the Planning Area Nos. 28 through 31 as designated on the Conceptual Land Use Plan, Exhibit II-1, shall have a minimum of 20,000 square feet of area. Lots used for purposes of open space and easements within the SF-2 zone may be less than the 20,000-square-foot minimum.

Street Frontage

Each lot in the SF-E zone within Planning Area Nos. 28 through 31 shall have a minimum frontage and lot width of 100 feet provided, however, that for lots on cul-de-sacs and curved streets the minimum frontage shall not be less than 50 feet.

4. Single Family/Golf

Permitted Uses

Property identified in the Specific Plan as Single-Family/Golf (Planning Area No. 16), SF-G zone, may be used for any use permitted in the SF-1 zone under the same limitations and conditions and shall also include the following uses:

- Golf courses, including the customary clubhouse and appurtenant facilities, on a lot or parcel of land having as a condition of use an area of not less than one acre;
- Golf driving ranges, on a lot or parcel of land having as a condition of use an area of not less than one acre;
- Public swimming facilities;

- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts on a lot or parcel of land having as a condition of use an area of not less than one acre.

Animals

The provisions for animals within the SF-1 zone shall also apply to the SF-G zone.

Accessory Uses

Permitted accessory uses for property in the SF-G zone shall be the same as specified accessory uses for the SF-1 zone.

Uses Subject to Permits

Uses subject to permit in the SF-1 zone.

Development Standards for the SF-G Zone

Height limits

Every residence and every other building in the SF-G zone shall have a height not to exceed 35 feet (as defined in Section III.C.7.).

Yard Requirements

Residential lots in the SF-G zone shall be subject to the same yard requirements and conditions as specified for the SF-1 zone.

Automobile Parking

Every dwelling unit in the SF-G zone shall have on the same lot or parcel of land a minimum two-car garage.

Lot Area

Each lot in the SF-G zone within the Planning Area No. 16, as designated on the Conceptual Land Use Plan, Exhibit II-1, shall have a minimum of 4000 square feet of area. Lots used for purposes of open space and easements within the SF-R zone may be less than the 4,000-square-foot minimum. Approximately 93.6 acres within this area shall be used for the golf course or other associated recreational uses.

Street Frontage

Street frontage requirements for the SF-R zone shall be the same as for the SF-1 zone.

5. Multi-Family

Permitted Uses

Property as defined in the Specific Plan as Multi-Family, Planning Area No. 10, or MF zone may be used for any use permitted in the SF-1 zone under the same limitations and conditions and for the following additional permitted uses:

- Townhomes, apartment houses and condominium units.
- Churches, temples and other places used exclusively for religious worship, including customary incidental education and social activities in conjunction therewith. Such provision shall not be deemed to authorize activities otherwise specifically classified in this zone.
- Convents and monasteries.
- Temporary activities sponsored by a non-profit organization or charitable use.

Animals

The provisions for animals within the SF-1 zone shall also apply to the MF zone.

Accessory Uses

Permitted accessory uses for property in the MF zone shall be the same as specified accessory uses for the SF-1 zone.

Uses Subject to Permits

Property in the MF zone may be used for the following uses provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Senior citizen resident facilities;
- Congregate care housing (group housing facility providing special amenities, services or organized activities for senior citizen residents);
- Convalescent care housing (group senior citizen housing providing 24-hour-per-day medical care and supervision);
- Access to property lawfully used for a purpose not permitted in the MF zone;
- Family day care homes (facility within caregiver's own home, providing care and supervision to a maximum of 12 children for periods of less than 24 hours per day;
- Day care centers;
- Parking lots as a temporary use;
- Uses subject to permit in the SF-1 zone, except those specifically listed as permitted or accessory uses within this section.

Development Standards for the MF Zone

Conceptual layouts of land use in the MF zone are shown in Exhibits III-7 and III-8.

Height limits

No building in zone MF shall exceed four stories. A maximum of three stories shall be allowed for building frontages located along public streets or greenbelts.

Yard requirements

Premises in the MF zone shall be subject to the setback requirements provided herein. Yards required by this zone are also subject to the general provisions and exceptions contained in chapter 22.48 (Los Angeles County Planning and Zoning Codes) which shall apply as specified.

1. Setbacks—Each lot or parcel of land on public streets shall have a front yard of not less than 10 feet in depth from the right-of-way (see definition Section III.C.6.).

   - A minimum setback of 25 feet shall be required for all lots or parcels of land with frontages on NorthLake Boulevard within the project boundary.

   - A minimum setback of 25 feet shall be required along that portion of NorthLake Boulevard which is outside of the project site boundary. (A portion of the existing Ridge Route Road will be renamed NorthLake Boulevard, as shown in Exhibit II-8, Conceptual Circulation Plan.)

   - A minimum setback of 20 feet shall be required for all lots or portions thereof with frontages on local collectors which intersect with NorthLake Boulevard. This 20 foot setback shall apply for a distance of 300 feet from the centerline intersections of the local collector and NorthLake Boulevard.

NorthLake

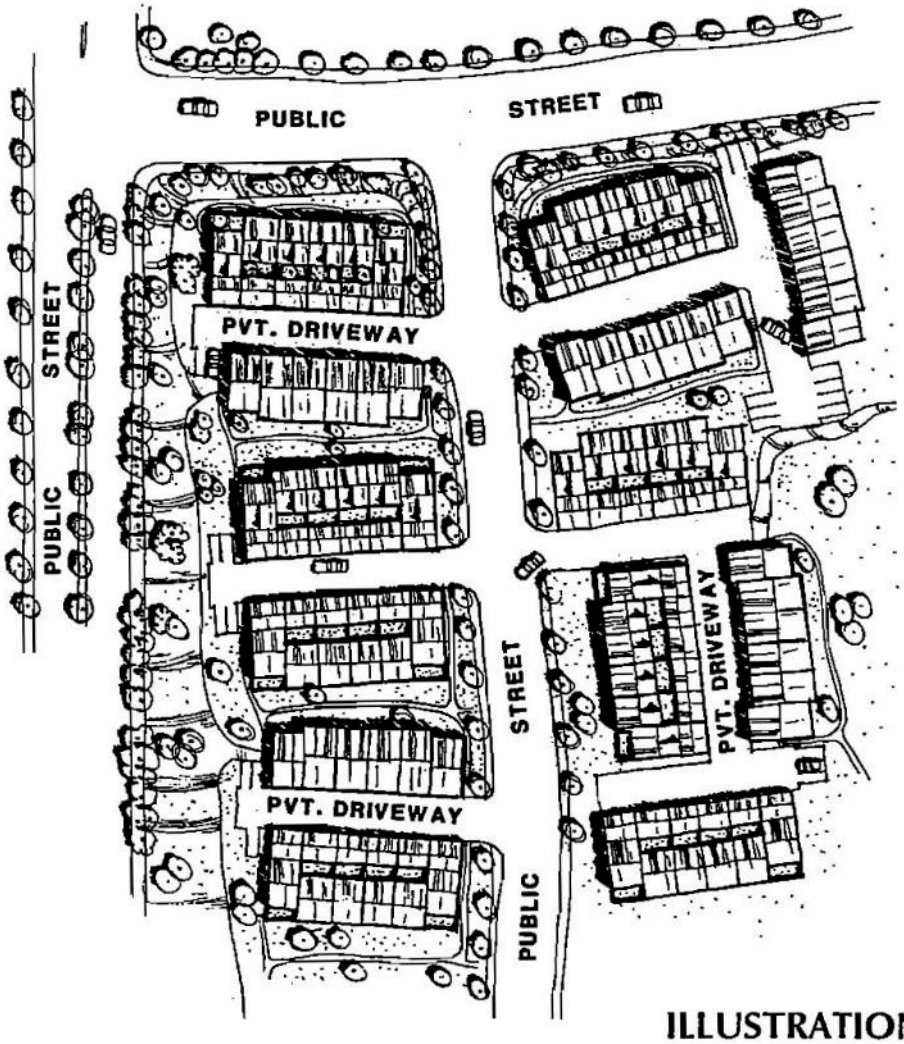

ILLUSTRATION OF MULTI-FAMILY ZONE: TOWNHOME

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EXHIBIT III-7

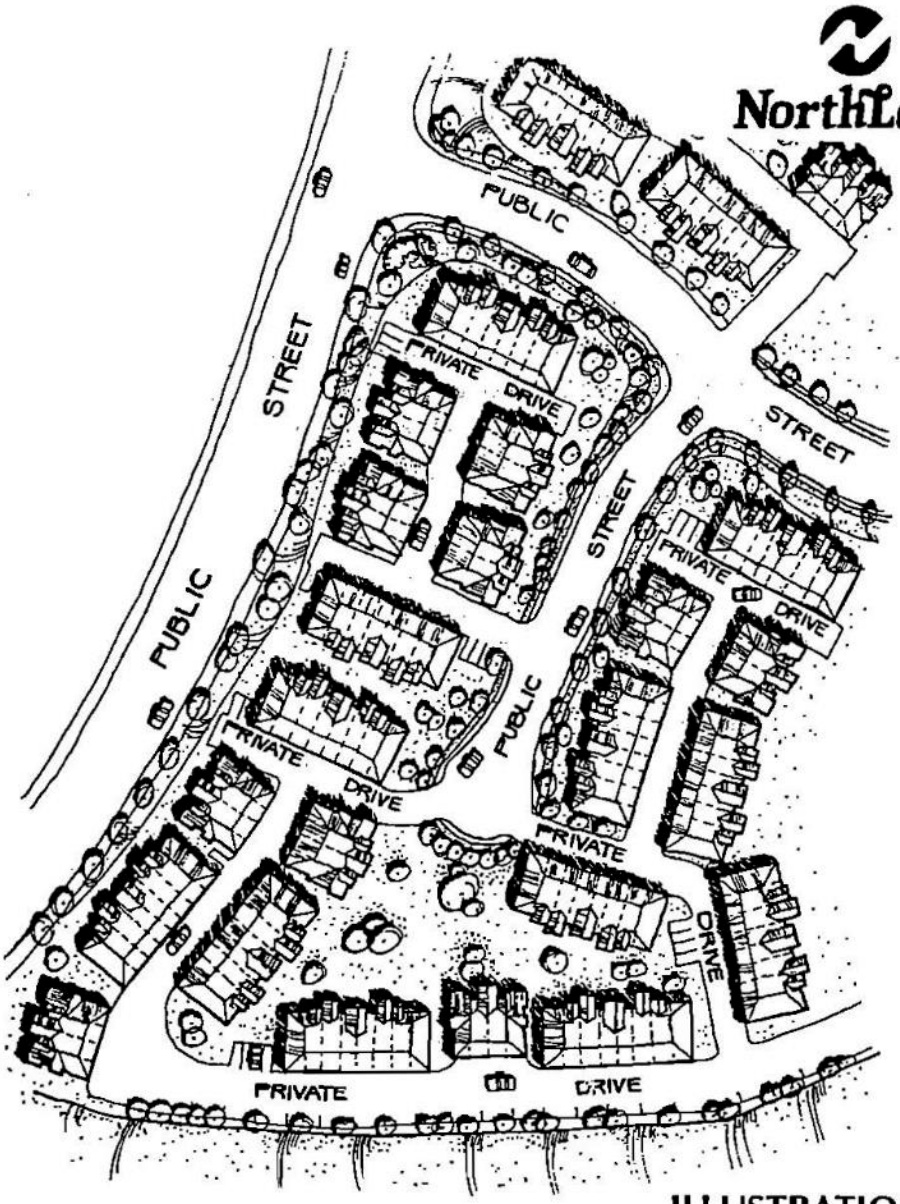


ILLUSTRATION OF MULTI-FAMILY ZONE: APARTMENTS

NOT TO SCALE

ESCO

EXHIBIT III-8

2. Interior Setbacks. There shall be a separation of not less than 10 feet between buildings.

Automobile Parking

Covered automobile parking shall be provided based on a standard of one parking space per bedroom but not less than one and a half spaces per unit. Guest parking (uncovered) shall be provided at a ratio of 1/4 parking space per dwelling unit. Parking shall be permitted in tandem if designated and only for units of two or more bedrooms. On-street parking shall be permitted on those public streets that are non-through streets such as cul-de-sacs. No automobile parking shall be allowed within the front setback. Senior citizen housing shall be exempt from these parking requirements through the approval of a Conditional Use Permit (CUP).

6. Multi-Family/Golf

Permitted Uses

Property identified in the Specific Plan as Multi-Family/Golf (Planning Area Nos. 11, 12, 13, 15), MF-G Zone, may be used for any use permitted in the MF zone under the same limitations and condition and shall also include the following uses:

- Golf courses, including the customary clubhouse and appurtenant facilities, on a lot or parcel of land having as a condition of use an area of not less than one acre. Approximately 60.1 acres of the area designated as MF-G shall be used for golf and other related recreation facilities
- Golf driving ranges on a lot or parcel of land having as a condition of use an area of not less than one acre;
- Public swimming facilities;

- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts on a lot or parcel of land having as a condition of use an area of not less than one acre;

Animals

The provisions for animals within the SF-1 zone shall also apply to the MF-G zone.

Accessory Uses

Permitted accessory uses for property in the MF-G zone shall be the same as specified accessory uses for the MF zone.

Uses Subject to Permits

Uses subject to permit in the MG-G zone are the same as outlined for the MF-1 zone.

Development Standards for the MF-G Zone

Height limits

Every dwelling unit and other residence related building in the MF-G zone shall comply with the height provisions as set forth for the MF zone. All recreation related facilities shall be restricted in height to the standards specified for the SF-1 zone.

Yard Requirements

Residential lots in the MF-G zone shall be subject to the same yard requirements and conditions as specified for the MF zone.

Automobile Parking

Automobile parking associated with residential uses in the MF-G zone shall comply with the provisions as set forth in the MF zone.

Street Frontage

Street frontage requirements for the MF-G zone shall be the same as for the MF zone.

E. COMMUNITY DEVELOPMENT STANDARDS

1. Community Commercial

The Community Commercial land use category, C-C zone, is intended to serve the needs of the immediate residential community. The C-C zone corresponds to Planning Area No. 9 on Exhibit II-1, Conceptual Land Use Plan.

Permitted Uses

This land use category is similar in nature to the County of Los Angeles C-2 Neighborhood Business zone but is limited to the following uses:

Sales

- Antique shops, genuine antiques only
- Appliance stores, household
- Art galleries
- Art supply stores
- Bakery shops, including baking only when incidental to retail sales from the premises
- Bicycle shops
- Book stores
- Ceramic shops, including manufacturing incidental to retail sales from the premises provided the total volume of kiln space does not exceed eight cubic feet

- Clothing stores
- Confectionery or candy stores, including making only when incidental to retail sales from the premises
- Delicatessens
- Department stores
- Dress shops
- Drug stores
- Florist shops
- Furniture stores
- Furrier shops
- Gift shops
- Glass and mirror sales, including automobile glass installation only when conducted within an enclosed building
- Grocery stores
- Hardware stores
- Health food stores
- Hobby supply stores
- Ice cream shops
- Jewelry shops
- Leather goods stores
- Liquor stores
- Mail order houses
- Meat markets, excluding slaughtering
- Millinery shops

- Music stores
- Notions or novelty stores
- Nurseries, including the growing of nursery stock
- Office machines and equipment sales
- Paint and wallpaper stores
- Pet supply stores, excluding the sale of pets other than tropical fish or goldfish
- Photographic equipment and supply stores
- Radio and television stores
- Shoe stores
- Silver shops
- Sporting goods stores
- Stamp redemption centers
- Stationery stores
- Tobacco shops
- Toy stores
- Video sales and rentals
- Yarn and yardage stores

Services

- Automobile rental and leasing agencies
- Automobile service stations, including incidental repair, washing and rental of utility trailers subject to the provisions of Subsection B. of Section 22.28-80 (zone C-1) Los Angeles County Planning and Zoning Code

- Banks, savings and loans, credit unions and finance companies
- Barber shops
- Beauty shops
- Bicycle rental
- Child care centers
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith
- Colleges and universities, including appurtenant facilities giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency but excluding trade schools
- Comfort stations
- Communication equipment buildings
- Crops, field, tree, bush, berry and row, including the growing of nursery stock
- Day care for children, family homes
- Day care for children, special homes
- Day nurseries, children
- Dental clinics, laboratories in conjunction therewith
- Dry cleaning, self service
- Dry cleaning agencies, including incidental spotting, sponging and pressing only
- Earth stations
- Employment agencies

- Fire Stations
- Greenhouses
- Interior decorating studios
- Laundries, hand
- Laundries, self-service
- Laundry agencies
- Libraries
- Locksmith shops
- Medical clinics, including laboratories in conjunction therewith
- Offices, business or professional
- Parking lots and parking buildings
- Photography studios
- Post offices
- Real estate offices
- Rental services limited to the following provided a commercial appearance is maintained by office or window display space or both, across all the street or highway frontage of the building or buildings to a depth of not less than ten feet:
- Furniture and appliance rentals
- Party equipment rentals
- Tools rentals, including rototillers, power mowers, sanders and saws, cement mixers and other similar equipment but excluding heavy machinery or trucks
- Restaurants and other eating establishments including food take-out

- Riding, bikeways and hiking trails, excluding trails for motor vehicles
- Schools, business and professional, including art, barber, beauty, dance, drama and music but not including any school specializing in manual training, shop work or in the repair and maintenance of machinery or mechanical equipment
- Shoe repair shops
- Shoeshine stands
- Stations, bus and taxi
- Tailor shops
- Tourist information centers
- Union halls
- Watch repair shops

Accessory Uses

The following accessory uses shall be permitted, subject to the same limitations and conditions provided in Section 22.28-040 (Zone C-H) Los Angeles County Planning and Zoning Code.

- Accessory buildings and structures
- Building materials, storage of, used in the construction of a building or building project during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be part of the building project or on property adjoining the construction site

The following accessory uses subject to the same limitations and conditions provided in Section 22.28-090 (zone C-1) Los Angeles County Planning and Zoning Code.

- Automobile repair and installation when incidental to the sale of new automobiles, automobile service stations and automobile supply stores
- Automobile washing, waxing and polishing
- Rental, leasing and repair of articles sold on the premises
- Signs, as provided in Section IV.E. herein
- Used merchandise, retail sale of, taken as trade-in

Uses Subject to Use Permits

The following uses provided a conditional use permit has first been obtained as provided in Part 1, Chapter 22.56 Los Angeles County Planning and Zoning Code and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Specific Plan
- Arcades, penny or movie
- Bars and cocktail lounges, including piano bars
- Billiard halls
- Carnivals, temporary
- Christmas trees and wreaths, the sale of
- Hospitals
- Ice sales, excluding ice plants
- Miniature golf course
- Pet grooming, excluding boarding
- Pet stores, within an enclosed building only
- Pool halls

- Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare, such as fire stations and libraries, in addition to those specifically listed in this Section
- Radio and television stations, but excluding studios
- Recording studios
- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities together with appurtenant clubhouse
- Steam or sauna baths
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipe lines and similar uses for a period not to exceed one year
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts
- Theaters and other auditoriums
- Veterinary clinics, small animal
- Temporary activities sponsored by a non-profit organization or charitable use

Community Commercial Development Standards

Premises in the Community Commercial zone shall be subject to the following development standards:

Parking

The design layout, landscaping and allotment of automobile parking space as required by Chapter 22.52, Part 11 of the Los Angeles County Planning and

Zoning Code. (Note handicapped parking requirements as detailed in section 22.52.1070.)

Landscaping

In all commercial zoning districts landscaping shall be provided within off-street parking areas in accordance with the following:

- A minimum of fifteen percent of the total planning area shall be landscaped; and
- All landscaped areas shall be uniformly distributed throughout the parking areas, shall be perpetually maintained and shall conform to the design guidelines established in Section IV.C. herein.

Building Site Coverage

The ratio of the internal floor area of all structures constructed within the C-C zone to the total site area shall not exceed .35 (F.A.R.). This ratio shall apply to the Community Commercial planning area. Each lot shall have a minimum of 10,000 square feet.

Building Heights

The maximum height limit shall be three stories excluding the basement for all structures.

No outside storage is allowed within the Community Commercial zones.

2. Highway Commercial

The Highway Commercial Planning Area, C-H zone, corresponds to Planning Area No. 1 as shown on Exhibit II-1, Conceptual Planning Area.

Permitted Uses

Uses permitted in the C-H zone include all uses allowed in the C-C zone plus:

- Family day care homes
- Museums, publicly-owned
- Riding and hiking trails, excluding trails for motor vehicles

Accessory Uses

Accessory uses for the C-H zone will be the same as allowed under the C-C zone.

Uses Subject to Permit

Premises in zone C-H may be used for any use subject to permit in the C-C zone and for the following uses, provided a use permit has first been obtained and such permit is in full force and effect in conformity with the conditions of such permit for:

- Adult day care facilities
- Adult residential facilities
- Air pollution sampling stations
- Arboretums and horticultural gardens
- Bowling alleys
- Car washes, coin-operated hand wash
- Convents and monasteries
- Crops—field, tree, bush, berry and row, including nursery stock. This subdivision shall not be construed to permit roadside stands, retail sale from the premises or signs advertising products produced on the premises.

- Dental clinics, including laboratories in conjunction therewith
- Fraternity and sorority houses
- Gas metering and control stations, public utility
- Grading projects, onsite, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project
- Group homes, children
- Heliport
- Helistops
- Hotels
- Medical clinics, including laboratories and prescription pharmacies in conjunction therewith
- Motels
- Park and ride lots
- Park and ride lots
- Parking lots and parking buildings
- Public utility service centers
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in the section
- Restaurants and other eating establishments, including food take-out and outdoor dining
- Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery and similar items

- Rooming and boarding houses
- Storage, temporary, of materials and construction equipment used in construction or maintenance of street and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year
- Trailer rentals, box and utility only, accessory only to automobile service stations
- Telephone repeater stations
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use of normal and appurtenant to the storage and distribution of water
- Youth hostels

Highway Commercial Development Standards

Uses in the C-H zone shall be subject to the following development standards:

Parking

The design layout, landscaping and allotment of automobile parking space as required by Chapter 22.52, Part 11 of the Los Angeles County Planning and Zoning Code. (Note handicapped parking requirements as detailed in Section 22.52.1070.)

Landscaping

In all commercial zoning districts landscaping shall be provided within off-street parking areas in accordance with the following:

- A minimum of 15 percent of the total planning area shall be landscaped; and

- All landscaped areas shall be uniformly distributed throughout the parking areas, shall be perpetually maintained and shall conform to the design guidelines established in Section IV.C. herein.

Building Site Coverage

The ratio of the internal floor area of all structures constructed within the C-H zone to the total site shall not exceed .50 F.A.R. This ratio shall apply to the Highway Commercial planning area. Each lot within the C-H zone shall have a minimum of 10,000 square feet.

Building Heights

The maximum height limit shall be four stories excluding the basement for all structures.

No outside storage is allowed within the highway commercial zones.

F. INDUSTRIAL DEVELOPMENT STANDARDS

1. Light Industrial

The Light Industrial Planning Area (Nos. 2 through 8), I zone, is similar in nature to the County of Los Angeles Light Manufacturing (M-1) zone but is limited to the following uses:

Permitted Uses

Zone M-1 may be used for:

- Adult day care facilities
- Adult residential facilities
- Agricultural contractor equipment, sale or rental or both
- Animal hospitals

- Assembly plants
- Automobile body and fender repair shops, if all operations are conducted inside of a building
- Automobile painting and upholstering
- Bags, manufacture of
- Barrels, storage of empty barrels
- Baseball park
- Batteries; the manufacture and rebuilding of batteries
- Beds; the manufacture of bedspreads and bedsprings
- Billboards; the manufacture of billboards
- Blacksmith shops
- Boat building
- Bone products; the manufacture of bone products
- Book bindery
- Bottling plant
- Box factory
- Breweries
- Brushes, the manufacture of
- Building materials, storage of
- Bus storage
- Cabinetmaking
- Candles, the manufacture of
- Cannery, except meat or fish
- Canvas; the manufacture of canvas and products of canvas

- Car barns for buses and streetcars
- Carnivals, commercial or otherwise
- Carpenter shops
- Carpet cleaning
- Casein; the manufacture of casein products, except glue
- Cellophane; the manufacture of cellophane products
- Ceramics; the manufacture of ceramics
- Cesspool pumping, cleaning and draining
- Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Los Angeles County department of animal control
- Child care
- Clay products; the manufacture or storage, or both, of clay products, including clay statuary
- Cleaning and dyeing establishments, wholesale
- Clocks, manufacture of
- Cloth; the manufacture of cloth and cloth products, including clothing of all kinds, but not tanning
- Coffee roasting
- Coffins, the manufacture of
- Cold-storage plants
- Communication stations
- Concrete batching, provided that the mixer is limited to one cubic yard capacity

- Colleges
- Contractor's equipment yards, including farm equipment and all equipment used in building trades
- Cork, the manufacture of cork products
- Cosmetics; the packaging and distribution of pharmaceutical and cosmetic items
- Cotton storage
- Creameries
- Curtain cleaning plants
- Dairy products depots and manufacture of dairy products
- Disability rehabilitation and training centers, except that dormitories and similar structures used for living or sleeping accommodations are prohibited, and dwelling units are permitted only as provided in subsection A of this section
- Distributing plants
- Dog breeding, commercial dog kennels, dog training schools
- Draying yards or terminals
- Drugs; the manufacture of, and sale at wholesale of drugs
- Drygoods; the manufacture of, sale at wholesale of and storage of drygoods
- Dyeing and cleaning, wholesale
- Earth stations
- Electric appliance assembly
- Electrical parts; the manufacture of, sale at wholesale of or the storage of small electrical parts
- Electric signs, the manufacture of

- Electrical transformer substations
- Emery cloth, the manufacture of
- Engines; the manufacture of internal combustion or steam engines; this paragraph does not permit a foundry
- Engraving; machine metal engraving
- Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise
- Feathers; the manufacture or renovation of feather products, or both
- Felt; the manufacture of felt
- Fiber products, including fiberglass, the manufacture of
- Fire stations
- Fixtures, the manufacture of gas or electrical fixtures, or both
- Food products, the manufacture, processing, storage and sale of, except lard, pickles, sausage, sauerkraut or vinegar
- Fruit packing plants
- Fuel yard
- Fumigating contractors
- Furniture, the manufacture of
- Generators; the manufacture of electrical generators
- Glass; the production by hand of crystal glass art novelties within a closed building of fire-resistant construction
- Glass, the storage of
- Gloves, the manufacture of

- Granite, the grinding, cutting and dressing of granite
- Group homes, children
- Hair products, the manufacture of
- Harnesses, the manufacture of
- Heating equipment, the manufacture of
- Hemp storage
- Horn products, the manufacture of
- Hospitals
- Hotels
- Humane societies
- Ice, the manufacture, distribution and storage of
- Incinerators, the manufacture of
- Ink, the manufacture of
- Iron; ornamental iron works, but not including a foundry
- Jewelry, the manufacture of
- Knitting mills
- Laboratories for testing experimental motion picture film
- Laundries
- Leather products, the manufacture of
- Libraries
- Linen and towel supply
- Liquor storage
- Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored aboveground at any one time

- Lumberyards, except the storage of boxes or crates
- Machine shops
- Machinery storage yards
- Machinery; the repair of farm machinery
- Malt products, the manufacture of
- Marble, the grinding, cutting and dressing of
- Mattresses, the manufacture and renovation of
- Medicines, the manufacture of
- Metals:
    1. Manufacture of products of precious metals
    2. Manufacture of metal, steel and brass stamps, including hand and machine engraving
    3. Metal fabricating
    4. Metal spinning
    5. Metal storage
    6. Metal working shops
    7. Plating and finishing or metals, provided no perchloric acid is used
- Motels
- Motors; the manufacture of electric motors
- Moving van storage or operating yards
- Musical instruments, the manufacture of
- NorthLake Information Center
- Novelties, the manufacture of

- Oil; the manufacture of vegetable oil
- Oleomargarine, the manufacture of
- Optical goods, the manufacture of
- Paint mixing, except the mixing of lacquers and synthetic enamels
- Park and ride lots
- Paper mache statuary, the manufacture of
- Paper products, the manufacture of, but not including the manufacture of paper itself
- Perfume, the manufacture of
- Pest control service, including residential termite control
- Pharmaceuticals, the manufacture and packaging of
- Plaster, the storage of
- Plastics, the molding of plastics, including the light manufacture of products thereof, provided all grinding operations are conducted within an interior room
- Plumbing shops and plumbing contractor's shops
- Polish, the manufacture of
- Pottery, the manufacture of
- Presses; hydraulic presses for the molding of plastics
- Produce yards or terminals
- Putty, the manufacture of
- Radios, the assembly of
- Refrigeration plants
- Religious facilities

- Riding trails, bikeways and hiking trails, excluding trails for motor vehicles
- Roofing contractor's establishments
- Rope, the manufacture and storage of
- Rubber, the processing of raw rubber if:
    1. The rubber is not melted
    2. Where a banbury mixer is used, the dust resulting therefrom is washed
- Rug cleaning plant
- Rugs, the manufacture of
- Saddles, the manufacture of
- Sand; the washing of sand to be used in sandblasting
- Sandpaper, the manufacture of
- Sash and door manufacturing
- Schools
- Self-service storage facilities, subject to the provisions of Part 12 in Chapter 22.52 of the Los Angeles Zoning Code
- Sheet metal shops
- Shell products, the manufacture of
- Shoes, the manufacture of
- Shoe polish, the manufacture of
- Shooting gallery
- Skating rinks and dance pavilions, if such rinks and pavilions are as a condition of use not within 500 feet of any residential zone
- Signs, the manufacture of

- Sodium glutamate, the manufacture of
- Soft drinks, the manufacture and bottling of
- Springs, the manufacture of
- Starch, the mixing and bottling of starch
- Statuary; the manufacture of clay, paper mache and stone statuary and monuments
- Stencils, the manufacture of
- Stone, marble and granite, and grinding, cutting and dressing of
- Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building
- Stove polish, the manufacture of
- Textiles; the manufacture of textiles, including clothing and upholstery
- Tire retreading
- Tools, the manufacture of
- Toys, the manufacture of
- Trailers, the manufacture of
- Truck storage or rental
- Type; the manufacture of printer's type
- Valves; the storage and repair of oil well valves
- Venetian blinds, the manufacture of
- Ventilating ducts, the manufacture of
- Veterinary; the consulting office and hospital of a veterinary
- Vitamin tablets, the manufacture of

- Wallboard, the manufacture of
- Warehouses; storage warehouses
- Watches, the manufacture of
- Welding
- Window shades, the manufacture of
- Wine storage and manufacture
- Wood; the manufacture of wood products. This section does not permit a planing mill.
- Wood yards
- Woolen goods; the manufacture and storage of
- Yarn; the dyeing of yarn and manufacture of yarn products

G. SCHOOL/PARK

The locations of the School/Park Zones, Planning Area Nos. 24 and 25, were determined by projected student generation by phase and growth patterns within the Specific Plan area.

Permitted Uses

This land use category is intended to serve the needs of the immediate residential community. The following permitted uses shall apply:

- Parks, playgrounds and multi-use fields with all appurtenant facilities customarily found in conjunction therewith;
- Accredited schools, kindergarten through grade 6 including appurtenant facilities which offer instruction required to be taught in the public

schools by the Education Code of the State of California in which no pupil is physically restrained but excluding trade or commercial schools;

- Temporary activities sponsored by a non-profit organization or charitable use and approved by school authorities.

Relocation, expansion or removal of the School/Park Zones shall be accomplished through direct negotiations between the developer and the Castaic Union Elementary School District and/or the County of Los Angeles, whichever is applicable. If the relocation of a school/park site is deemed necessary, it should be located within an established SF-1 Zone. The previously designated location shall revert to an SF-1 Single-Family Residential Zone with all accompanying uses and restrictions. Relocation, expansion or removal of a School/Park Zone shall be allowed within this Specific Plan and shall not require a Specific Plan amendment.

Accessory Uses

The School/Park Zone may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction with school facilities.

- Building materials, storage of, used in the construction of a building or building project provided that the land so used shall be a part of the school facilities project.

Development Standards

The developer, working in conjunction with the Castaic Union Elementary School District, the State of California Department of Education, and, if applicable, the Los Angeles County Department of Parks and Recreation, will develop appropriate standards to determine a final layout and site plan for the school site. Architectural and landscape themes appropriate to the Specific Plan development will be addressed in this preliminary site plan review process. Other issues to be addressed include:

parking requirements, landscaped transition areas, height limitations and residential and circulation setback requirements. The design of the school/park site structures shall be consistent with the design guidelines as developed by the N.A.C.C.

H. OPEN SPACE/RECREATION (OSR)

This land use category is intended to accommodate open space and recreation uses to serve the community and region. Zone OSR is established to provide for a comprehensive range of entertainment and amusement. Provisions of this zone also provide for other commercial uses that may be necessary in such an area. The following commercial uses shall apply, provided that all sales are retail only and all goods sold except reconditioned sporting goods are new. This land use category is similar in nature to the County of Los Angeles (CR) Commercial Recreation zone but is limited to the following uses:

Permitted Uses

Zone OSR may be used for:

- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period
- Athletic fields, excluding stadiums
- Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period
- Comfort stations
- Communications equipment buildings
- Earth stations
- Fire stations

- Gas metering and control stations, public utility
- Golf courses, including customary clubhouse and appurtenant facilities (temporary and permanent)
- Golf driving ranges
- Gymnasiums
- Parks, playgrounds and playfields with all appurtenant facilities customarily found in conjunction therewith
- Polo fields
- Riding academies and stables with the boarding of horses on a lot or parcel of land having as a condition of use an area of not less than five acres
- Riding trails, bikeways and hiking trails, excluding trails for motor vehicles
- Swimming pools
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts

Accessory Uses

The following accessory uses, subject to the same limitations and conditions provided in Section 22.28.040 (zone C-H), Los Angeles County Planning and Zoning Code:

- Access to property lawfully used for a purpose not permitted in the CR zone
- Accessory buildings and structures
- Debris basins
- Easements for utility lines, public or private
- Grading projects, offsite transport
- Offsite grading

- Refreshment stands operated in conjunction with and intended to serve the patrons of a use permitted in the Commercial Recreation zone but not as a separate enterprise
- Signs, as provided in Section IV.E. of the Design Guidelines herein
- Maintenance and storage areas necessary for permitted use

Uses Subject to Use Permits

The following uses, provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Amphitheaters
- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, slides, rebound-tumbling and similar equipment for longer than seven days in any six month period
- Archery ranges
- First aid stations
- Health clubs or centers
- Menageries, zoos, animal exhibitions or other facilities for the keeping or maintaining of wild animals
- Outdoor festivals
- Park and ride lots
- Parking lots
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section

- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities together with appurtenant clubhouses
- Riding trails, bikeways and hiking trails, excluding trails for motor vehicles
- Schools, accredited, including appurtenant facilities which offer instruction required to be taught in the public schools by the Education Code of the State of California in which no pupil is physically restrained
- Sewage treatment plants, pumping stations, tanks and any use normal and appurtenant to the collection, treatment and disposal of sewage
- Skating rinks, ice or roller
- Stations, bus and taxi
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water

OSR/Recreation Development Standards

Premises in zone C-R shall be subject to the following development standards:

A. That there be parking facilities as required by Part 11 of Section 22.52, Los Angeles County Planning and Zoning Code.

B. Application. This zone shall be designed as to be autonomous in its affect on the overall neighborhood design to promote good planning and order in the community.

I. GOLF FACILITIES (GF)

This land use category has been developed to accommodate the golf-related non-residential uses proposed under the NorthLake Specific Plan. The GF zone corresponds to Planning Area No. 14.

Permitted Uses

The GF zone may be used for:

- Earth stations
- Fire stations
- Gas metering and control stations, public utility
- Golf courses, including customary clubhouse and appurtenant facilities (temporary and permanent)
- Golf driving ranges
- Gymnasiums
- Parks, playgrounds and playfields with all appurtenant facilities customarily found in conjunction therewith
- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities together with appurtenant clubhouses
- Riding trails, bikeways and hiking trails, excluding trails for motor vehicles
- Swimming pools
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts

Accessory Uses

The following accessory uses may be constructed within the GF zone areas:

- Access to property lawfully used for a purpose not permitted in the CR zone
- Accessory buildings and structures
- Debris basins
- Easements for utility lines, public or private
- Grading projects, offsite transport
- Offsite grading
- Refreshment stands operated in conjunction with and intended to serve the patrons of a use permitted in the Commercial Recreation zone but not as a separate enterprise
- Signs, as provided in Section IV.E. of the Design Guidelines herein
- Maintenance and storage areas necessary for permitted use

Uses Subject to Use Permits

The following uses, provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Archery ranges
- Health clubs or centers
- Parking lots
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section
- Sewage treatment plants, pumping stations, tanks and any use normal and appurtenant to the collection, treatment and disposal of sewage

- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water

IV. DESIGN GUIDELINES

A. PURPOSE

The NorthLake Specific Plan design guidelines are statements expressing the desired character of future development within the project area. The guidelines are the design criteria to be used to plan each development proposal within the Specific Plan area. The criteria apply to five main topical issues: grading, circulation, landscape, architecture and signage. The developer and designers of each planning area and land use designation will draw from and expand upon these concepts to maximize the success of the development. The development will be designed to be consistent with market needs, aesthetic satisfaction and community goals.

The design guidelines are intended to be implemented at two levels. First, establish general design statements and guidelines which are applied project-wide to achieve consistent quality development. Included in this level are design standards for community features, streetscapes, appropriate building mass and scale and parameters for architectural design of residential and commercial structures. Second, differences exist between Planning Areas as a result of land use, access and location. The project Design Guidelines are to be used to analyze individual planning areas within the Specific Plan, focusing on the special design considerations of each area. The final selection of product types and materials will be determined at Specific Plan Site Plan Review based on the parameters set forth in the Specific Plan.

The purposes of the Design Guidelines are as follows:

- To provide the County of Los Angeles with the necessary assurance that the Specific Plan area will develop in accordance with the quality and character proposed herein;

- To provide guidance to County staff, Planning Commission and the Board of Supervisors in the review of future development projects in the Specific Plan area; and

- To include cost considerations and marketability effects in design guideline applications.

Under the authority of the CC&Rs established for the NorthLake development, the NorthLake Architectural Control Committee (NACC) will be empowered to develop the Design Guidelines and to ensure that all future site development complies with the adopted guidelines. The NorthLake Design Guidelines will be formulated prior to the approval of any specific land development application on the NorthLake site. The Design Guidelines will be reviewed by the County of Los Angeles and approved by the County Planning Commission. As appropriate, the Specific Plan will be amended to incorporate the Design Guidelines at the time they are adopted by the County.

The guidelines contained in this document reflect the design concepts currently envisioned for the NorthLake site. These design concepts are general in nature and are provided as an outline of what is envisioned for the Design Guidelines to be formulated by the NACC.

1. Areas Affected by Highway Corridors

Treatment for the planning areas along the major access roads (i.e., NorthLake Boulevard, Ridge Route Road) will be different than the treatment within residential planning areas. To achieve an aesthetically acceptable view of circulation adjacent areas, circulation corridors will be uniformly established with regards to plant materials, earth berming and fencing treatments. Parking prohibitions within these corridors shall be, when feasible, located on the side or rear of the structures closest to the circulation side of the planning areas. This will serve as a noise buffer while maintaining visual interest along the circulation corridor.

Commercial areas and parking zones will be screened by the use of fencing and landscaping as required in the Commercial Development Standards. The commercial structures, in accordance with the Specific Plan commercial regulations will have varied height limits and building envelopes in order to provide visual relief from otherwise unbroken facades and roof lines. The heights of the residential structures adjacent to the major circulation corridors are varied to create offsets in height by requiring a maximum of 70 percent of the structures in this zone to be the permitted

maximum height. Those structures within this zone also have setbacks as measured from the road right-of-way.

2. Areas Affected by Project Entries

Entrances to the project site and communities will be designed with accent plant material, groupings of plants and enhanced paving treatments to create major entry statements. To maintain the design integrity of the major entry zones, the placement of structures at these key community entrances should be carefully designed. This can be achieved by creative use of landscaping, walls and fences to screen parking and service areas from street view. Landscaping compatible with entry statement plant materials is encouraged. Illustrative concepts for the main entry, secondary entry and community entry are provided in Exhibits IV-1 through IV-3, respectively.

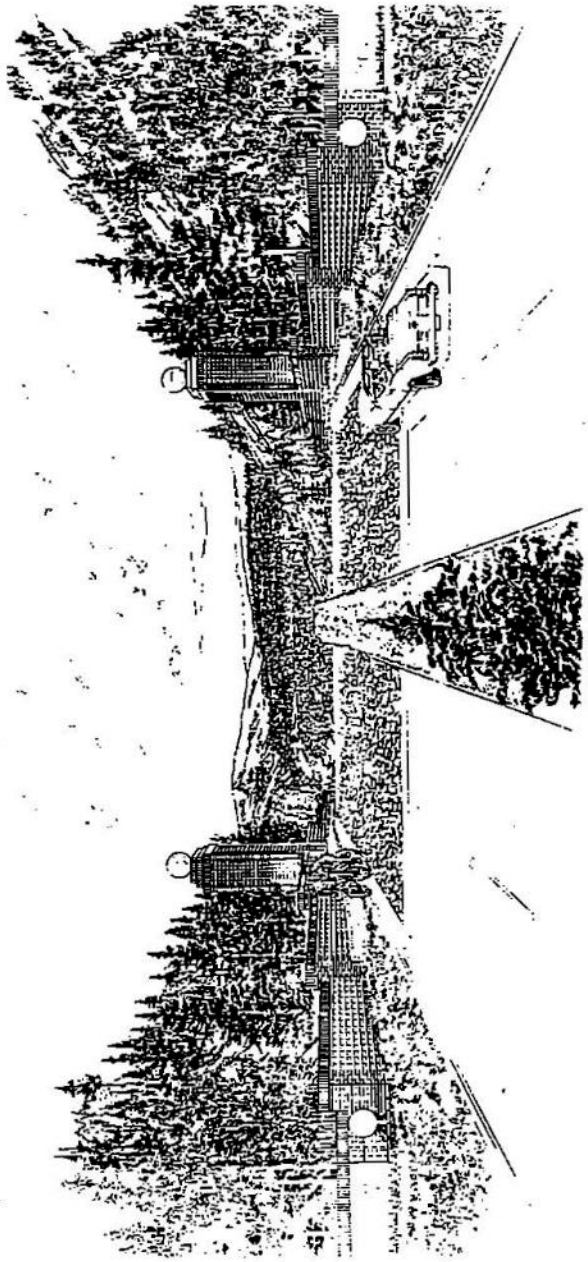
3. Areas Affected by Special Grading and Slope Planting Requirements

To assure that manufactured slopes, which result from earthwork in each planning area, transition smoothly into natural grades, certain grading and planting design requirements are specified. The grading design considerations deal with scale, slope angles, forms and contours. The primary intent is to have some of the more visual manufactured slopes appear to be natural as they blend with existing natural slopes.

The slope planting considerations have been developed to deal primarily with fuel modification, erosion, softening the visual impact of drainage improvements and visual compatibility with natural vegetation and landform.

B. GRADING DESIGN

The grading guidelines are structured to aid the developer in the construction of hillside residential communities. Areas within the project site determined to be of topographic and scenic quality are considered sensitive to development, thus preserved for the benefit of community residents. Residential projects are graded to minimize conflict within the constraints of existing topography while allowing for livable, attractive areas.



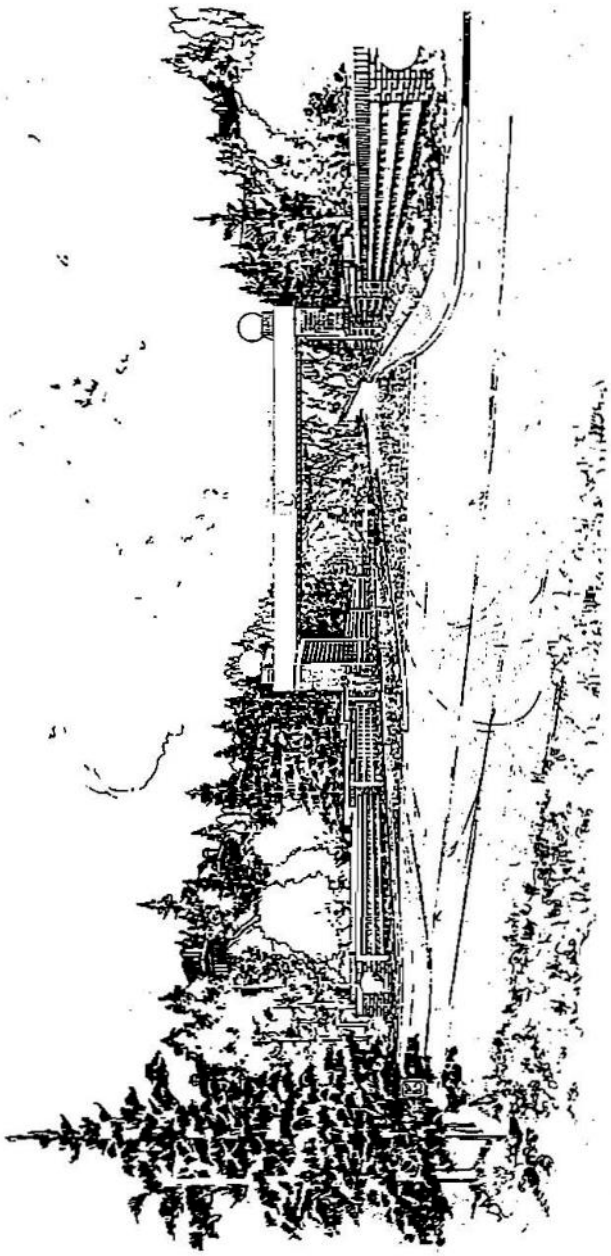
NorthLake

MAIN PROJECT ENTRY

Source: The L.A. Group, Inc.

ESCO

EXHIBIT IV-1



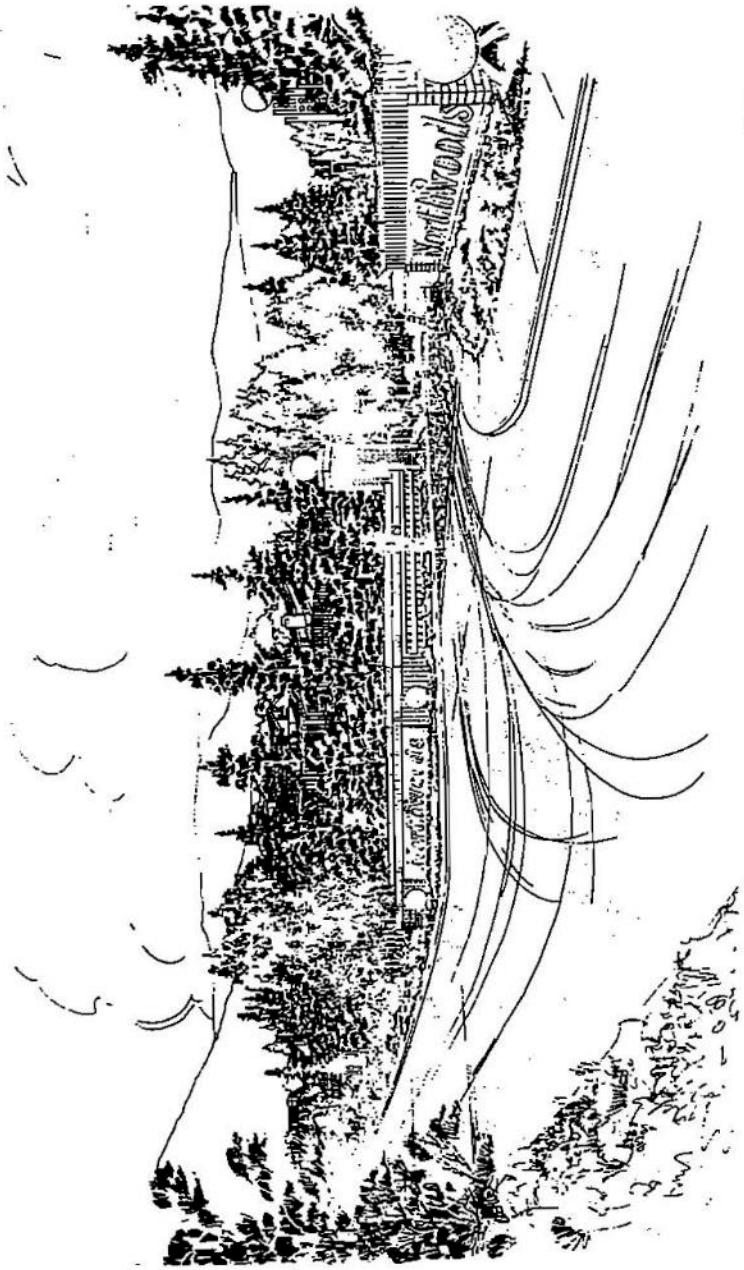
NorthLake

SECONDARY ENTRY

Source: The L.A. Group, Inc.

ESCO

EXHIBIT IV-2



NorthLake

COMMUNITY ENTRY

Source: The L.A. Group, Inc.

ESCO

EXHIBIT IV-3

The intent of the grading concept is to balance cut and fill operations across the Specific Plan site as illustrated on Exhibit II-5, Conceptual Cut and Fill. Grading will be phased as envisioned on Exhibit II-7. Grading phases will generally correspond to planning phases. However, some areas may be graded in advance of planning area construction phases to accommodate required infrastructure, circulation network or to meet the earthwork needs of other phases.

1. Slope Contour and Scale. Contour grading shall be applicable on any major slopes which are highly visible and:

   - along NorthLake Boulevard;
   - along Ridge Route Road; and
   - slope-up from either roadway.

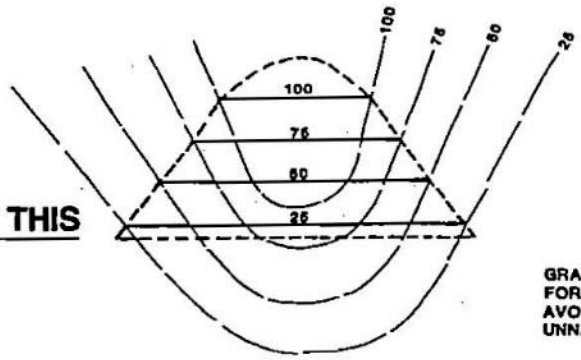
   The overall shape, height and grade of these cut or fill slopes shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site (see Exhibit IV-4, Grading Design: Contour Slopes). Angular forms generally should be avoided on such slopes. The graded form shall reflect the natural rounded terrain where possible (see Exhibit IV-5, Grading Design).

2. Transitional Design. The angle of the graded slope on major slope banks shall be gradually adjusted to the angle of the natural terrain (see Exhibit IV-2, Grading Design: Transition Slopes).

   - Where possible, the toe and crest of such cut and fill slopes shall be rounded with vertical curves.
   - The toe and top of any slope in excess of 25 feet vertical height, which is against natural terrain features, shall be rounded with vertical curves of radii no less than five feet and designed in proportion to the total height of the slope.

NorthLake

NOT THIS



GRADE NEW BANK WITH ROUNDED FORM TO BLEND WITH NATURAL TERRAIN AVOID STRAIGHT, GEOMETRICAL, UNNATURAL SLOPE EDGES

EXISTING CONTOURS

NEW CONTOURS

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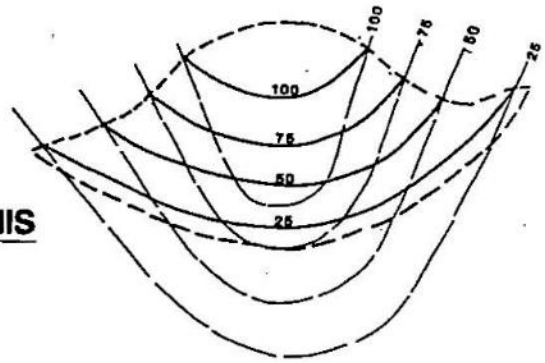
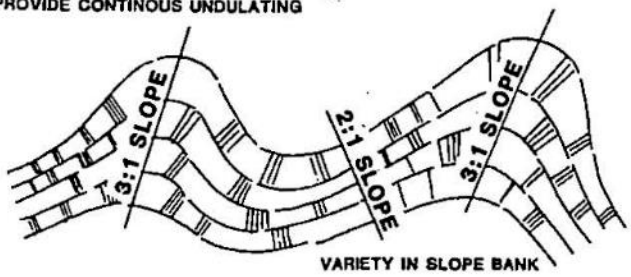


PROVIDE FLOWING GRADED EDGES WHICH REFLECT NATURAL ROUNDED TERRAIN AVOID ANGULAR BANKS PROVIDE CONTINOUS UNDULATING EDGES



VARIETY IN SLOPE BANK

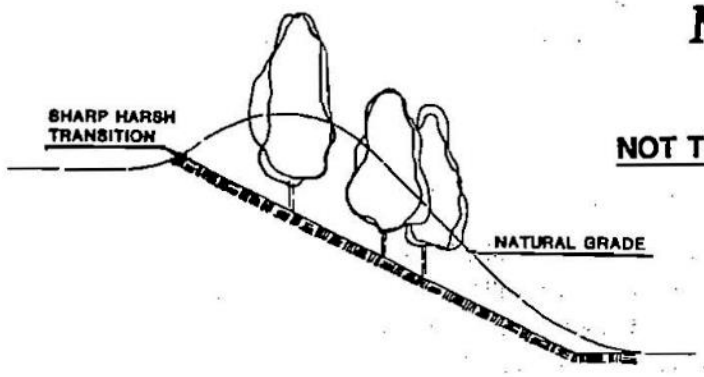
GRADING DESIGN: CONTOUR SLOPES

NOT TO SCALE

ESCO

EXHIBIT IV-4

NorthLake



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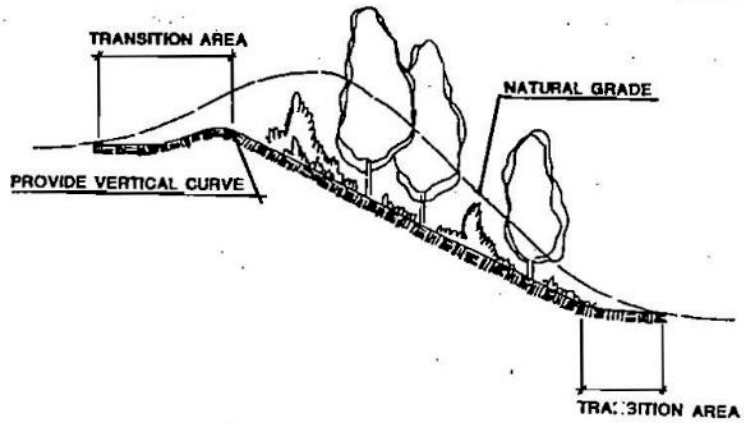


PLANT MATERIAL OF VARYING FORM & DENSITY TO CONCEAL & SOFTEN SLOPE PLANE
PROVIDE SMOOTH TRANSITION FROM GRADED SLOPE TO NATURAL TERRAIN. ROUND CREST & TOE OF SLOPE WITH VERTICAL CURVES TRANSITION AREA PROVIDE VERTICAL CURVE

GRADING DESIGN: TRANSITION SLOPES

NOT TO SCALE

ESCO

EXHIBIT IV-5

3. Exposed Slopes. Graded slopes shall be revegetated whenever possible using the listing of drought-tolerant erosion control plant materials or, if watered with reclaimed water, planted according to the landscape plan.

C. LANDSCAPE CONCEPT PLAN

A formal landscape plan will be included in the Design Guidelines. The purpose of the landscape concept plan will be to provide planning criteria and guidelines to insure the establishment of a safe and aesthetically appealing environment. The landscape concept strengthens the overall community theme and provides for a controlled transition between planned and indigenous open space areas.

The landscape guidelines are to be used by the County of Los Angeles and developers as a means of achieving the following project goals:

- Ensure that landscape design considerations include reclaimed water consumption, fire/fuel modification and erosion control measures.
- Re-establish natural conditions where terrain is modified for circulation and development when possible.
- Enhance site improvement within view corridors on- and offsite.
- Define specific plant materials in varying combinations to achieve a community identity.
- Utilize plant materials to visually identify and separate development areas while blending them into the overall visual environment.

The landscape concept elements are transition/fuel modification, circulation elements, open space/recreation and design guidelines relating to residential and commercial landscape applications and implementation.

1. Fire Management Program

The program covers guidelines for three potential fire hazard zones—the physical separation between development and open space, slope embankments within development zones and open space, and residential development areas. The transition zone is the physical separation between development and open space. This zone serves two purposes—to provide a fire resistant zone and to incorporate a visual transition area.

Existing native shrubbery shall be removed to a distance of 100 feet from the limits of development in accordance with California Resource Code 4219 and the Los Angeles County Fire Department Development Standards. Plant materials used within this zone are to be fire retardant and comply with the low-combustion plant list acknowledged by the Los Angeles County Fire Department.

The following plant materials list is recognized to be low-combustible and good for the stabilization of manufactured slope areas in the prevention of erosion damage.

TREES:

Acacia baileyana - mimosa
Heteromeles arbutifolia - toyon
Platanus racemose - California sycamore
Popolus fremontii - western cottonwood
Quercus agrifolia - California live oak
Schinus molle - California pepper tree

SHRUBS:

Atriplex canescens - saltbush
Photinia fraseri - photinia
Rhus lancea - African sumac
Cistus crispus - descanso rockrose

GROUND COVERS:

Arctotheca calendula - capeweed
Achillea lanulosa - yarrow

Convolvulus creorum - bush morning glory
Encelia farinosa - bush sunflower
Ira hayesiana - ira
Lupinus spp. - lupine

Note: Plant material equaling or surpassing the listed varieties in performance characteristics may be added by the Los Angeles County Fire Department, Forestry Division, or by inclusion in the Design Guidelines.

Where slope embankments interface with open space, provide landscape planting on the manufactured slope to comply with soil type, exposure and other requirements necessary to stabilize the earth, prevent erosion and visually blend the manufactured slope with natural grades and landscapes.

Where drainage devices such as terrace drains and other improvements are pronounced on the manufactured slope, soften the appearance of such improvements by landscape planting. Extend the limits of the landscape planting beyond the manufactured slope so as not to call attention to the manufactured slopes.

Select plant material for manufactured embankments on the basis of drought tolerance, non-permanent irrigation (except within immediate proximity to structures) and visual compatibility with the adjacent open space.

Plant material on manufactured slopes are to be maintained by the applicable authority (i.e., Los Angeles County, Homeowners Assoc., homeowner, Community Facilities District). Maintenance procedures to include pruning of trees and shrubbery, clearing of annual ground cover and bench drains cleared of fallen debris. Preventive maintenance shall take place annually prior to the start of the fire season (the date to be posted by Los Angeles County Fire Department).

Developers and residents should undertake certain precautions to protect residential property:

- Use approved roofing materials.
- Construct eaves according to architectural design guidelines.

- Allow no trees, shrubs or other vegetation to grow within ten feet of the outlet of any chimney. Screen the chimney to prevent sparks from igniting the roof or brush. Use half-inch wire mesh.
- Keep all trees, shrubs or other vegetation adjacent to or overhanging any structure free of dead limbs, branches and other combustible matter.
- Keep the roof and rain gutters free of dead leaves, twigs and other combustible matter.
- Keep all combustible rubbish in non-combustible rubbish containers with tight-fitting lids.
- Stack woodpiles neatly and compactly in a location remote from the house and garage.

2. Circulation System

The layout of traffic corridors within the Specific Plan area is specifically designed to unite residential, recreational and commercial areas into a coherent system. This system is planned to enhance visual continuity while allowing for aesthetic diversity.

NorthLake Boulevard will be the primary access route connecting Lake Hughes Road and Interstate 5 to the project area. What is presently the Ridge Route Road right-of-way 4000 feet north of Lake Hughes Road will be expanded, redesigned and improved to become NorthLake Boulevard, ensuring the safe and efficient flow of traffic from the Specific Plan area (see Exhibit II-8, Conceptual Circulation Plan).

The portion of NorthLake Boulevard between Lake Hughes Road and the connection to Ridge Route Road is an important area of arrival and transition. The context and stature of the NorthLake development evolves from the driver within this entry segment. Highlighting natural features and vegetation and reconditioning areas disturbed by grading and construction exemplifies the level of quality within the design and development process.

Approach and entry need to be effectively designed to announce the transition into the project residential zones. Points of entry need to break the linear disparity of

streetscape planting announcing to the homeowner and visitor alike the beginning of a familiar or new experience. By using a variety of materials, accentive plantings and accentive masonry and by combining placement and scale, a fresh entry expression is projected.

The major arterial corridors within the project area are reinforced by the incorporation of a variety of plant palettes, offering a balanced sense of continuity while maintaining a clear diversity. The specified plant palettes for the NorthLake project area are separated by circulation routes and entry points, and by level of importance within the project.

Streetscapes

Streetscape 1 (Principal Highway) (see Exhibit IV-6)

- Plant materials interface with the visual edge and primary entry feature.
- A single tree type should be selected as the primary variety to be used along the street; some variations in tree types should be used behind the street tree edge and adjacent to open space areas to provide a subtle transition.
- A minimum of one tree for each 50 linear feet ensures that growth will occur evenly, eventually producing a shaded canopy.
- Plant material should interface with secondary level entries starting 500 feet from intersection.

Street Trees:

Platanus acerifolia - European sycamore
Pinus pinea - Italian stone pine

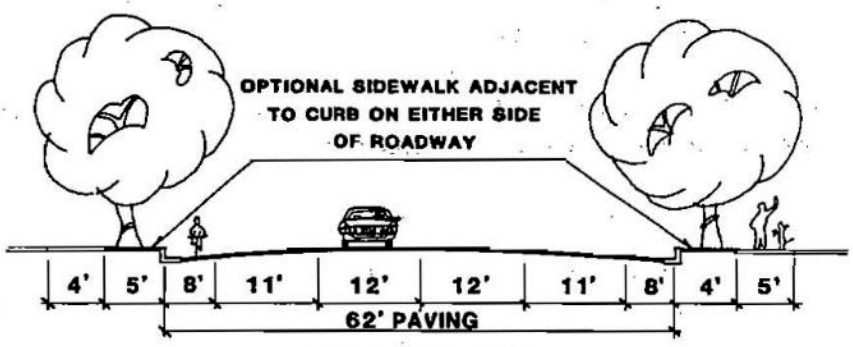
Accent Tree:

Ginkgo Biloba - maidenhair tree
Liquidambar Styraciflua - liquidambar

Shrubs:

Rapholepis indica - Indian hawthorne

NorthLake



80' TOTAL R.O.W.

SECTIONS
A-A'/B-B'

SEE CONCEPTUAL CIRCULATION PLAN
FOR SECTION LOCATIONS.

DEVELOPER RESERVES THE OPTION TO ADD
A 10' MIN. LANDSCAPED MEDIAN IN NORTHLAKE BLVD.

Source: The L.A. Group, Inc.

CIRCULATION DESIGN GUIDELINES: PRINCIPAL HIGHWAY

ESCO

EXHIBIT IV-6

Nerium oleander "dwarf" - dwarf oleander
Xylosma congestum - shiny xylosma
(cluster groupings high to low 30 feet o.c.)

Ground Cover:

Rosemarinus officinalis - rosemary
Drought-resistant turf
(Plant flowering ground cover at base of shrub mass. Fill areas in between with turf.)

Note: Plant material equaling or surpassing the listed varieties performance characteristics may be added upon approval by the NACC.

Streetscape 2 (Major Streets) (see Exhibit IV-5)

- Plant materials reinforce project identity and interface with secondary entry features.
- The plant groupings become less highly structured, formal.

Street Tree:

Cedrus deodara - deodar cedar
Alnus rhombifolia - white alder

Accent Tree:

Populus sp. - poplars

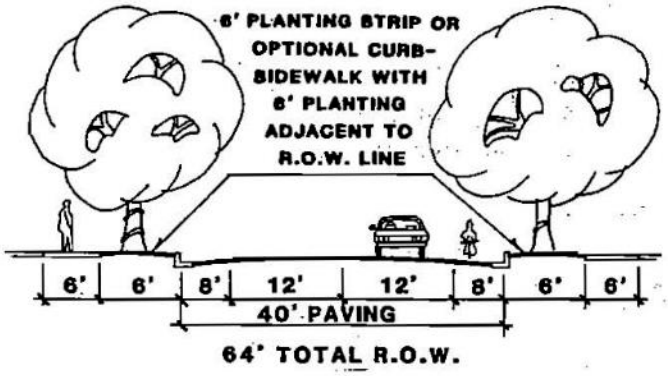
Shrubs:

Rapheolepis indica - Indian hawthorne
Pittosporum tobira - mock orange
Xylosma congestum - shiny xylosma
(cluster grouping high to low - 30 feet o.c.)

Ground Cover:

Gazania spp. - "yellow" liazania
Drought-resistant turf

NorthLake



CIRCULATION DESIGN GUIDELINES: MAJOR STREETS

Source: The L.A. Group, Inc.

ESCO

EXHIBIT IV-7

(Plant flowering ground cover at base of shrub masses. Fill areas between tree and shrub masses with turf.)

Note: Plant material equaling or surpassing the listed varieties performance characteristics may be added upon approval by the NACC.

Streetscape 3 (Local Streets)

- Plant material interfaces with tertiary entry features.
- Random spacing and clustering creates an informal appearance.
- A transition from off-circulation corridor to neighborhood scale is completed.

Street Tree:

Magnolia sp. - magnolia
Albizzia julibrissa - silk tree

Accent Tree:

Pistacia - pistache

Shrubs:

Pittosporum tobira - mock orange
Rapheolepis indica "Bill Evans" - Indian hawthorne
Xylosma congestum - shiny xylosma

Ground Cover:

Myroporum parvifolium
Drought-resistant turf
(Plant myoporum at base of shrub masses. Fill in areas between trees and shrubs with turf.)

Note: Plant material equaling or surpassing the listed varieties performance characteristics may be added upon approval by the NACC.

Entry Statements

Main Project Entry (see Exhibit IV-6)

- Entry monuments and walls combined with accent trees and shrubs create a clear arrival point.
- Textured paving and concrete banding highlight driving surface.
- Final selection of paving materials regarding the coefficient of friction, sound roughness effect and the final type and location of trees in median shall be subject to approval by the Los Angeles County Public Works Department, Roads Section.

Background Tree:

Cedrus sp. - cedar
Pinus sp. - pines
Sequoia sp. - redwood

Accent Tree:

Populus nigra - lombardey poplar
Pistacia chinensis - pistache

Shrubs:

Nerium oleander "dwarf" - dwarf oleander
Rapheolepis indica - Indian hawthorne
Xylosma coryestum - shiny xylosma

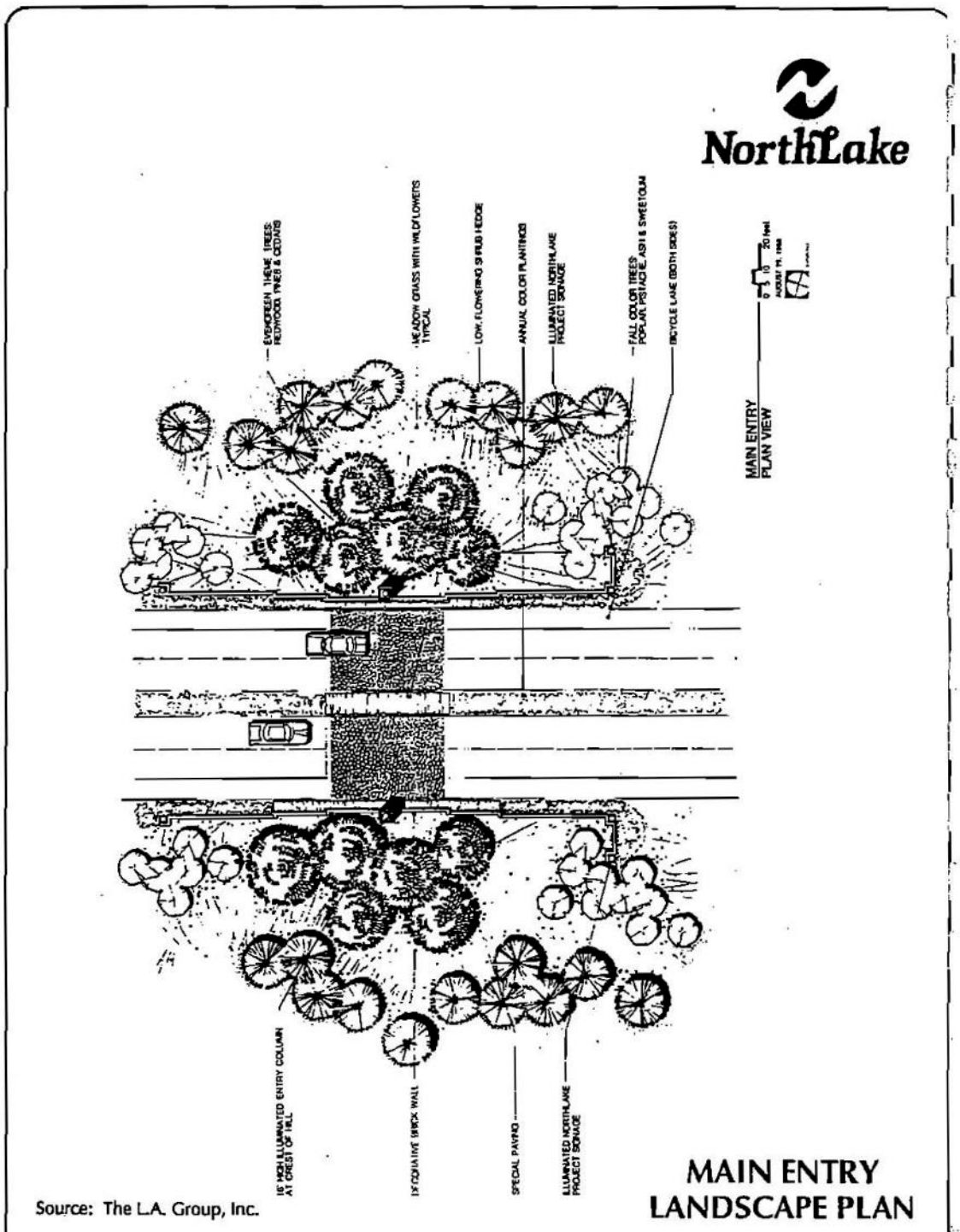
Ground Cover:

Gazania spp. "Yellow" - gazania

Note: Plant material equaling or surpassing the listed varieties in performance characteristics may be added upon approval by the NACC.

Secondary Entry (see Exhibit IV-7, Secondary Entry Landscape Plan)

- Decorative walls and pilasters identify these major intersections
- Medians carry flowering shrubs and ground cover



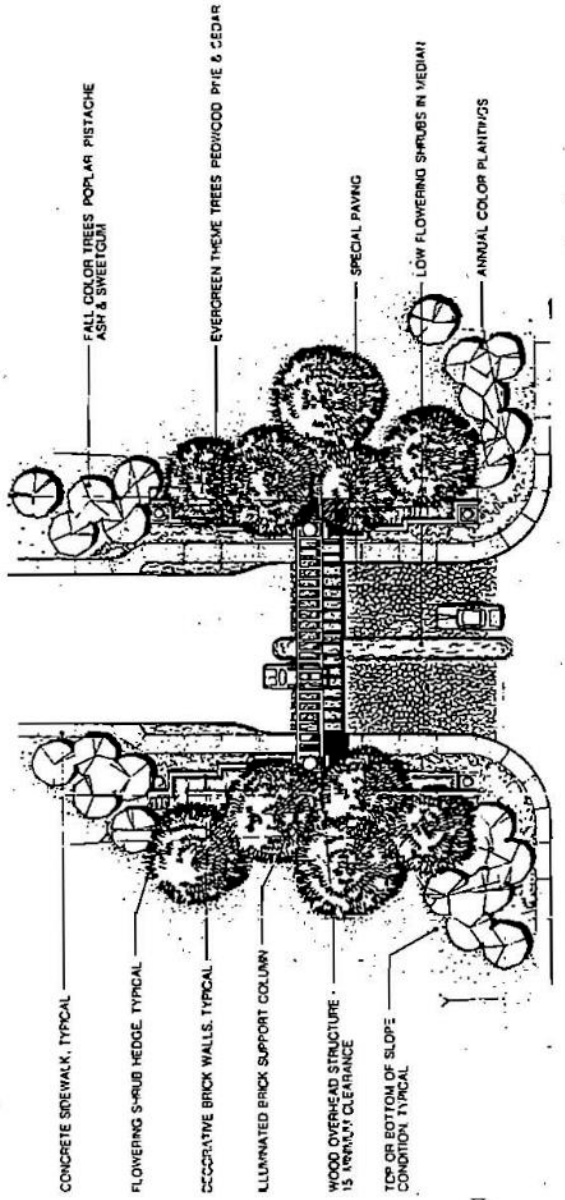
Source: The L.A. Group, Inc.

MAIN ENTRY LANDSCAPE PLAN

ESCO

EXHIBIT IV-8

NorthLake



Source: The L.A. Group, Inc.

SECONDARY ENTRY LANDSCAPE PLAN

ESCO

EXHIBIT IV-9

- Textured paving materials
- Final selection of paving materials subject to Los Angeles County Public Works Department, Road Section (see principle entry)

Background Tree:

Cedrus sp. - cedar
Pinus sp. - pine
Sequoia sp. - redwood

Accent Trees:

Liquidambar styraciflua - liquidambar
Fraxinus sp. - ash

Shrubs:

Rapheolepis indica - Indian hawthorne
Piltosporum tobira - mock orange
Tecomaria capensis - cape honeysuckle
Xylosma congestum - shiny xylosma

Ground Cover:

Gazania sp. - "yellow" gazania

Note: Plant material equaling or surpassing the listed varieties in performance characteristics may be added upon approval by the NACC.

Community Entry (see Exhibit IV-8, Community Entry Landscape Plan)

- Low walls and signage
- Coniferous trees create a backdrop for the signage

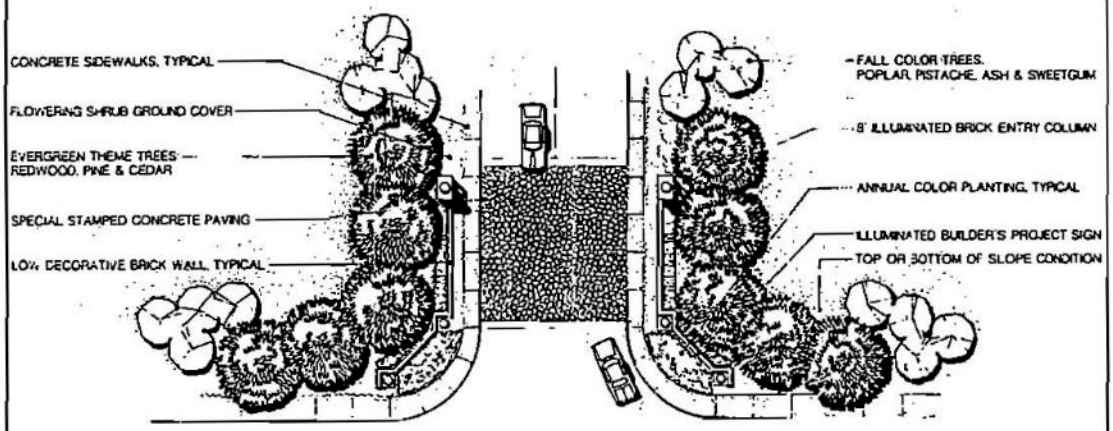
Background Tree:

Cedrus sp. - cedar

Accent Trees:

Populus sp. - poplars
Liquidambar styraciflua - liquidambar

NorthLake



Source: The L.A. Group, Inc.

COMMUNITY ENTRY LANDSCAPE PLAN

ESCO

EXHIBIT IV-10

Shrubs:

Rapheolepis indica "Jack Evans" - Indian hawthorne
Piltosporum tobira - mock orange
Xylosma congestum - shiny xylosma
Myoporum parvifolium - myoporum

Ground Cover:

Landscape plans shall be consistent with the aforementioned design concepts. Plant material shall conform to these listed in this section to ensure that maintenance and aesthetic issues are negligible.

Note: Plant material equaling or surpassing the listed varieties in performance characteristics may be added upon approval by the NACC.

3. Landscape Development Guidelines

To achieve a distinctive quality within the project environment, landscape concept plans for each planning area shall be required for the site plan review process. Single-family residential landscape concepts shall be aesthetically compatible with the Specific Plan landscape concept in design and materials.

Landscape designs for street frontage areas shall be compatible with Specific Plan streetscape improvements, indigenous growth conditions and offering opportunities for informal landscape treatments.

Landscape designs should recognize the importance of pedestrian and bicycle use areas and incorporate treatments to enhance these particular experiences. Higher density zones, residential, commercial and industrial, acknowledging a greater user intensity, require landscape concepts structured for durability and maintenance but should retain aesthetic appeal.

Designs for common residential situations need to address the problems of public gathering areas and recreation facilities. Pedestrian circulation systems should be laid out in such a manner as to permit free and safe access for all residents to amenities within the Specific Plan areas. To insure a well-designed, high-quality project, the developer and homeowner should adhere to the following guidelines for selecting and

installing essential landscape elements: plant materials, walls/fences, hardscape, surfaces irrigation equipment, lighting systems and outdoor furniture.

Plant Materials

To maintain the Specific Plan theme of "High Country," the plant materials list of trees, shrubs and ground covers should be adhered to by homeowners, school/park developers, multi-family parcel developers and commercial property developers.

This plant materials list is professionally selected for performance under the climatic conditions existing within the Specific Plan area. This list provides ample opportunities for landscaping parcels within those limits.

Each species on the list is available on the market in numerous varieties. Each variety will have a select habit, (size, shape) color and climatic requirements; those plant materials from "tropical" and "extreme desert" conditions should be excluded.

Recommended plant materials list:

TREE LIST:

Albizia julibrissens
Alnus rhombiflolia
Alnus sp.
Betula sp.
Cedrus seodara
Ceratonia sp.
Cinnamomum sp.
Cupressus sp.
Eucalyptus polyanthemus
Eucalyptus sideroxylon
Eucalyptus rudis
Fraxinus sp.
Fraxinus vetulina ' modesto
Ginkgo bilboa
Juglans sp.
Magnolia grandiflora
Olea sp.
Pinus pinea
Pinus canariensis
Pinus halapensis
Pistacia chinensis
Pistacia
Plantus sp.
Populus nigra
Populus sp.
Prunus ceracifera
Pyrus kawakamii
Pyrus calleryana
Quercus lobata
Quercus agrifolia

Lagerstroemia indica
Liquidambar styraciflua
Ulmus parvifolia
Robinia Pseudoacacia
Schinus sp.
Sequoia sp.

SOD:

Blue grass mixes
"Marathon"
Hybrid bermudas

SHRUBS:

Abelia grandiflora
Abutilon hydridum (1/2 sun)
Acacia baileyana
Agapanthus africanus (1/2 sun)
Arbutus unedo
Azalea indica
Berberus thun. atropurpurea
Camellia sasanqua
Ceanothus griseus "horizontalis"
Chaenomeles sp.
Clytostoma callisteoides
Convolvulus cneorum
Cotoneaster franchetii
Dietes vegeta
Dodoonaea viscosa
Eleagnus pungens
Euonymus japonica
Forsythia intermedia
Gamolepis crysanthemoides
Gardenia jasminoides
Grewia occidenalis
Hebe sp. (1/2 sun)
Hemerocallis sp.
Heteromeles arbutifolia
Heuchera sanguinea
Hypericum calycinum
Leptospermum scoparuim
Ligustrum japonica
Lonicera japonica
Mahonia aqualigium
Myrthus communis
Nandina domestica
Nerium oleander "petite"
Osmanthus fragrans
Photinia fraserei
Pittosporum tobria "var"
Punica granatum
Pyrancantha coccinea
Raphiolepis indica
Rosa rugosa
Rosa "meidland"
Rosemarinus offianales
Spiraea
Trachelospermum
Jasminoides
Tulbaghia violacea
Viburnum sp.
Wisteria sp.
Xylosma congestum

GROUND COVERS/PERENNIALS:

Ajuga reptans
Baccharis pilularis
Campanula (shade) *porscharskyana*
Drosanthemum hispidum
Drosanthemum floribundum
Duchesnea indica
Gazania sp.
Geranium sanguinieum
Lampranthus spectabilis
Lampranthus productus
Myoporum parvifolium
Phyla nodiflora
Polygonum capitatum

ANNUALS:

All annuals that will grow in site area.

Note: Plant material equaling or surpassing the materials list in performance characteristics may be incorporated upon the approval of the NACC.

Wall/Fences

Walls and fences within the Specific Plan area shall be consistent with the architectural theme of the planned area and reflected in materials and design. The following are wall and fence height limits set for the project site:

- Within residential areas—six feet maximum (not within street setback requirements)
- Commercial and industrial areas—six feet maximum
- Walls along the freeway and within NorthLake property shall have straight segments not to exceed 100 feet in length without a right angle transition of not less than 6 feet in length and parallel segment of not more than 16 feet in length. These requirements shall be used where screen walls become visible from travel lanes. In non-specific areas fences may be used.

- Walls constructed at major community entry points and along community streets shall be consistent with the Specific Plan theme area in materials and design.

- Project fencing within the separate planning areas shall reflect the architectural theme through consistent materials and design.

- Screen walls fronting on a street shall be designed using similar materials to appear as an integral part of the screened building. Said screen wall shall return back away from the street for a distance of not less than three feet at intersections.

- Screen walls or fences of sheet or corrugated iron, steel, aluminum, asbestos or security chain-link fencing are specifically prohibited.

Hardscape (Paving)

The hardscape materials available for the paving of special activity areas, vehicular and pedestrian, are numerous in their choice of colors, patterns and textures. The use of interlocking brick pavers or textured concrete surfaces is encouraged. The appropriate selection of materials shall be based on the established architectural theme of the Specific Plan area. Final approval regarding materials and consistency of these elements in accordance with the Specific Plan shall be decided within the site plan review process.

Irrigation Equipment

The NorthLake project will progressively develop the potential of reclaimed water for landscape irrigation. Irrigation of parks, playgrounds, schoolyards, golf course, streetscapes and manufactured slopes with reclaimed wastewater reduces the overall demand on potable water supplies.

A supply system separate from the domestic supply system will transport reclaimed water through most of the Specific Plan area. Reclaimed water is available for landscaped open areas, recreation sites and public facilities from valve connections at sidewalk. Within developed areas the valve box is adjacent to domestic supply

connections, each marked accordingly. Standardized requirements for irrigation application equipment ensures the economical disbursement of water to all landscaped areas, safety from casual injury and the elimination of aesthetically disruptive elements.

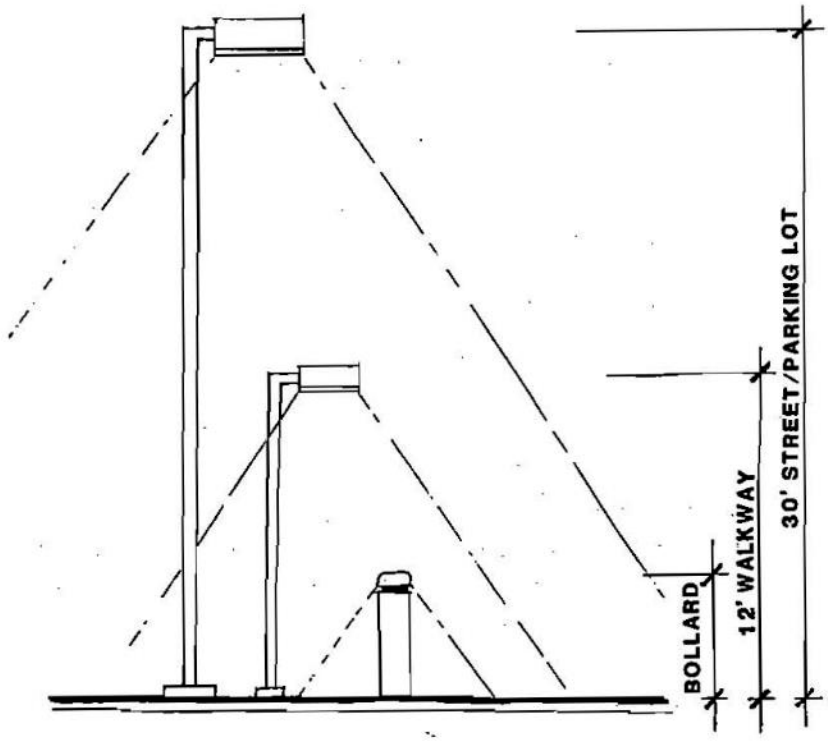
- Irrigation elements, when adjacent to areas accessible and visible by pedestrians, and/or vehicular traffic shall be of a self-sealing, at-grade canister design.
  - Irrigation elements shall be of a non-reflective hardened plastic material.
  - Irrigation elements shall be dark brown, black or green in color to decrease visibility.
- Irrigation elements for transitional and manufactured slope areas shall be assembled to maintain the designed use.
- Temporary irrigation for the maintenance of natural and manufactured slopes shall be specified as "brownline" construction for durability against severe ultraviolet degradation and to encourage visual blending of colors with slope vegetation.

Lighting

Street lighting will be used to unify the NorthLake development. The goal of the Lighting Design Guidelines is to respond to the requirements of a variety of land uses and environmental conditions created by this development. Street, parking lot and structural lighting fixtures shall provide adequate illumination for the safety and comfort of vehicular and pedestrian traffic (see Exhibit IV-9, Lighting Design Guideline).

The type of lighting elements may vary from one zone to the next, but levels of illumination should remain consistent in quality and clarity. The use of special lighting elements (i.e., accent and uplighting) is encouraged.

NorthLake



BOLLARD:

MAX. 3'4"
MIN. 1'4"

LIGHTING FOR PATHWAYS SHALL BE ADEQUATE FOR THE SAFETY AND COMFORT OF PEDESTRIAN.

LIGHTING DESIGN GUIDELINES

NOT TO SCALE

ESCO

EXHIBIT IV-11

- Architectural lighting should be used to articulate structural design elements (i.e., uplighting, wall washing, etc.) and emphasize community focal points such as the club house.

- Pedestrian lighting should be used along walks, neighborhood parks and golf course when independent of streets.

- The design of light fixtures should remain constant throughout the NorthLake area and link the golf course and open space areas with the development zone.

The following applications of lighting elements are permitted:

- Onsite street/parking lot light standards

- Pedestrian sidewalks/transition zones (bollard/walkway lights)

- Landscape accent, spot or flood lights (concealed to reduce glare)

- Lighting for signage and monumentation (concealed to reduce glare—commercial and industrial zones)

- Architectural facade accent, spot or flood lights (concealed to reduce glare—commercial and industrial zones)

The developer/owner shall submit plans of all exterior light features, specifying location and design, for review by the Department of Public Works. The following are standard requirements established to help resolve issues of safety and aesthetic lighting implementation:

- Height maximums for Specific Plan light standards:
  - Parking lot fixtures, 30 feet
  - Walkway lighting, 12 feet.

- Lights shall not be placed or directed in a manner causing glare or excessive light to fall on adjacent sites.

- Bollards in pedestrian walkways shall be a minimum of 18 inches and a maximum of 3 feet 4 inches in height.
- A uniform light color, preferably high pressure sodium, for security and energy savings shall be used within Specific Plan areas.
  - Levels of illumination should remain consistent throughout the Specific Plan area.
  - Incandescent lighting is permitted for residential applications only.
  - The use of color lenses is prohibited (i.e. blue, green).
- The design of free-standing light standards and their accompanying structural supports shall be architecturally compatible with surrounding structures.
- Security lighting:
  - Security lighting fixtures shall not project above the fascia and/or roof line of the attached structure.
  - Fixtures will have shields that are painted and designed to be compatible with attached structure.
- All parking lot and driveway lighting shall provide uniform illumination.
- Electrical connections or junction boxes shall be concealed either within the structure of the light or in a below-grade structure.
- Accent illumination is recommended to be located at key positions within each Specific Plan area such as entrances, exits, drives and loading zones.
  - Accent lights shall be positioned to be hidden from pedestrian view using plant material and a dark color scheme (dark brown or black).

- The position of light thrown by accent lights shall be adjusted at regularly maintained intervals to reduce glare thrown on adjacent traffic.

Furniture (Outdoor)

Street furniture can include trash receptacles, benches, bus shelters, planters, bicycle racks, bollards and information displays.

- The security, safety, comfort and convenience of the user, including the handicapped, should be considered.
- Street furniture should be conservative in use of sidewalk space and where possible locate to the edge or off the sidewalk to maintain a clear width adequate to accommodate pedestrian flows.
- To the greatest extent possible street furniture should be incorporated in park areas or landscape spaces and off-street areas.
- Street furniture should be constructed of long-wearing, vandal-resistant materials.
- It should be cost efficient in terms of initial cost, expected lifetime and maintenance requirements.
- It should be simple in function and the design should reflect the character of the Specific Plan area.
- Single-family mailboxes shall be clustered in a wall or pilaster in accordance with USPS regulations. Exposed mailboxes are discouraged. Multi-family developments shall have group mailboxes. In such cases common mailbox structures shall be located near major entry or recreation areas. The structure should be of a design similar to the planning area in which it exists. Mailboxes and their standards shall be uniform in design, shape, size, color and address identification.

- Trash receptacles in attached housing areas shall be screened by an approved enclosure or landscaping and concealed from view of adjoining lots. Receptacles shall not be placed along street rights-of-way except for collection day.

- Above-ground trash receptacles in attached housing project areas must be fully enclosed with masonry and stucco walls with wood doors on metal frames with landscape on at least two sides.

- The purpose of bollards is to physically separate pedestrian and vehicular/traffic conflict areas. Their use should be limited to public gathering areas or commercial areas to safeguard children and adults as well as to protect street furnishings or other elements within the streetscape.

- Any bollards for use adjacent to public streets should meet placement and design conventions of regulatory agencies.

- The bollards should be constructed of concrete or masonry with a smooth stucco finish to match the color of any adjacent walls or architecture.

- The design of the bollards must be consistent within each planning area or in two or more areas if there is a connection of bollard use. Along major streets one bollard style is recommended.

- Proportions should be heavy or massive and suitable for the material used rather than tall and thin. Height should be adjusted to a level always visible to automobile drivers at the closes distance they will approach the bollards. In all cases, 18 inches is a minimum height, and 3 feet 4 inches is the maximum height (see Lighting Plan).

The final selection of street furniture shall be based on appropriate materials and design and their consistency with adjacent architectural features. Approval regarding materials and consistency of these elements in accordance with the Specific Plan shall be deferred to the Site Plan review process.

D. ARCHITECTURE

The purpose of establishing Architectural Design Guidelines is to provide a reference for the planning and designing of residential, commercial, industrial, recreational and facility structures within the Specific Plan area. The intent of these guidelines is to guide the development of a specified architectural context and to help in the selection of materials and colors. More correctly, the guidelines are to be used to achieve project continuity and a standard of quality throughout the planned project and establish a greater visual identity. These guidelines are divided into residential and commercial/industrial criteria for the planned project area.

1. Residential Design Guidelines

Layout

- The Specific Plan development area affords numerous viewshed opportunities. Long-term development should capitalize on viewshed corridors where possible, orienting development towards areas of natural scenic beauty and project landscape improvements.
- A clear distinction shall be maintained between private, residential, commercial properties, schools and recreational areas.
- An emphasis should be given to creating units with a strong indoor/outdoor relationship.
- All mechanical equipment shall be screened from view of major streets and pedestrian areas using walls similar in design to the project architecture or a planting space adequate in size for proper screening height and depth.
- Chimneys shall be compatible in materials to the accompanying structure.
- All antennas within residential areas shall be restricted to the attic or interior of the residence. Satellite "dish" antennas are specifically prohibited.
- All trash containers shall be screened from street view.

- Wherever possible within the Specific Plan, area utilities will be located underground rather than overhead.

Design

- Each residential project area should convey its own blend of building forms.

- A particular style should not dominate the entire Specific Plan area, but rather a cultivated theme should result in integrating building designs and project areas, each with their own character.

- The architectural character of each planning area should be visually perceived from the street. The aim of the guidelines is to create interest through constancy in the use of architectural elements such as windows, doors, balconies and roofs.

- Residential structures and community features shall be coordinated in architectural materials, details and quality. Community features include bus stops, outdoor gathering places, recreation facilities and pedestrian access features.

- Building mass is probably the most prominent design feature of a project. The design of a multi-family residential unit should avoid long, unbroken building faces without the use of offsets as an integral part of the facade design (see Exhibits IV-12, Residential Setback Plan, and IV-13, Residential Setback Illustration).

- Interesting building massing can be achieved without superficial design elements through use of the following features: two- and three-story structures can be combined with one-story structures with the use of projecting balconies, recessed porches, entries and enclosures.

- The pitch and form of roofs are a very visible community feature. A range of roof forms and roof pitch adds an appealing visual context to the community/street-scape. An all- flat roof is unacceptable.

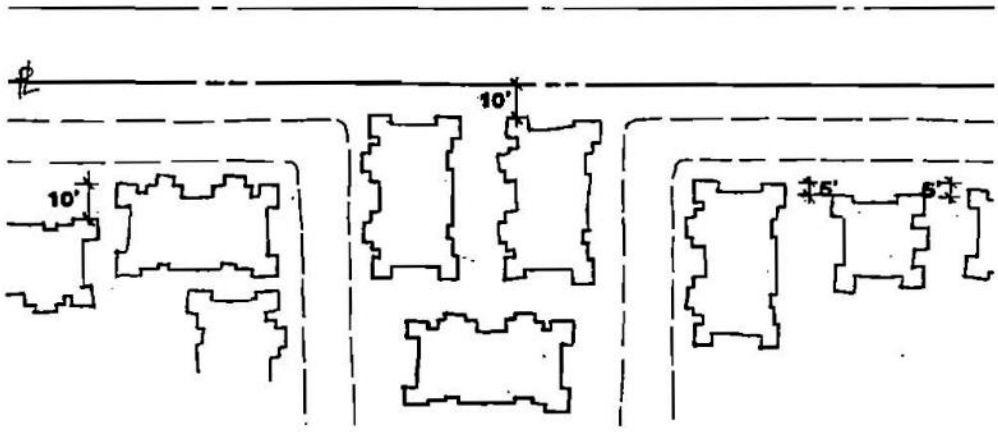
NorthLake

BUILDINGS SHALL BE SETBACK FROM PROPERTY LINE A MINIMUM OF 10'.

NO MORE THAN 2 BUILDINGS THAT ARE SETBACK THE SAME DISTANCE SHALL BE ADJACENT TO ONE ANOTHER.

SETBACKS FROM ADJACENT BUILDINGS SHALL BE A MINIMUM OF 5' OR MORE.

CONCEPTUAL LAYOUT ONLY.



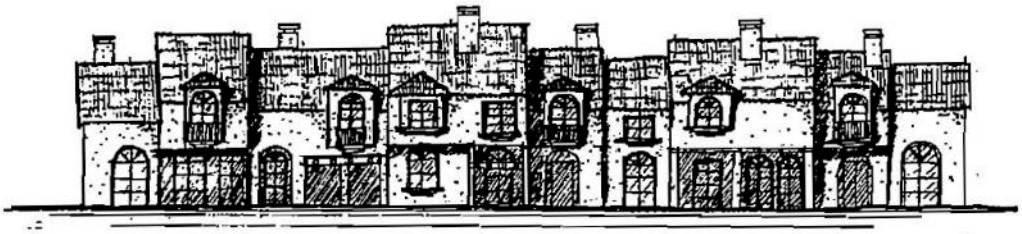
MULTI-FAMILY RESIDENTIAL SETBACK PLAN

NOT TO SCALE

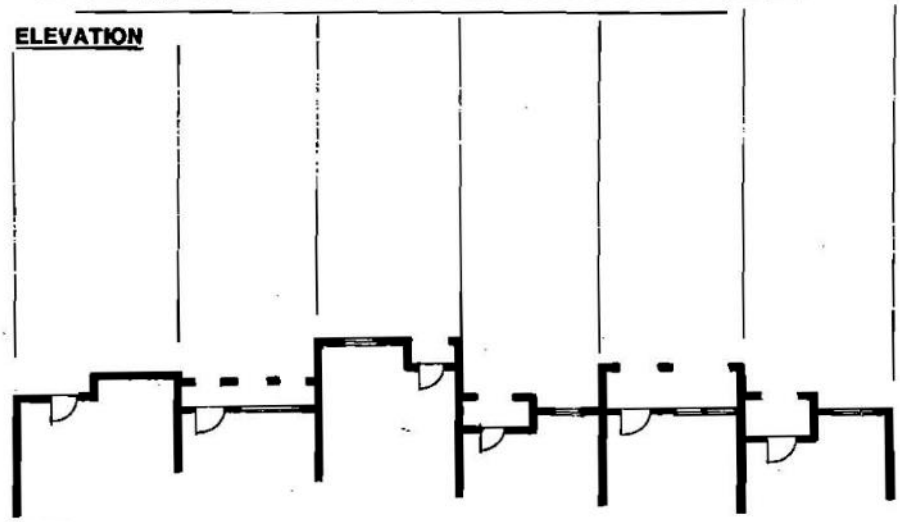
ESCO

EXHIBIT IV-12

NorthLake



ELEVATION



PLAN

RESIDENTIAL UNITS SHOULD INCORPORATE A VARIETY OF SETBACKS TO AVOID LONG EXPANSES OF SHEER , BLANK WALL.

MULTI-FAMILY RESIDENTIAL SETBACK ILLUSTRATION

NOT TO SCALE

ESCO

EXHIBIT IV-13

- Enclosed roof overhangs are encouraged as a response to climatic conditions, especially when used in combination with porch enclosures, balconies and recesses to decrease summer sun angles and reduce interior temperature fluctuations.

- All parking structures/decks, either free-standing or attached, shall incorporate the same design elements as the accompanying structure or dwelling.

Materials

- The roofing materials used for all residential structures shall be of a fire-retardant material certified by the County of Los Angeles Fire Department.

- Every single-family residence shall have a roof constructed of tile, concrete tile or an asphalt composition in compliance with the Fire Safety Section of the Uniform Building Code.

- Every single-family residence shall have an exterior siding of brick, stucco, concrete or other similar material to lessen fire potential in accordance with the Design Guidelines to be established.

2. Commercial Design Guidelines

The purpose of establishing architectural design guidelines within commercial areas is to ensure quality development that reinforces a consistency throughout the Specific Plan area. Recurring elements combine to create a visual and spatial expression that identify the area and give it a special character. All architecture is intended to appear as an integrated part of the overall site design concept. Buildings will be of a contemporary style and materials, employing appropriate massing, scale and proportion for design implementation. Designs for individual projects will be submitted as part of the Site Plan review procedures as set forth in Sections III and IV herein.

After study of different architectural elements, the features selected for the Specific Plan area are judged to provide the highest probability of economic success, aesthetic satisfaction and flexibility in design for the life of buildout. The qualities and design elements for commercial buildings that are most actively encouraged are:

- Richness of surface and texture
- Play of light (shapes, shadows)
- Equal void to solid building wall ratios
- Multi-planed roofs
- High degree of varying wall articulation

Conventional (contemporary) commercial architecture can be characterized by simple multi-story, geometric floor plate-type structures typically faced with materials as listed below. These relatively low-profile, simple shapes can comprise a strong element of continuity throughout the area, and it is the materials, variations and fenestration details which provide the necessary variety. The major varietal elements to be addressed when designing structures are:

- Wall surfaces (textures, patterns)
- Openings (windows, balconies, pedestrian entrances)
- Graphics (colors, letter styles, clarity)

There is an overwhelming diversity of architectural products available for use by the project designer. The most desirable applications for the Specific Plan area are:

Building Materials

- Masonry (concrete, glass or brick)
- Stucco
- Textured or exposed aggregate
- Pre-cast or tiltup concrete

Stone

- Openings
- Recessed or projected entries
- Windows

- Landscape planters
- Arcades

Color

- Subtle, warm tones
- White
- Glass, dark with standard tints (not spandrel)
- Graphics
- Informative signage
- Building address
- Directionals/location
- Company names/logo

The following design elements should be consulted when reviewing commercial architecture for the Specific Plan area:

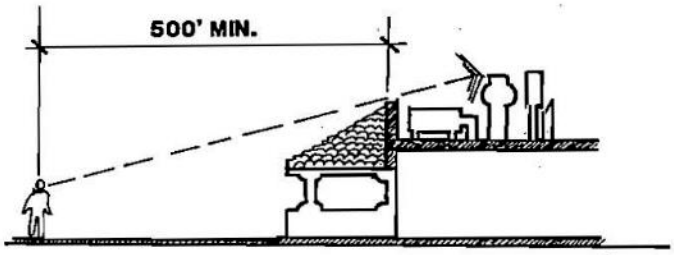
Layout

1. Exterior components of plumbing, processing, heating, cooling and ventilating systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling and ventilating equipment fans, blowers, duct-work, vents, louvers, meters, compressors, motors, incinerators, ovens, etc.) shall not be visible to an individual standing on the ground or ground-floor elevation from a distance of 500 feet as illustrated on Exhibit IV-14.

2. Exterior junction receptacles for electrical or irrigation purposes use should be located in shrub bed areas and landscaped to screen from view as shown on Exhibit IV-15, Commercial Landscape Screening Illustration.

3. Conceal all service areas and storage areas within the building, or screen those exterior areas with solid masonry or stucco stud walls of single color or with architecturally-coordinating trim (see Exhibit IV-13).

NorthLake



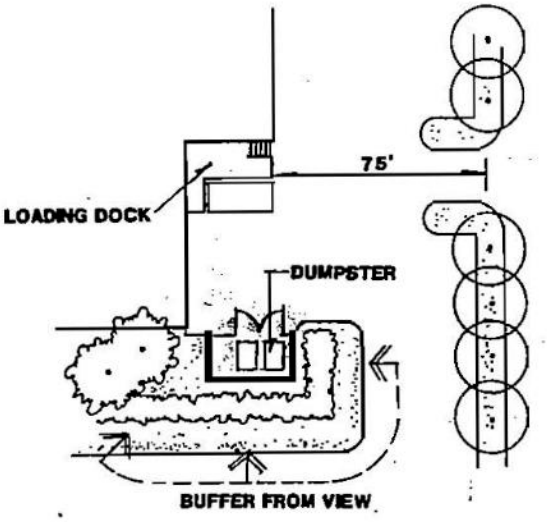
SCREEN ALL ROOFTOP SERVICE EQUIPMENT
TO A MINIMUM 500' FROM ENTRY LEVEL.

COMMERCIAL UTILITES SCREENING ILLUSTRATION

NOT TO SCALE

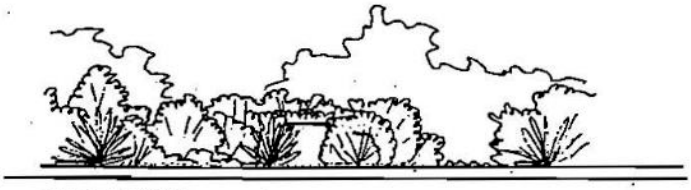
ESCO

EXHIBIT IV-14



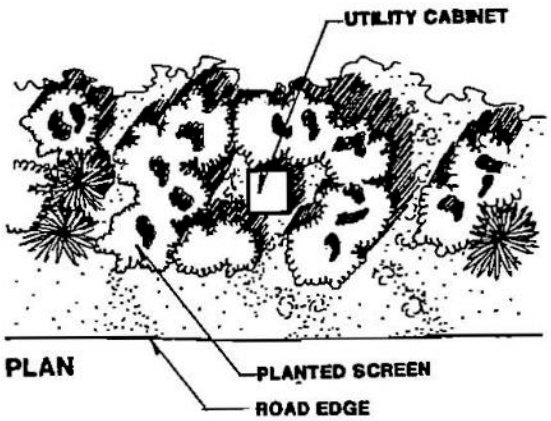
NorthLake

CONCEAL SERVICE AREAS FROM DIRECT VIEW.



ELEVATION

SCREEN MECHANICAL EQUIPMENT TO REDUCE VISUAL DISRUPTION OF LANDSCAPE THEME.



PLAN

COMMERCIAL LANDSCAPE SCREENING ILLUSTRATION

NOT TO SCALE

ESCO

EXHIBIT IV-15

4. Whenever possible, do not place employee parking in the front setback. Parking should be located to the side or rear portion of the site. Walls and/or landscaping are encouraged to screen parking areas from street side views (see Exhibit IV-16, Commercial Design Guidelines).

5. Buildings should be sited in a manner that will complement the adjacent buildings and landscape. Look to the existing development around the subject site to establish a context in which to design. Building sites should be developed in a coordinated manner to provide order and diversity and avoid a confused street scene.

Design

1. Avoid long, unarticulated building facades. Buildings with varietal front setbacks are strongly encouraged.

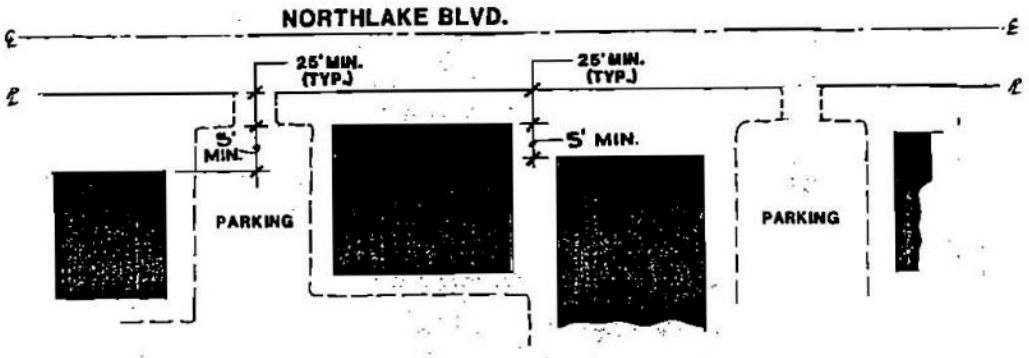
2. Commercial developments should incorporate street furniture and pedestrian spaces where appropriate (see Exhibit IV-16, Commercial Design Guidelines). Pedestrian amenities incorporate the overall commercial design scheme and are compatible in scale, form, materials and color with architectural elements. Street furnishing should be simple in design and functional and be placed so as not to obstruct entrances, exits or pedestrian paths (see Exhibit IV-17, Commercial Design Concept).

Materials

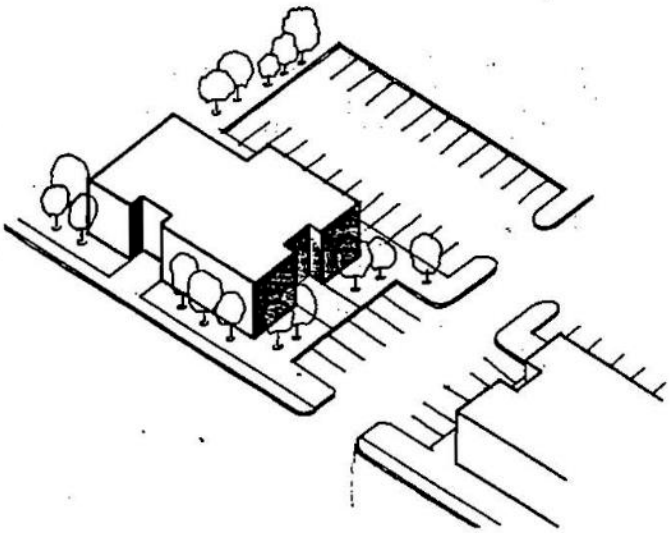
1. The use of prefab, all-metal steel for sheathing of buildings is prohibited. This is not to preclude the use of finished metal details within architecturally designed structures.

2. Service utilities will be located underground within the Specific Plan area, except for major power sources and connections with possible future substation facilities.

NorthLake



VARIED SETBACKS WITH PARKING LOCATED TO THE SIDE AND REAR OF THE COMMERCIAL STRUCTURES.



LOCATE PARKING TO SIDE AND REAR OF STRUCTURE TO PROVIDE A LANDSCAPED BUFFER FROM STREET.

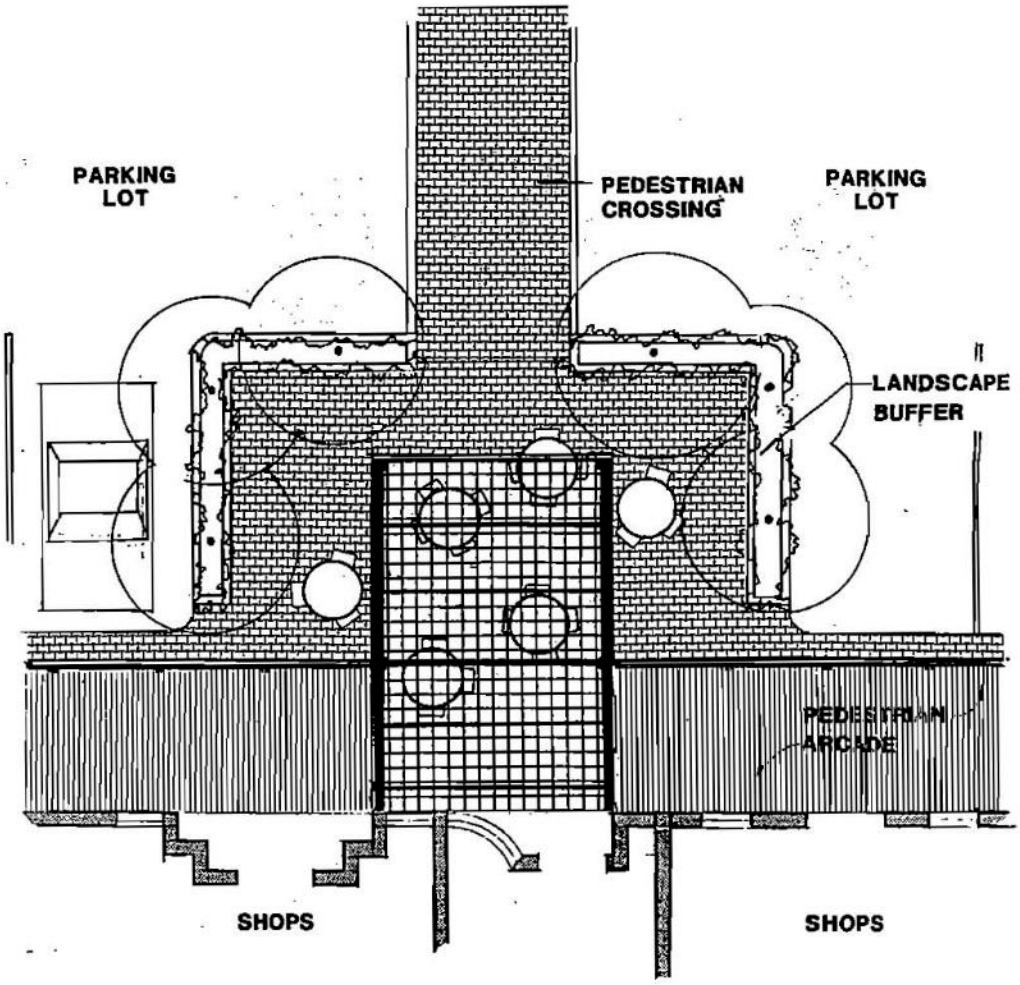
COMMERCIAL DESIGN GUIDELINES

NOT TO SCALE

ESCO

EXHIBIT IV-16

NorthLake



COMMERCIAL DESIGN CONCEPT

CREATE FLEXIBLE OUTDOOR ACTIVITY AREAS WITHIN COMMERCIAL ENVIRONMENTS.

NOT TO SCALE

ESCO

EXHIBIT IV-17

3. Industrial Design Guidelines

The purpose of establishing architectural design guidelines for light industrial areas is to ensure consistency in design and compatibility of adjacent land uses within the Specific Plan area. Architectural elements of design, utilization of space and materials shall be in conformance with the theme of either adjacent non-residential uses to achieve a visual impression of continuity. Designs for individual projects will be submitted as part of the Site Plan review procedures as set forth in Section III and IV herein. To the extent possible the qualities and design elements of building materials, openings and colors encouraged for commercial designs apply to industrial designs.

The following design elements should be consulted when reviewing industrial architecture for the Specific Plan area:

Layout

1. Exterior components of plumbing, processing, heating, cooling and ventilating systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling and ventilating equipment fans, blowers, duct-work, vents, louvers, meters, compressors, motors, incinerators, ovens, etc.) shall not be visible to an individual standing on the ground or ground-floor elevation from a distance of 500 feet as illustrated on Exhibit IV-14.

2. Exterior junction receptacles for electrical or irrigation purposes use should be located in shrub bed areas and landscaped to screen from view as shown on Exhibit IV-15, Commercial Landscape Screening Illustration.

3. Conceal all manufacturing processes, loading and shipping docks, service areas and storage of raw materials from the general public by keeping these activities within the buildings or in the rear. Screen the exterior areas with solid masonry walls of coordinating color or landscaping (see Exhibit IV-18).

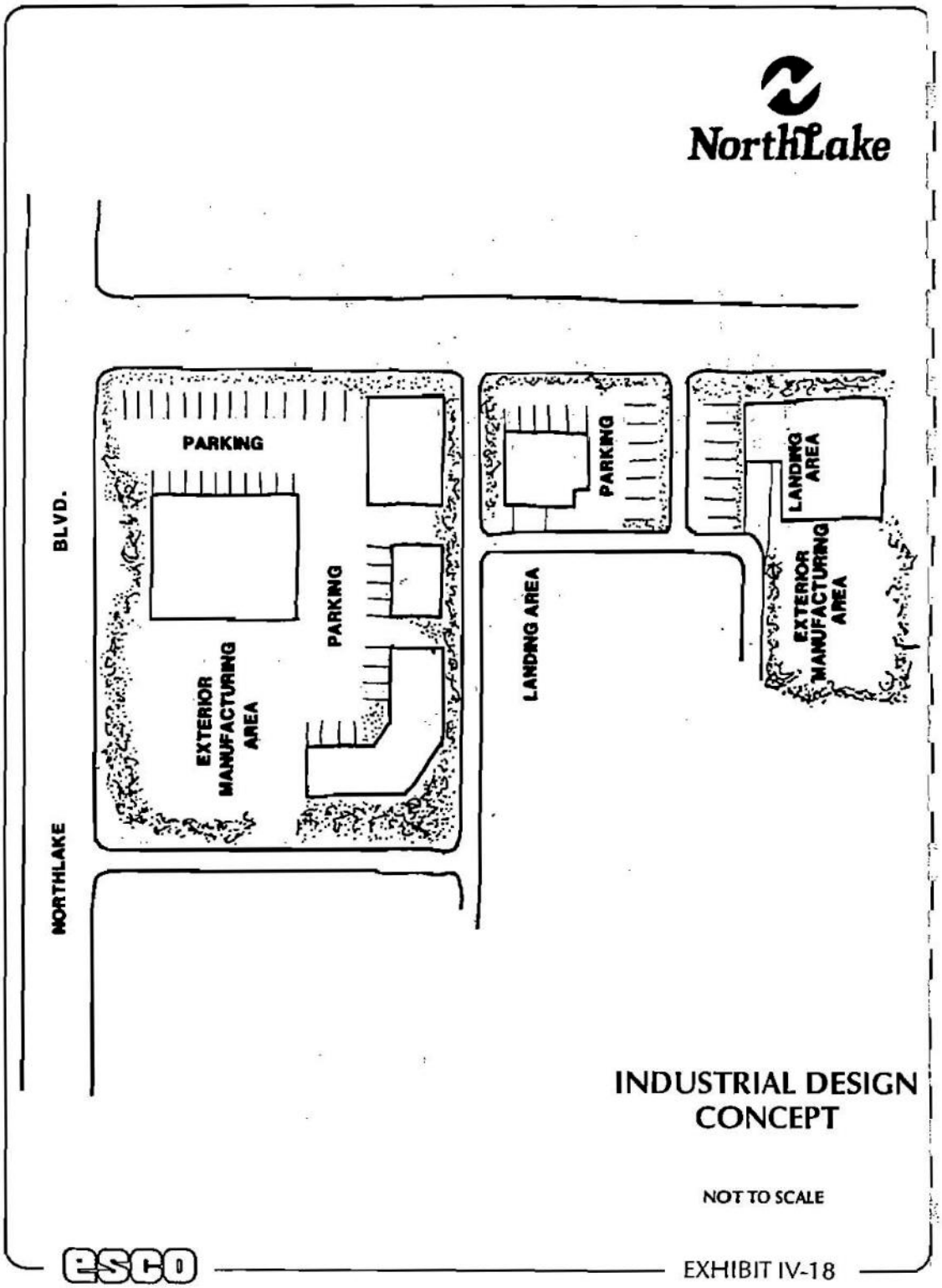


EXHIBIT IV-18

4. Parking along the front setback shall be avoided. Parking should be located to the side or rear portion of the site.

5. If possible, industrial site design shall classify uses which are similar in nature with respect to the activities and its impacts to adjacent areas. Those uses which require frequent freight shipping and loading shall be grouped together and isolated in one area. Access to these areas shall not be provided through other areas of lighter use. The same approach should be applied for uses which create noise, exhaust, etc. The resulting industrial design should be one of "clusters" of building areas where each "cluster" contains compatible uses and one "cluster's" activities does not adversely impact the ability of another.

Design

1. Avoid long, unarticulated building facades. Buildings with varietal front setbacks are strongly encouraged. Buildings with the same frontal setback shall be limited to two maximum. The variation of adjacent buildings shall be five feet minimum.

2. Industrial developments should incorporate landscaped areas with outdoor furniture and water fountains for employee and customer relaxation. These areas should be placed at appropriate locations to influence social interaction among other employees, salespersons and customers.

3. Pedestrian and bicycle paths and parking area are encouraged to provide the opportunity of local employees' alternatives of driving to and from work.

4. Amenities shall be consistent overall and compatible with the industrial buildings. Outdoor furnishings should be simple, functional and low-maintenance and placed in architecturally-defined areas.

Materials

1. The use of prefab, all-metal steel for sheathing of buildings is prohibited. This is not to preclude the use of finished metal details within architecturally designed structures.

2. Wherever possible within the Specific Plan, area service utilities will be located underground.

3. Building materials and landscaping should be consistent with adjacent, non-residential buildings to create a sense of unity of overall design.

E. SIGNAGE

1. Purpose and Intent

Signage is an essential design element within the structure of a planned community and provides a sense of identity and visual orientation. Signage reflects an image of cohesive quality while providing graphic communication for residents and visitors. Signs should inform and direct but in addition should be designed to remain consistent in both scale and style within the project area.

Each development proposal within the Specific Plan area represents a small portion of a greater planned community contributing significantly to the visual image of the overall community project. The signage guidelines and regulations contained herein shall apply to all developments within the Specific Plan area. It is intended that the uniform application of these provisions provide the basis for an integrated visual character and continuity through all Specific Plan phases.

Within the Specific Plan there are several different land use categories, each requiring different signage controls. Those categories can be identified as residential, commercial model home complex/subdivision sales and other signage such as directional, etc.

For the purposes of this Specific Plan, the definition section contained in Title 22, the County of Los Angeles Zoning Code shall apply.

Regulations

The provisions contained in this Specific Plan regulating signage shall not apply to the following signs:

- Official notices issued by any court, public body or public officer
- Notices posted by any public officer in performance of a public duty or for any person in giving legal notice
- Traffic, directional, warning or information signs required or authorized by the public authority having jurisdiction
- Mounts and stands made compatible with project signage with approval of the Planning Director
- Official signs used for emergency purposes only
- Permanent memorial historical signs, plaques or markers, provided that materials are compatible with similar structures in the area
- Public utility signs, provided such signs do not exceed three square feet in area

General Regulations

The following sign regulations will effectively regulate the placement, erection and maintenance of signage within the Specific Plan. These regulations are intended to provide equitable standards for the protection of property values, visual aesthetics and the public health, safety and general welfare.

The following general regulations shall apply to all signage in any zone:

- All light sources, either internal or external, provided to illuminate signage shall be placed or directed away from public streets, highways sidewalks or adjacent premises to not cause glare or reflection that may constitute a traffic hazard or nuisance.

- Any sign located on vacant or unoccupied property that was erected for a business which no longer exists or any sign which pertains to a time, event or purpose which no longer exists shall be removed within 90 days after the use has been abandoned.
- All signage shall be designed free of bracing, angle-iron, guy wires, cables or similar devices.
- The exposed backs of all signs visible to the public shall be suitably covered, finished and properly maintained.
- All signs shall be maintained in good repair including display surfaces, which shall be kept neatly painted or posted.
- Any sign which does not conform to the provisions contained herein shall be made to conform or shall be removed.
- The height of all signs shall be measured from the highest point of the sign, exclusive of any part of the sign not included in area calculations.

Prohibited Signage

The following signs shall be prohibited in all zones within the Specific Plan area:

- Inflatable signs, balloons, symbols of animals
- Rooftop signs
- Portable signs
- Signs on trailers or painted on the sides of disabled or parked vehicles
- Rotating, revolving or flashing signs
- Signs advertising or displaying any unlawful act, business or purpose
- Any signage, notice or advertisement affixed to any street right-of-way, public sidewalk, crosswalk, curb, lamp post, hydrant, tree, telephone pole,

lighting system, upon any fixture of the fire or police alarm system of the County of Los Angeles

- Any strings or pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons and similar attention-getting devices, including noise-emitting devices, with the exception of the following:

  - Pennants, banners or flags used in conjunction with subdivision sales offices and tract entry points

  - National, state, local governmental, institutional or corporate flags properly displayed

  - Holiday decoration, in season, used for an aggregate period of 60 days in any one calendar year

2. Design Guidelines

The overall goal for the Specific Plan sign program is to achieve compatibility throughout the community. The sign regulations establish maximum type and location in permitted area. The signage guidelines are designed specifically for this project to establish standard criteria to contribute to a well-integrated, high-quality project character. These standards provide a basis for the developer and the jurisdiction to design, pattern and regulate a consistent signage program.

Business Signage Within Commercial and Industrial Zones

- Function—Signs for current places of business for the purpose of advertising and identification.

- Description—Individual business signage may be either freestanding, monument, wall signs, ground signs, projecting signs, awnings, attached signs or a combination of the above. Typography may include a business park theme or style and should be consistent with the general vicinity or individual "Business Parks."

- Attached Signs—Fascia signs may be used in addition to other types of signage. When several businesses are located within one building or when a certain theme is established for multi-tenants, the framing, lighting and positioning should be the same. Grouping such signs into a directory is encouraged.

- Projecting Signs—Projecting signs should be used when there is limited visibility or to add interest to a building. The support structure for such signage should compliment the architectural style of the building.

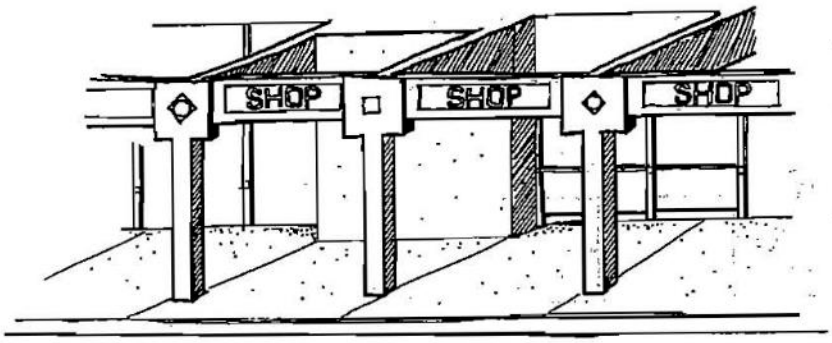
- Awnings—Creative applications of awnings can be used as signage. All such awnings should complement the architectural theme and be of a consistent color and style for each building.

- Wall Signs—Wall signs may be used to complement a building or where other types of signage are not appropriate. Wall signs have the opportunity of adding visual interest to an expanse of wall. Wall signage utilizing individual letters mounted to a wall is encouraged. Support structures for attaching other wall signs should be made inconspicuous. Wall signs typically require more maintenance than other types of signage, so an effort should be made to keep their appearance clean and attractive.

- Monument Signs—Monument signs typically display messages at or below eye level and have a direct relationship to pedestrians and vehicles; therefore, the placement of monument signs are crucial. Monument signage projects a feeling of permanency and may be made from a variety of materials that are consistent with the structures they are identifying.

Exhibits IV-19a-c illustrates typical examples of appropriate signage for the Specific Plan business zones.

NorthLake



ATTACHED SIGNAGE
EXAMPLE

PROJECTING SIGNAGE
EXAMPLE

DESIGN GUIDELINES: BUSINESS SIGNAGE

NOT TO SCALE

ESCO

EXHIBIT IV-19A

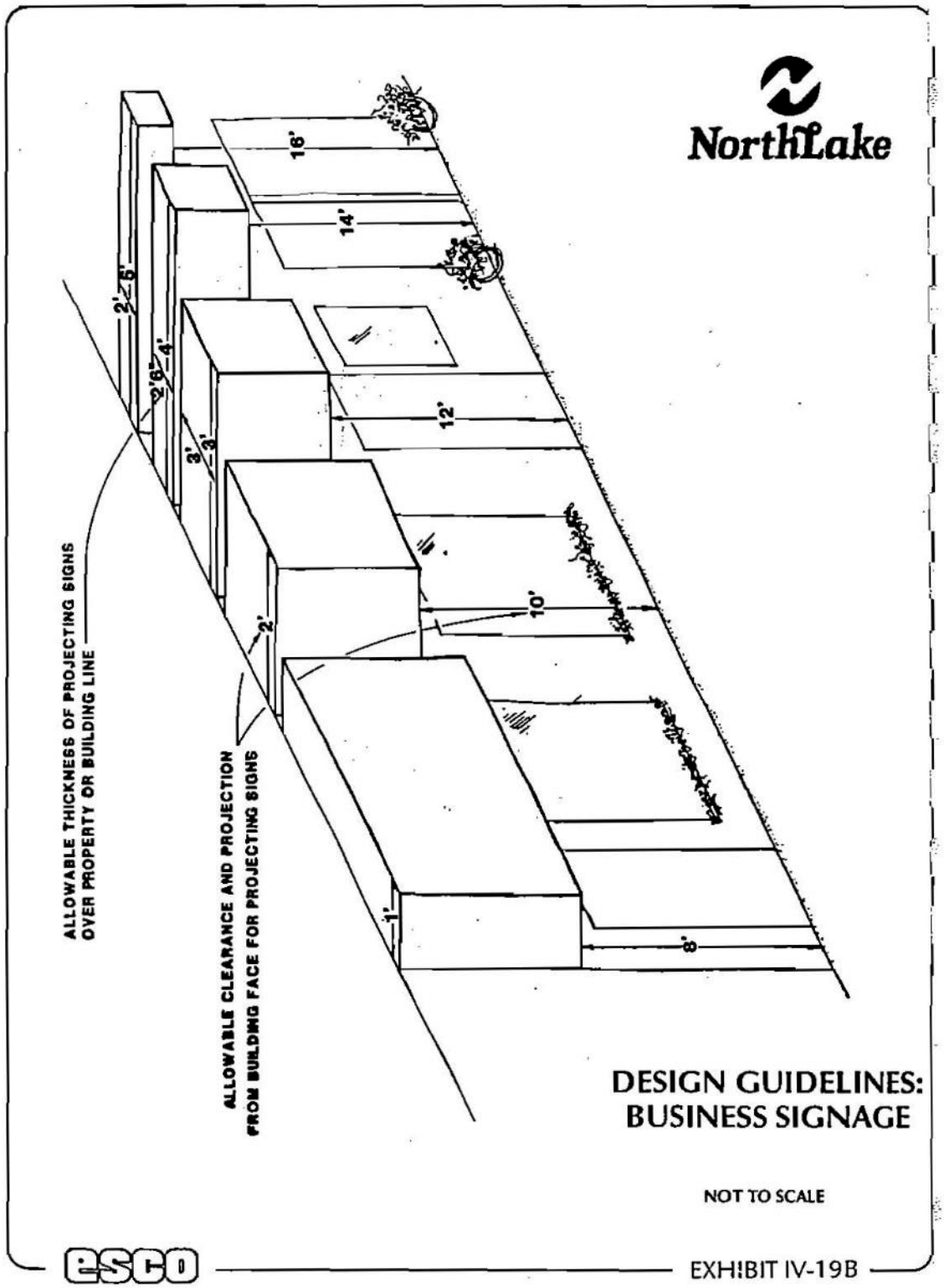
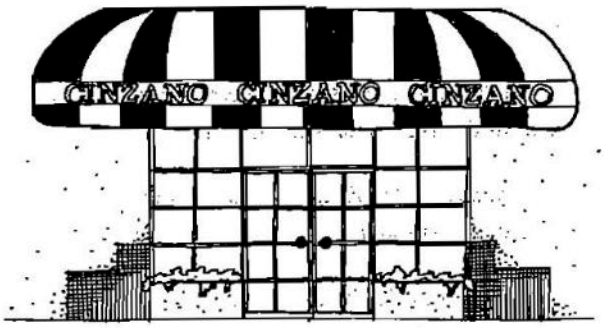
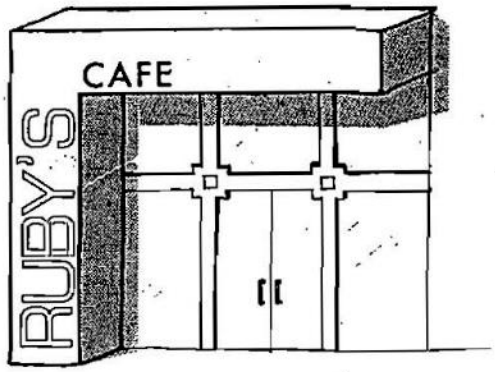


EXHIBIT IV-19B

NorthLake



AWNING SIGNAGE
EXAMPLE



WALL SIGNAGE
EXAMPLE

DESIGN GUIDELINES: BUSINESS SIGNAGE

NOT TO SCALE

ESCO

EXHIBIT IV-19C

Directional Signage

- Function—This type of signage identifies and directs vehicular and pedestrian traffic to various onsite destinations. They may be used on community trails or to display a destination, direction or location.

- Description

  - Typically small scale signs, freestanding, consistent with community facility or amenity signs.

  - Sign materials and design should remain consistent with major community signage.

- Location—Located typically at entrances, exits and strategic locations along pedestrian and vehicular routes.

Project Monumentation

- Function—Signage that creates a major statement and informs the viewer through written and symbolic graphics that the planned community or project is being entered.

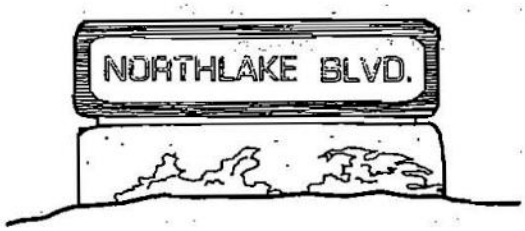
- Description—Entry signs should be large scale, monument-type signs creating a sense of arrival. Materials used should be compatible with landscape treatment and street furniture. Entry signage should be illuminated. Signage may include community theme or project design theme (including logo, logotype and color scheme) should be the same throughout the project.

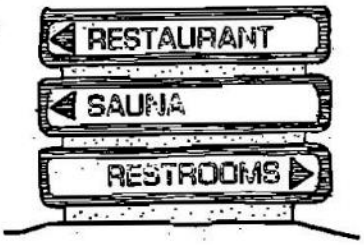
- Location—Major community entry points or project planning area entry points.

Sample Design Guidelines for Monument Signage are shown on Exhibit IV-20.

NorthLake

MONUMENT SIGNAGE
EXAMPLE





DIRECTIONAL SIGNAGE EXAMPLE

PROJECT MONUMENTATION
SIGNAGE EXAMPLE

DESIGN GUIDELINES: MONUMENT SIGNAGE

NOT TO SCALE

ESCO

EXHIBIT IV-20

Community Facility Signage

- Function—A sign that informs the viewer through written and symbolic graphics of community facilities and amenities.

- Description

  - These types of signs should be consistent within planning areas incorporating an area theme, logo, color or style in conjunction with the facility identification.

  - Either freestanding or monument-type signage, single- or double-faced. Materials should be consistent with the thematic treatment for the major community signage.

- Location—Signage should be installed on the site of the facility or amenity and oriented toward the street.

Examples of Community Facilities Signage is provided on Exhibit IV-21.

Temporary Signage

- Function—Signage that identifies uses or activities temporary in nature. Typically includes real estate sales signs, subdivision sales signs, notification and other special feature signs.

- Description—Temporary signage should be located in close proximity to the use or uses identified. The design and theme of temporary signage should be consistent in scale and color with signs in the general vicinity.

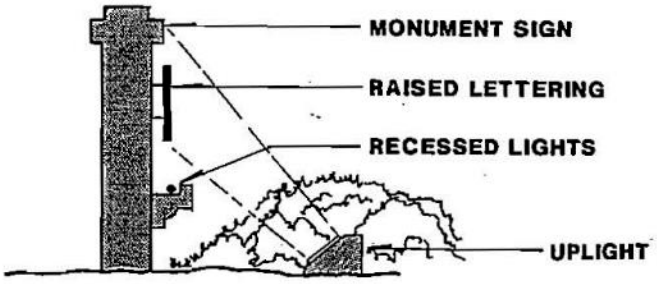
- Location—Temporary signage should be located in proximity to use or as permitted in the sign regulations contained herein.

Materials/Color Scheme

- An effort should be made to achieve consistency between building style and sign design. In all cases signage generally should be compatible with the exterior treatment of the building or location identified. The message

NorthLake

COMMUNITY FACILITY
SIGNAGE EXAMPLE



SIGNAGE LIGHTING
EXAMPLE

DESIGN GUIDELINES: COMMUNITY FACILITIES

NOT TO SCALE

ESCO

EXHIBIT IV-21

a sign conveys is affected by the materials and colors used in combination. Selecting signage material should be based on strength and durability with consideration toward safety and prolonged maintenance.

- Color schemes for signage should relate to other signs, graphics and color schemes in the vicinity to achieve an overall sense of project identity.

Lighting

- The quality of signage lighting should relate to the character that is intended for the area. No sign illumination should cause a glare or illuminate adjacent sites. Signage may be illuminated by continuous and uniform internal lighting or external ground lighting sources. Signage that is either internally or externally illuminated shall follow these guidelines:

- Externally lighted signs

  - All external light sources should be adequately shielded to guide or direct the light toward the sign face and prevent glare or illumination of adjacent properties of structures.

  - Light fixtures should be well integrated with the design and color scheme of the sign using appropriate design, color and lighting hardware.

- Internally Lighted Signs

  - Creative uses of internal lighting are encouraged when the color and intensity of light is well blended into the sign design.

  - Artistic applications of neon lighting in signs are acceptable when used for uses conducted after dark, such as restaurants.

V. SPECIFIC PLAN IMPLEMENTATION

A. PURPOSE AND INTENT

Development of the NorthLake site will be implemented in conformance with the regulations and guidance contained within the Specific Plan. This section outlines the procedures for administration of the provisions contained herein, the phasing plan for the development of the proposed planning area, the programs and comprehensive funding for the projected sequence of development and a monitoring program so that the County may track the progress of the Specific Plan development area and monitor associated improvements. Other information covered in this chapter pertain to general administration, subdivision, administration procedures and the linkage between these elements. In addition to the specific plan site plan review, the NorthLake Specific Plan shall be implemented through the subdivision process. Concurrent with site plan processing will be submittal of tentative tract maps where properties are to be separately financed, sold, leased or otherwise conveyed. The subdivision process will allow for the creation of lots as tentative parcel or tentative tract maps which will allow for implementation of the project phasing.

B. PHASING PROGRAM

The primary intention of the phasing program is to relate infrastructure requirements to site development. A detailed discussion of the NorthLake phasing program is detailed by infrastructure type in Section II. While a project development/phasing program sequence is implied, there is nothing in the plan to preclude a different order of development or even a different combination of sub-phases, so long as the related infrastructure is adequately in place.

The Specific Plan allows for flexibility in project phasing because the actual sequence of development may be affected by numerous factors not now predictable, including site plan modifications due to final engineering or changes in the economic market.

C. MONITORING PROGRAM

The purpose of the Specific Plan monitoring program is to provide assurances to the County and developer that the Specific Plan site is developed in a manner which is consistent with the provisions of this plan. The monitoring program for this Specific Plan will serve two functions. The primary function is to establish a system to record progress in the phasing of development and the implementation of corresponding required infrastructure. This information can then be compared to development that is occurring on a regional scale. The secondary function of the monitoring program is to establish a system whereby periodic adjustments in density and dwelling unit types within the program planning area may be accomplished and documented. The monitoring program effectively establishes an accounting system to insure that area growth dynamics are properly recorded within the scale of the total project and each planning area reflected in this Specific Plan. Table V-1 provides a sample format for the monitoring data.

The first part of project monitoring deals with phasing of development and the implementation of corresponding required infrastructure. This program will ensure that the required infrastructure is in place at the completion of each phase. The phasing plan is responsive to the needed facilities and services for each level of development.

Since the required infrastructure for each phase has been predicated on assumption such as rate of growth and market demand, the basis for these assumptions must be periodically evaluated, and a report filed with the County. The assumptions are:

- The rate of growth for this project will remain reasonably constant and as calculated.
- The rate of growth of other regional projects which were used in assessing cumulative impacts on phased infrastructure and services will remain reasonably constant and as calculated.

Table V-1

SAMPLE NORTHLAKE SPECIFIC PLAN MONITORING REPORT

Phase No.	Planning Area	Acres	Previously Authorized DU	DU Gained/Lost	Transferred To/From (Planning Unit)	Currently Authorized DU

- The market demand for proposed residential product type and mix will remain reasonably constant throughout the phasing period.

The report will be filed annually (at a time determined by the County) and will serve as current base data for all tentative tract maps filed in the ensuing 12 months. The report will contain the following:

Data Regarding Project Growth Rate

A. An inventory of the number of dwelling units and commercial acres currently developed onsite.

B. A calculation for the number of dwelling units assumed for this Specific Plan for that point in time according to the Phasing Plan.

C. The project-wide difference between A and B.

Data Regarding Regional Growth

A. An inventory of the number of dwelling units currently developed in other regional projects which were used in assessing cumulative impacts on phased infrastructure and services as provided by the Department of Regional Planning.

B. Number of dwelling units in these regional projects assumed by this Specific Plan to be built at that point in the Phasing Plan.

C. The region-wide difference between A and B.

The secondary phase of the monitoring program deals with transfer of density and shall be maintained in accordance with the following guidelines.

In order to accommodate possible changes and to insure conformance with adopted County Code, the following provisions shall guide and govern incremental allocation and provision of residential dwelling units within the program area.

1. The overall assigned dwelling unit yield of 3,983 residential dwelling units on 1,330 acres shall not be exceeded.

2. A site plan application shall be submitted to the County for review and approval prior to development occurring in any planning area. Such plans shall be consistent with this Specific Plan and are subject to conditions of approval set forth by the County.

3. Within prescribed limits, density variations or changes in numbers so dwelling units that constitute significant deviations from the phasing plan shall be subject to approval by the Planning Commission.

4. The site plan process may result in dwelling units being shifted from one planning area to another within limits defined in the plan, called out under transfer of density.

5. Should any planning area identified for public facility use not be dedicated for said purpose, land use policies for this property will shift to single-family residential or other identified residential uses consistent with surrounding properties.

6. Any approved planning area maximum dwelling unit refinement shall be accompanied by a revised statistical table in all text and map locations where unit counts are reflected. Said table shall show new dwelling unit totals for each planning area in which a change is made. All drafts of such tables and the final approved version shall be identified by a revision date located in the title block. Said table shall be a part of the adopting resolution or ordinance.

7. The Planning Director shall cause to be established and maintained an official project file which contains an original and certified copy of every revision to the planning area summary, including a record of dwelling unit potential remaining in each planning area.

Program Requirements

Most of the plan implementation can be accomplished by simply integrating it into the County's existing development review process. Certain additional actions, however, are either desirable or essential in properly carrying out the NorthLake Specific Plan.

1. *Application Forms*

Specific Plan site plan application forms are not yet available. Until the County adopts Specific Plan site plan review procedures, a conditional use permit form should be used and modified to reflect information requirements.

2. *Documentation File*

A monitoring system information file should be set up in the planning department to insure that sequential density transfers and/or plan amendments are accurately recorded and maintained.

D. GENERAL ADMINISTRATION, PERMIT PROCESSING AND AMENDMENTS

The Specific Plan shall be administered and enforced by the County of Los Angeles Regional Planning Department in accordance with the provisions of the Los Angeles County Planning and Zoning Code.

Certain changes to explicit provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and, subsequently, the Board of Supervisors.

a. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.

b. Changes to the community infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing

development capacity in the Specific Plan area nor change the concepts of the plan.

c. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.

In addition to the above items, a public hearing shall be held on all site plan applications in accordance with the provisions of Section 1.B.4. of the Specific Plan. The Regional Planning Commission or Hearing Officer may approve, conditionally approve, modify or deny said application.

The Specific Plan shall be implemented through a method of site plan review. The site plan review will be a Conditional Use Permit, as modified herein, until such time as the County adopts a Specific Plan review procedure. A site plan review shall be required for all development within the Specific Plan area requiring a building permit. Tentative parcel and tract maps may be processed independent of the site plan review procedures, in accordance with the Los Angeles County Subdivision Code, Title 21. Site plan review will not be required for interior alterations where there is no square footage increase or use intensification.

All proposed project within the Specific Plan area shall be required to have an approved site plan prior to issuance of building permits or concurrent with subdivision, conditional use permits or any other permit for property. The site plan review procedure is necessary for the following reasons:

1. To ensure consistency with the Specific Plan, the County-wide General Plan, the Santa Clarita Valley Area Plan and all implementing ordinances.

2. To promote the highest contemporary standards of site design.

3. To adapt to specific or special development conditions that occur from time to time while continuing to implement the Specific Plan and conform

development to the General Plan, the Santa Clarita Valley Area Plan and implementing ordinances.

4. To facilitate complete documentation of land use entitlements authorized and conditions pertinent thereto.

5. To adapt to changes that may occur with respect to the circumstances under which the project is undertaken.

Exemptions

Following is a list of activities which are exempt from the site plan review process. This list is not all-inclusive. The Planning Director may exempt other special activities not covered by the example listing.

- All interior changes, alterations, construction
- Repainting
- Reglazing, new mullions
- Relandscaping of existing structure
- Reroofing with similar-style roofing materials
- Minor exterior repairs
- Demolition
- Exterior mechanical (heating, air conditioning, water heater, etc.)

Procedures

Site plans which contain plans, drawings, illustrations, designs, reports and other detailed information as required herein shall be submitted to the County for review and comment. Applicants are encouraged to submit preliminary plans for review and

comment by the Planning Department prior to the final preparation of a site plan. Comment from other County departments and service agencies shall be sought by the staff prior to preparing a recommendation on the finalized Specific Plan site plan.

Applicants should ensure that they have obtained a copy of the design guidelines accompanying the Specific Plan. This will assist the developer in achieving consistency with the Specific Plan and generally facilitate a quality project.

Upon determination that the Specific Plan site plan complies with the provisions of the Specific Plan and the review factors described in the design guidelines, the County staff shall prepare a staff report with recommendations which shall be submitted along with the Specific Plan site plan to the Hearing Officer and/the Planning Commission at the earliest possible duly noticed meeting. A public hearing shall be held on all site plan applications in accordance with the provisions of Section IV of the Specific Plan. The Regional Planning Commission or Hearing Officer may approve, conditionally approve, modify or deny said application. The Hearing Officer or the Planning Commission shall approve, conditionally approve or, if not consistent with the Specific Plan, modify or deny the Specific Plan site plan.

In accordance with the California Government Code Sections 65453-65454, Specific Plans shall be prepared, adopted and amended in the same manner as general plans, except that specific plans may be adopted by resolution or by ordinance. This plan may be amended as necessary in the same manner it was adopted, by ordinance. Said amendment or amendments shall not require a concurrent general plan amendment unless it is determined by County staff that the proposed amendment would substantially affect the general plan goals, objectives, policies or programs. An environmental assessment form shall accompany the proposed amendment, but it is presumed that the master EIR approved for the project area includes all future development for the Specific Plan. If further environmental documentation were required in special cases, it would be a focused analysis and action as documented in Section 15162 and 15182 of the CEQA guidelines.

E. COMMUNITY FACILITIES AND INFRASTRUCTURE FINANCING PLAN

The ability to fund public facilities necessary for support of development is one of the most challenging aspects of the planning and development process. The overall approach proposed in the Specific Plan is to use one or more of the basic funding approaches to phase logical and affordable increments of the public facilities and services in conjunction with appropriate components of development. The widest possible array of funding methods is suggested because of the scale of improvements needed and the desire to avoid unreasonable escalation of housing costs slowing market absorption to a point at which development simply is infeasible.

1. Basic Funding Approaches

a. Assessment District

The Municipal Improvement Act of 1913 (Streets and Highways Code Section 10000 et seq) is a procedural act which provides for the formation of a special assessment district, the levying of an assessment and the creation of a lien against the property but does not in itself contain provisions for the issuance of bonds. (For this reason, bonds are issued under the 1911 Act or 1915 Act discussed below.) An assessment district is created for construction or acquisition of a wide variety of public improvements.

Under the 1913 Act a proposed assessment and assessment diagram are prepared before any construction work is done. The amount of the assessment levied against each property is based upon an engineer's report and notices are sent to property owners. A public hearing is held, both on the project and the amount of the proposed assessment to be levied. At the conclusion of the public hearing, the governing body may confirm the assessments. If confirmed, a lien is created against each assessed parcel and the assessments are properly recorded. The property owners are mailed notices of each parcel's exact confirmed assessments, and they have 30 days to pay a part or all of the assessment in cash. Upon conclusion of the cash collection period, all unpaid assessments are accumulated, a bond issue is structured and bonds are sold. The bonds may be issued pursuant to either the Improvement Act of 1911 (Streets and

Highways Code Section 5000 et seq) or the Improvement Bond Act of 1915 (Streets and Highways Code Section 8500 et seq).

Each bond issued under the 1911 Act constitutes a direct lien against a specific piece of property. This lien is at parity with general taxes and takes priority over any private lien such as a deed of trust, mortgage or attachment. In the event the property owner fails to pay an installment on or prior to its delinquency date, penalties are paid to the bondholder upon redemption of the delinquent installment or installments. If redemption of a delinquency is not made, the bondholder may institute the foreclosure action.

Under the 1915 Act individual bonds are not issued to represent individual assessments. Bonds equaling the total unpaid assessment are issued in even denominations, and a portion of the bonds are due each year for the life of the issue which will result in approximately equal annual principal and interest payments. The assessment liens securing the bonds are payable in installments, which in the aggregate conform to the principal and interest payments on the bonds. Assessment installments appearing on the regular property tax bill are collected in the same time and in the same manner as property taxes and bear the same penalties for delinquency, including the sale of the property at public auction. A special reserve fund is available from which to make payments to the bondholders of any delinquent assessments which might occur, and foreclosure proceedings similar to those in the 1911 Act are also available. These liens are also superior to other deeds of trust and similar liens.

b. Conventional Financing

In the past, bond issues were the simplest and most often utilized method of raising large amounts of capital. Because of changing conditions in the financial marketplace, and increased legislation limiting the bonding power of many local governments, the role of the traditional general obligation bond has been very substantially reduced. Other bonding alternatives include:

- Revenue bond
- Lease-revenue bond

- Zero coupon bond
- Stepped coupon bond

These techniques have historically been used for redevelopment and therefore would probably have limited application in the Specific Plan development.

Leasing is another financing mechanism that has been used by cities in the past. A few leasing techniques are listed below:

- Leveraged lease
- Operating lease
- Lease-purchase agreement

Leasing is used primarily for purchasing equipment and not for providing services, but it could be used for public buildings in conjunction with other development projects.

c. Community Facilities Districts

The Mello-Roos Community Facilities Act of 1982, commencing with Section 53311 of the Government Code, allows a local public agency to form a "community facilities district" within its boundaries to provide certain specified public improvements and services for the benefit of the present and future residents within the community facilities district. Proceedings for the formation of a community facilities district may be instituted by the governing body of a public agency on its own initiation and shall be instituted when the requisite number of registered voters or landowners within the proposed community facilities district's boundaries file a petition requesting the institution of such proceedings with the clerk of the governing body. Proceedings will commence with the public agency's adoption of a Resolution of Intention to form a community facilities district and levy an "special tax," and, where applicable, a Resolution of Intention to incur bonded indebtedness. The public agency then holds a duly noticed public hearing on the proposed formation of the community facilities district to consider the facilities to be constructed and the services to be provided, the

incurring of bonded indebtedness and the levying of a "special tax" to pay the debt service on any bonds subsequently issued.

At the hearing the governing body of the public agency receives testimony from the staff and from all interested persons of taxpayers, including the petitioning landowner receiving testimony if the governing body determines to proceed with forming the district and calling for an election on the propositions of authorizing the indebtedness and levying the special tax within the boundaries of the community facilities district.

A duly noticed election is then held within the community facilities district on the propositions of authorizing bonded indebtedness and levying the special tax. If the propositions are approved by two-thirds of the voters, the governing body may adopt resolutions relative to issuing the bonds, approving the Official Statement and approving the other miscellaneous matter required to sell the bonds.

The special tax, which is levied subsequent to any bond issuance for the purpose of paying debt service on such bonds, is not in the nature of an assessment; it is not capable of being prepaid, and there is not a fixed, determinable amount against each parcel. The actual amount of the special tax against each parcel will require minor adjustments each year depending upon the extent to which interest earned on the construction fund or the bond reserve fund is applied toward debt service, the extent to which state funding is received and changes in the plan for development of the property. The special tax will be collected on the tax rules of the County as any other tax of a special district. The special tax levied for each fiscal year becomes a lien for taxes against a particular parcel and is at parity with the other tax liens and assessments.

The act authorizes the public agency to collect delinquencies in the payment of the special tax in the same manner as delinquencies in the payment of ad valorem taxes. However, the act also authorizes the public agency to adopt an alternative for the collection of any such delinquencies. Such a procedure could include a judicial foreclosure. The act is particularly appropriate for providing a means of financing

certain regional improvements which may be necessary for the development of a particular property as well as traditional local facilities.

F. OTHER IMPLEMENTATION MEASURES

There are three basic stages of infrastructure that must be built for development to reach completion. These levels allow implementation of the infrastructure to occur on a rational and comprehensive basis.

The first stage provides the main infrastructure to open the project to buildable land. This includes connections for sewer, water, drainage and the initial main arterial streets.

The second stage of infrastructure will connect all of the second stage housing and commercial sites into the existing infrastructure of the first stage and will almost complete all arterial streets and related water, sewer, drainage and utilities.

The third stage will extend the infrastructure to the final housing, commercial and school/park sites. All interior local streets will also be completed during this stage to complete the circulations and infrastructure network. Both onsite and offsite installations to service individual lots are included.

Due to the scope of differing stages and time frames associated with each, an incremental financing system is proposed to allow disbursement of funds at needed intervals. This will be accomplished primarily by utilizing one or more of the financing methods described under Funding.

APPENDIX A

Related Projects List

NORTH LAKE PROJECT
RELATED PROJECTIONS TRIP GENERATION

			AM Peak Hour			PM Peak Hour				Sunday Peak Hour		
	Related Project # Land Use		In	Out	Total	In	Out	Total	Total Daily	In	Out	Total
1.	TR 34385 MFD	54 units	10	35	45	40	20	60	585	35	35	70
2.	CP 88572 Retail/Commercial	2,700 sf	15	5	20	35	30	65	740	55	55	110
3.	CP 89072 Retail/Commercial	17,100 sf	35	20	55	110	105	215	2,345	125	125	250
4.	TR 47640 SFD	116 units	25	65	90	80	45	125	1,185	60	60	120
5.	CP 89435 Retail/Commercial	115,578 sf	110	65	175	360	360	720	7,735	285	295	580
6.	CP 89584 - 1.874 Ac Hotel	100 rooms	5	0	5	5	5	10	95	10	15	25
7.	PM 21733 Retail/Commercial	62,509 sf	80	45	125	245	240	485	5,270	220	225	445
8.	CP 90514 - Post Office	27,225 sf	60	60	120	85	80	165	4,035	85	65	150
9.	TR 44429 - SFD	194 units	40	105	145	125	70	195	1,900	90	85	175
9.	TR 44429 - MFD	300 units	20	100	120	100	55	155	1,660	60	60	120
10.	TR 45958 SFD	294 units	55	150	205	180	105	285	2,785	130	125	255
11.	Site 1 - MFD	76 units	5	35	40	35	15	50	515	35	35	70
12.	Site 2 - MFD	160 units	15	60	75	60	30	90	970	40	45	85
13.	Site 3 - MFD	55 units	5	25	30	25	15	40	390	30	35	65
14.	TR 47807 SFD	79 units	15	50	65	55	30	85	810	40	45	85
15.	TR 46443 SFD	94 units	20	55	75	65	35	100	975	50	50	100
16.	TR 47646 SFD	115 units	25	65	90	75	45	120	1,175	60	55	115
17.	CP 87563 Retail/Commercial	47,745 sf	65	40	105	205	205	410	4,450	195	200	395
18.	CP 87512 Retail/Commercial	28,000 sf	45	30	75	145	145	290	3,190	150	160	310
18.	CP 87512 Restaurant	5,200 sf	55	44	99	55	49	104	1,045	31	31	62
			705	1,054	1,759	2,085	1,684	3,769	41,855	1,786	1,801	3,587

MFD - Multifamily Residential Units.
SFD - Single-Family Residential Units.
Source: ITE Trip Generation, Fifth Edition, 1991.

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22.46.1982 Appendix.

A. References

1. Table 22.46.1982-A, below, identifies outdated references to Title 22 used in the Northlake Specific Plan and the following equivalent references in this Title 22.

TABLE 22.46.1982-A: REFERENCE KEY to TITLE 22		
Specific Plan Page No.	***Code Reference in Specific Plan***	***Title 22 Code Reference***
III-10	22.20.040	22.140.070
III-35	Chapter 22.48	Chapter 22.110 and 22.116
III-42	Subsection B of Section 22.28-80	Chapter 22.20
III-45	22.28-040	Chapter 22.20
III-45	22.28-090	Chapter 22.20
III-46	Part 1, Chapter 22.56	Chapter 22.158
III-47, III-51	Chapter 22.52, Part 11	Chapter 22.112
III-48, III-51	22.52.1070	22.112.090
III-60	Part 12 in Chapter 22.52	22.140.560
III-65	22.28.040	Chapter 22.20
III-67	Part 11 of Section 22.52	Chapter 22.112

2. Unless specified in Subsection A.1 above, all other references to Title 22 are to the current version of Title 22 (Planning and Zoning Code) of the County Code.

B. Terms. Table 22.46.1982-B, below, identifies terms used in the Northlake Specific Plan and the following equivalent terms in this Title 22.

TABLE 22.46.1982-B: TERMS		
Specific Plan Page No.	***Term in Specific Plan***	***Equivalent Term in Title 22***
I-6, V-7	Los Angeles County Subdivision Code	Title 21 (Subdivision) of the County Code
I-6, IV-50	Los Angeles County Zoning Code	Title 22 (Planning and Zoning) of the County Code
I-9	Fire Code Standard No. 13.208	Section 503 in Title 32 (Fire) of the County Code
I-10	Title 24 of the California State Energy Commission	Title 24 (California Building Standards Code) of the California Code of Regulations
II-10	County Forester and Fire Warden	(County) Fire Department
IV-11	California Resource Code 4219	Section 4291 of the California Public Resources Code
IV-19, 22	Los Angeles County Public Works Department, Roads Section	Road Maintenance Division of Public Works

TABLE 22.46.1982-B: TERMS		
Specific Plan Page No.	***Term in Specific Plan***	***Equivalent Term in Title 22***
Multiple	Los Angeles County Planning and Zoning Code(s)	Title 22
Multiple	Parcel of land	lot

22.46.1985 Newhall Ranch Specific Plan Introduction.

A. The Newhall Ranch Specific Plan is located in Section 22.46.1985 (Newhall Ranch Specific Plan).

B. The Newhall Ranch Specific Plan was adopted by the Board on May 27, 2003.

C. The effective date of the Newhall Ranch Specific Plan is June 26, 2003.