

PLAYA VISTA AREA D SPECIFIC PLAN

Ordinance 160523 as amended by Ordinance 176235

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PLAYA VISTA AREA D SPECIFIC PLAN

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

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

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

NOW THEREFORE,

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

Section 1. ESTABLISHMENT OF SPECIFIC PLAN

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

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

Section 2. RELATIONSHIP TO OTHER PROVISIONS OF CHAPTER 1 OF THE MUNICIPAL CODE OF THE CITY OF LOS ANGELES

The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Code and do not convey any rights not otherwise granted under the provisions contained in said Chapter, except as specifically provided for herein. Wherever this Specific Plan contains provisions different from or in conflict with provisions contained elsewhere in Chapter 1, this Specific Plan shall supersede such other provisions. Procedures for the granting of exceptions to the requirements of this Specific Plan are established in Section 11.5.7 D of the Code.

Section 3. DEFINITIONS

Whenever the following terms are used in this ordinance with the first letter or letters capitalized, they shall have the meaning specified below unless the context clearly indicates to the contrary:

- **Alzheimer's/Dementia Care Housing** shall mean residential housing that is licensed by the California Department of Social Services and provides assistance to people 62 years of age or older who require assistance with two or more non-medical activities of daily

living as defined in the Department of Social Services licensing requirements. The residential units may consist either of dwelling units or guest rooms. Full time medical services shall not be provided on the premises. It may be a component of an Assisted Living Facility.

- **Assisted Living Care Housing** shall mean a facility that is licensed by the California Department of Social Services and provides assistance to people 62 years of age or older who require assistance with two or more non-medical activities of daily living as defined in the Department of Social Services licensing requirements. The residential units may consist either of dwelling units or guest rooms. Full time medical services shall not be provided on the premises. It may be a component of an Assisted Living Facility.
- **Assisted Living Facilities** shall mean a facility that provides residential units for persons 62 years of age or older and includes one or more of the following housing types: assisted living care housing; skilled nursing care housing; Alzheimer's/Dementia care housing, and/or include senior independent housing.
- **Code** shall mean the Municipal Code of the City of Los Angeles.
- **Commercial Billboard** shall mean a sign which directs attention to a business, product, or service sold or offered or existing elsewhere than upon the site where such sign is located and which either expressly or implicitly invites a commercial transaction.
- **Community Serving Uses** shall mean those uses specified in Section 5.F of this Ordinance..
- **Convenience Commercial** shall mean a commercial area or uses designed to satisfy the needs of the surrounding residential community.
- **Floor Area** shall mean the total of the gross area of the floor surfaces within the exterior wall of the building, not including space devoted to stairwells, basement storage, required corridors, public restrooms, elevator shafts, light courts, vehicle parking and areas incident thereto, mechanical equipment incidental to the operation of such building, and covered public pedestrian circulation areas, including atriums, lobbies, plazas, patios, decks, arcades and similar areas, except such public circulation areas or portions thereof that are used solely for commercial purposes.
- **Map** shall mean the Map contained in Figure 1 of this ordinance.
- **Mixed Use Development** shall mean any development within the Specific Plan Area which contains in an initial phase or by reason of any subsequent phase of development any combination of the following uses: commercial, office, retail, residential, hotel, entertainment, restaurant/lounge, recreation, cultural or other public uses. Such uses may be located in a single building or in separate buildings. Such uses and such separate buildings may also be under single or multiple ownerships.
- **Plot Plan** shall mean a document or documents which pictorially describe, by means or professionally accepted architectural graphic techniques, the location, appearance, configuration and dimensions of any proposed buildings, structures and attendant site

improvements including, but not limited to, landscaping and signs, and any public or private easements.

- **Senior Independent Housing** shall mean residential housing that consists of dwelling units for persons 62 years of age or older and may include common dining areas or other community rooms. Full time medical services shall not be provided on the premises. It may be a component of an Assisted Living Facility.
- **Skilled Nursing Care Housing** shall mean residential housing that is licensed by the California Department of Health and provides acute, intermediate, or long-term skilled nursing care and consists only of guest rooms for its residents. Full time medical services may be provided on the premises. It may be a component of an Assisted Living Facility.
- **Sign** shall mean any display, board, screen, object or part thereof used to announce, declare, demonstrate, display, identify or otherwise advertise and attract the attention of the public, including signs identifying services or products available on the premises or identifying the occupant or premises.
- **Specific Plan Area** shall mean that area shown within the heavy lines on the Map in Figure 1.
- **Telecommunications Facility** shall mean those wireless facilities which are required for cellular and commercial or non-commercial transmissions and receptions, and may include but not be limited to satellite dishes, monopole and antennae transmitters.
- **Transit Related Facility** shall mean stations, bus/shuttle stops, bus/shuttle bays and other facilities , including their right-of-way, which serve transportation by means other than single-occupancy vehicles. This definition shall include the support, storage, maintenance, staging facilities and ridership amenities which are related to these uses.

Section 4. ZONE REGULATIONS

A. General Provisions

Section 12.04 of the Code is hereby amended by adding to the Zoning Map, which is incorporated in and made a part of Article 2 of Chapter 1 of the Code, the zones and zone boundaries shown upon the Map in Figure 1, so that the portion of the Zoning Map covering the Specific Plan Area shall be as designated on the Map. The zone boundaries shown upon the Map are approximate and zone boundary interpretations or adjustments may be made as part of the Plot Plan review and approval process under Section 7 of this ordinance when such zone boundary interpretations or adjustments meet the overall intent of the Specific Plan regarding location of land uses, and/or when necessary to ensure that such zone boundaries precisely coincide with future street, alley or lot lines. Notwithstanding any provision of Article 2 of Chapter 1 of the Code to the contrary, every lot within the Specific Plan Area shall conform to the requirements set forth in this Section 4. Except as provided in Section 7 of this ordinance, no building, structure or land within the Specific Plan Area shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained within the Specific Plan Area without Plot Plan approval as provided in said Section 7 having been first obtained. The Plot Plan approval process set forth in said Section 7 shall be in addition to, and not in lieu of, any

subdivision proceeding, including public hearings as required therein, involving the property for which Plot Plan approval is requested.

B. Residential Regulations

1. General Provisions

a. Quimby Dedication Requirements

i) The dedication and restoration of the Ballona Wetlands as defined and set forth in Section 10 of Ordinance No. 165,638 (Playa Vista Area B Specific Plan), or the sale of the Ballona Wetlands to a non-profit or governmental entity for purposes of habitat conservation or open space preservation, recreation or other similar public purpose as determined by the Director of Planning, together with the park or recreational space required to be provided under Subsection (ii) below, are hereby found to satisfy the requirements of Sections 17.12, 12.21.G and 12.33 of the Code for dedication of real property for park and recreational purposes, or for the payment of a fee in lieu thereof, in connection with the construction or development of any and all dwelling units within the Specific Plan Area. Subdivision maps for residential or condominium purposes are hereby authorized to be recorded without any further compliance with Sections 17.21, 12.21G or 12.33 of the Code.

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

2. R4(PV) Residential Zone

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

a. Use. No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained except for (i) those uses permitted in the R4 Zone including conditional uses enumerated in Section 12.24 of the Code when the location is approved pursuant to the provisions of such Section, (ii) Community Serving Uses and (iii) Convenience Commercial uses permitted in the C1 Zone or the accessory uses listed below provided that such uses do not exceed 90,000 square feet of Floor Area (excluding covered tennis, racquetball or squash courts)

- 1) Athletic, racquet or health club
- 2) Recreation center
- 3) Community center, privately operated

- 4) Swimming pool, commercial
- 5) Medical offices
- 6) Other uses or facilities similar to those listed above when determined as provided for in Section 12.21 A 2 of the Code.

b. Yard Requirements. Except as may be provided in a condition of approval for Vesting Tentative Tract Map (“VTT”) 60110, yard requirements of the R4 Zone shall apply to all uses permitted in the R4 Zone, and yard requirements of the C1 Zone shall apply to permitted Convenience Commercial uses and to the accessory uses listed above. Notwithstanding the provisions of LAMC Sections 12.11.C or 12.13C or the Code to the contrary, any uses or structures, as set forth in a condition of approval for VTT 60110, may extend or project into a required yard within this Specific Plan area.

C. C2(PV) Regional Mixed Use Commercial Zone

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

1. Use. No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for: (i) those uses permitted in the C2 Zone, including conditional uses enumerated in Section 12.24 of the Code when the location is approved pursuant to the provisions of such Section, (ii) those uses permitted in the R5 Zone, (iii) Telecommunications Facilities, (iv) Assisted Living Facilities, (v) Community Serving uses, (vi) Other uses or facilities similar to those listed above as provided for in Section 12.21A2 of the Code, and (vii) any combination of uses permitted in the R5 Zone and commercial uses permitted in the C2 Zone. Notwithstanding the foregoing, the following uses shall be prohibited:

- Adult arcade
- Appliance repair (except as strictly a service for new articles sold at retail on the premises)
- Archery range
- Automobile painting (except when incidental to an authorized agency dealing in new automobiles)
- Automobile sales area (except as incidental to an authorized agency dealing in new automobiles and located on same or contiguous lot)
- Auto ride amusement
- Automobile repair garage (except when conducted in conjunction with an authorized agency dealing in new automobiles and on the same premises)
- Automobile storage area(except as incidental to an authorized agency dealing in new automobiles and located on same or contiguous lot)
- Awning store or shop
- Baseball park
- Baseball batting range
- Battery store or shop
- Billiard hall or parlor
- Boats for hire

Body and fender repairing (except when conducted in conjunction with an authorized agency dealing in new automobiles)
Boxing arena
Building materials, retail sale of (except when incident to retail hardware store)
Calibration and repair service shops for precision instruments and small metal objects
Carnival, transient
Carousel
Carpenter shop
Church, temporary revival
Circus, transient
Cleaning establishment, self-service
Clothing store, secondhand
Commercial billboard
Compressed natural gas refueling station
Concession, beach
Contractors' establishment (except as strictly an office use)
Diaper supply service
Electric motor repair (except as strictly a service for new articles sold at retail on the premises)
Fairgrounds, public
Feed store
Ferris wheel
Fire sale
Football stadium
Frozen food locker plant
Fuel store
Fun house
Furniture cleaning (except as strictly a service for new articles sold at retail on the premises)
Garden equipment rental
Handyman shop
Horse show
Household appliance repair (except as strictly a service for new articles sold at retail on the premises)
Household goods storage
Hug ball
Ice storage house
Laundry or cleaning establishment, self-service type
Lumber store
Magazine business, secondhand
Merry-go-round
Pawnshop
Pest or insect control business
Plumbing shop
Pony riding ring
Refrigeration equipment installation and service (except as strictly a service for new articles sold at retail on the premises)
Repair shop (except as strictly a service for new articles sold at retail on the premises)
Safe and vault repair and servicing (except as strictly a service for new articles sold at retail on the premises)
Sanitarium
Scenic railway

Secondhand store (other than Antique shops, Art galleries, Book dealers, Postage stamp and Coin stores; see Z.A.I. Case No. 2472)
Sheet metal shop
Shooting gallery
Side show, circus
Special care home
Sports arena
Storage building for household goods
Strip tease show
Tattoo studio
Taxi dance hall
Tinsmith shop
Termite or pest control business
Tire shop
Tractor ride amusement
Trailer sales area (except as incidental to an authorized agency dealing in new trailers and located on same or contiguous lot)
Transfer business
Traveling theatrical performances (under canvas)
Used car lot (except as incidental to an authorized agency dealing in new automobiles and located on same or contiguous lot)
Venetian blinds, laundering, servicing and repairing of (except as strictly a service of new articles sold principally at retail)
Window and exhibit booth displays, designing, fabricating and fashioning of
Woodworking equipment rental shop
Wrestling arena

2. Yard requirements.

No yards shall be required.

D. M(PV) Industrial Zone

The following requirements shall apply to all lots zoned M(PV) within the Specific Plan Area:

1. Use.

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

- a. Any use permitted in the MR2 Zone other than Commercial Billboards which shall be prohibited.
- b. Any commercial use permitted in the C2 Zone other than Commercial Billboards which shall be prohibited.
- c. Transit related facilities.
- d. Telecommunications facilities provided they comply with the design and location Guidelines, as set forth in the conditions of approval for VTT 49104, 52092 and 60110.
- e. Any industrial use permitted in the M1 Zone which is not otherwise permitted under Subsection A above.

- f. Electric power co-generating facility.
- g. Engine testing subject to the same limitations applicable to such use in the M2 Zone.
- h. Conditional uses enumerated in Section 12.24 of the Code when approved pursuant to the provisions of Section 12.24 of the Code.
- i. Other uses similar to the above, as provided in Section 12.21 A 2 of the Code as determined by the Zoning Administrator, but not including uses which are or may become obnoxious or offensive by reason of emission of odor, dust, smoke, noise, gas, fumes, cinders, vibrations, refuse matter or water-carried waste.
- j. Uses customarily incident to any of the above uses and accessory buildings when located on the same lot.
- k. Airport, aircraft landing field and heliport facilities and operations authorized as of the effective date of this ordinance under Airport Permit No. 19-21 issued by the Department of Transportation for the State of California.

2. Area Requirements.

Area requirements of the M1 Zone shall apply.

E. P(PV) Parking Zone

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

F. M2(PV) Industrial Zone

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

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

It is the intent of this Specific Plan to implement a “primary center,” as described in the City’s Centers Definition Report, within the C2(PV) Zone with its focus between Bay Street and Lincoln Boulevard; to encourage Mixed Use Developments within such zone to create an intensive, lively urban environment; to maximize development intensity in order to take advantage of the accessibility offered by transportation facilities; to encourage innovative design and integration of residential and commercial uses in order to provide alternative housing styles and a mix of retail, entertainment, residential, commercial recreation and cultural uses. Consistent with the complex urban character of the C2(PV) Zone, it is intended that Plot Plan review of Mixed Use Developments emphasize the flexible application of the provisions of this ordinance governing design standards, landscaping, signage, lighting and parking. In order to encourage the provision of Convenience Commercial uses within Mixed Use Developments, the total Floor Area devoted to such uses shall not count toward the densities allowable under Section 5B of this ordinance, provided that such areas are accessible from adjacent sidewalks or publicly accessible walkways, plazas or courts and that the total floor Area of such areas does not exceed 50,000 square feet.

H. Temporary Uses

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

1. The subject parcel on which such temporary or interim use is to be located is not scheduled for ultimate planned development within the temporary use time period;
2. Adjacent scheduled or existing development will not be adversely impacted by the temporary or interim use; and
3. Adequate guarantees for removal and discontinuance of the temporary or interim use have been provided. The temporary or interim use must be acknowledged in any leases, deeds or licenses applicable thereto, subject to the provisions thereof, and may be removed or discontinued at any time by the landowner. A Plot Plan covering the temporary or interim use shall be submitted with the conditional use application.

Section 5. DENSITY AND FLOOR AREA

A. Residential Limitations

Notwithstanding the provisions of Section 12.11 C 4 of the Code to the contrary, the total allowable dwelling units within the Specific Plan Area shall not exceed 5,846 dwelling units. Excluded from the foregoing limitation shall be any Low and Moderate Income Dwelling Units, as defined in Ordinance No. 165,638 (Playa Vista B Specific Plan) and Ordinance No. 165,639 (Playa Vista Area C Specific Plan) which are required to be constructed under said ordinances but which are located within the Specific Plan Area or any Assisted Living Units as permitted by Sec. 5.B.3 of this section.

B. C2(PV) Zone Limitations

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

1. Retail Commercial

The total Floor Area shall not exceed 185,000 square feet (including all square footage devoted to Convenience Commercial uses).

2. Residential Units

Notwithstanding the provisions of Section 12.11 C 4 or Section 12.12 C 4 of the Code to the contrary, the total allowable residential dwelling units within the portion of the Specific Plan Area zoned C2 (PV) together with all dwelling units constructed within the portion of the Specific Plan Area zoned R4(PV), shall not exceed the maximum number of dwelling units allowed under Subsection A of this Section 5.

3. Office and Other Permitted Uses

The total Floor Area for all other uses permitted within the C2(PV) Zone shall not exceed 625,000 square feet. Except that up to 200 Assisted Living Units shall be permitted, and the floor area for such units shall be determined pursuant to the Land Use Equivalency Matrix. The floor area for the 200 Assisted Living residential units may cause the total floor area for Office and Other Permitted Uses, combined with Assisted Living residential units, to exceed 625,000 square feet.

C. M(PV) Zone Limitations

The total Floor Area of all buildings within the M(PV) Zone shall not exceed 2,950,000 square feet.

D. M2(PV) Zone Limitations

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

E. Land Use Equivalency Transfer

1. Purpose. Land Use Equivalency Transfers are established to permit shifts of Floor Area between certain land use categories over the life of the Specific Plan by authorizing Floor Area reallocations between certain land use categories, utilizing conversion factors set forth in the Land Use Equivalency Matrix.

2. Limitations. The permitted Floor Area of Office uses, as specified in Section 5.B.3, may be reallocated as provided in Table 1, the Land Use Equivalency Matrix. Subject to the limitations of this Subsection and Table 1, the permitted Floor Area of Assisted Living and Retail uses shall only be increased if there is a proportional decrease in permitted Floor Area of Office uses, based upon applying the corresponding conversion factor in Table 1. In no event, however, shall any reallocation of Floor Area among Office, Assisted Living and Retail land use categories by application of the Land Use Equivalency Matrix result in more than 125,000 square feet of Office use being transferred to a use with a combination of Retail and/or Assisted Living uses or all Retail or Assisted Living uses.

TABLE 1
Land Use Equivalency Matrix

	Equivalency Ratio to Convert to These Land Use Categories	
	Retail	Assisted Living
From Office Use Category (per 1,000 Square Feet)	454.66 Square Feet	8.3 Units

F. Allocation of Development Rights

The cumulative totals of Floor Area utilized within each zoning category described in Section 4 of this ordinance above shall be maintained by the Departments of Planning and Building and Safety. Allocation of development rights to each lot within a subdivision shall be made at the time of subdivision, and prior to the recordation of a Final Map. Deed restrictions or covenants running with the land shall be recorded to limit development in accordance with such allocated development rights and in conformity with Section 5 of this Ordinance. Notwithstanding anything in this Specific Plan to the contrary, the total Floor Area devoted to the following kinds of uses within the Specific Plan shall not count towards the maximum Floor Area allowable under Sections 5A, 5B, 5C or 5D of this Ordinance, provided however that the total Floor Area of such uses shall not exceed 25% of the total Floor Area allowed within the Specific Plan Area:

1. Museums and art galleries
2. Libraries
3. Fire stations
4. U.S. postal facilities
5. City of Los Angeles police facilities
6. Churches and synagogues
7. Community centers
8. Civic center and government offices.
9. Schools, elementary, junior and high, public or private (not including universities)
10. Concert halls and performing arts facilities (not including cinemas)
11. Health care facilities
12. Other public-serving and community uses and facilities similar to those listed above, when determined as provided in Section 12.21 A 2 of the Code.

A density bonus in an amount equal to the total Floor Area devoted to the above-listed uses, when such uses are operated on a non-profit basis, shall be granted as an addition to the maximum Floor Area otherwise permitted under Section 5B3 of this ordinance.

Section 6. HEIGHT OF BUILDINGS OR STRUCTURES

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

A. First Phase Tract maps (VTT 49104 and 52092) Except as provided in Subdivisions 1 and 2 below, within the first phase tract map (VTT 49104) area no buildings or structures may exceed a height of 140 feet above mean sea level as measured by a licensed surveyor and approved by the Department of Building and Safety.

1. Buildings or structures on a limited number of lots may exceed the height of the nearest bluff. The total area of all such lots shall not exceed twenty percent (20%) of the total area of the Specific Plan Area. For such lots, no buildings or structures shall exceed two-hundred forty (240) feet above grade.
2. Buildings or structures on a limited number of lots may exceed two-hundred forty (240) feet above grade. The total area of all such lots shall not exceed ten percent (10%) of the total area of the Specific Plan Area.

For such lots, no buildings or structures shall exceed the maximum height allowed under Part 77 of the Code of Federal Regulations. The lots affected by this Subsection B shall be separate and distinct from the lots affected by Subsection A above.

3. Notwithstanding anything in the foregoing exceptions to the contrary, in that portion of the first phase tract maps (VTT 49104 and 52092) area located southerly of a line which is 600 feet northerly of the top of the bluff, no buildings or structures, or any part hereof, including rooftop equipment and skylights, may exceed 140 feet above mean sea level as measured by a licensed surveyor and approved by the Department of Building and Safety. The precise location of such line for the purpose of this Specific Plan shall be the line established on the Map in Figure 2 of this ordinance and verified by the City Engineer. Once such line is established, it shall not be subject to change due to future erosion or earth movement.

B. Second Phase Tract Map (VTT 60110) Within the second phase tract map (VTT 60110) area, no buildings or structures shall exceed a height of 95 feet above mean sea level in Height Zone A and 112 feet above mean sea level in Height Zone B as measured by a licensed surveyor and approved by the Department of Building and Safety. The boundaries of Height Zones A and B shall be as specified in the "Village at Playa Vista Development Criteria and Guidelines" dated August 20, 2003 which is a condition of approval for VTT 60110. Ornamental architectural features (such as belvederes, cupolas, steeples and spires, flags, ornamental towers, clock and bell towers and weather vanes) may exceed the above height limits provided such elements are no more than 625 sq.ft. in total plan area. These elements shall have no plan dimension greater than 25 feet and do not exceed 142 feet above mean sea level.

Section 7. DESIGN REVIEW AND STANDARDS

The purpose of this Section is to provide standards and a process for review and approval of Plot Plans for all buildings, structures and attendant site improvements proposed for construction within the Specific Plan Area.

A. Jurisdiction

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

B. Procedure

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

1. Building Standards

- a. All proposed buildings or structures shall conform to all applicable provisions contained within this Specific Plan.

b. All proposed buildings shall be designed so as not to cast shadows on any residential development adjacent to the Specific Plan Area between the hours of 9 a.m. and 3 p.m. at the spring equinox.

c. The design of all proposed buildings or structures shall be applied with equal consideration to all elevations visible from adjacent major public streets, plazas or pedestrian walkways.

d. Colors and types of exterior building materials and the facade of any parking structure shall be designed so that they reasonably complement the exterior of adjoining structures.

e. All proposed buildings or structures shall be designed to minimize adverse effects of reflective glare.

f. Any balconies shall be of usable dimension.

g. The facade or landscaping of any parking structure shall be designed in a manner which substantially screens automobiles contained therein when viewed from adjacent major public streets, plazas or pedestrian walkways.

h. All proposed buildings or structures shall be designed in such a fashion so that all ventilation, heating or air conditioning dust, tubes, equipment, or other related appurtenances are adequately screened when viewed from adjacent major public streets, plazas or pedestrian walkways, unless such appurtenances have been employed as an integral and harmonious component in the design.

2. Landscape, Sign and Buffering Standards

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

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

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

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

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

3. Transportation and Traffic Standards

a. Vehicular access to the proposed buildings or structures from divided major or major arterials shall only be from intersecting public roadways or

private roadways approved by the Department of Transportation and the City Engineer.

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

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

d. The proposed development shall comply with the provisions of the Coastal Transportation Corridor Specific Plan in effect as of the date of approval of the Plot Plan by the Director of Planning. If the Director of Planning fails to act on a request for Plan approval within the time limit specified in this Subsection B, the Plot Plan shall be deemed approved. Any prior findings or determinations of compliance, conformity or consistency with any of the above-listed standards, or portions thereof, made by the City in connection with the approval of a subdivision which includes the property for which Plot Plan approval is requested, shall be binding on such Plot Plan approval, and vice versa.

C. Conditions of Approval

In approving a Plot Plan, the Director of Planning may impose reasonable conditions deemed necessary to ensure that the Plot Plan will be in accord with the design standards set forth in Sections 7B, 8 and 9 of this ordinance and may make such zone boundary interpretations or adjustments as may be necessary when such zone boundary interpretations or adjustments meet the overall intent of the Specific Plan regarding location of land uses, and/or to ensure that the affected zone boundaries precisely coincide with street, alley or lot lines.

D. Fees

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

E. Advisory Determination

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

F. Application to Existing Buildings or Structures

Notwithstanding anything herein to the contrary, the requirements of Sections 7, 8 and 9 shall not be applicable to repairs or alterations, including structural alterations, which do not involve an addition to or enlargement of buildings or structures which existed within the Specific Plan Area upon the effective date of this ordinance. No condition may be imposed on a Plot Plan approval for any new building or structure within the Specific Plan Area where such condition would require any such existing building or structure to meet the requirements set forth in Sections 7, 8 or 9 of this ordinance. No condition may be imposed on a Plot Plan approval for any addition to or enlargement of any such existing building or structure where the use thereof conforms to the regulations of the Zone in which it is located and where such condition would require any such existing building or structure to meet the requirements set forth in Sections 7, 8 or 9 of this ordinance.

Section 8. LANDSCAPE STANDARDS

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

A. General Requirements

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

1. A landscape plan prepared by a licensed landscape architect shall be submitted as part of a Plot Plan for review under Section 7 of this ordinance.
2. Landscape plans shall include the approximate size and location of all proposed plant materials, the scientific and common names of such plant materials, the proposed irrigation plan and estimated planting schedule.
3. Surface parking lots shall be screened from view from adjacent major public streets, plazas and pedestrian walkways by the use of berms, landscaping and/or walls or other architectural devices.
4. Minimum landscaped areas of surface parking lots shall be 10 percent.

B. Street Trees

1. Street trees appropriate to the location and approved by the Street Tree Division of the Bureau of Street Maintenance shall be planted at a minimum of one for every 40 lineal feet of street frontage.
2. Street trees shall be in a minimum 15-gallon container and 8 feet in height at the time of planting.

C. Other Landscaped Areas

1. On landscaped portions of individual sites, tree types shall be selected on the basis of attractiveness, hardiness and suitability for the local environment.
2. Ground cover and lawn areas shall be planted and maintained to achieve complete coverage of landscaped areas.
3. Rear and side yards visible from adjacent streets or major public plazas or walkways shall be landscaped with plant materials that complement those used at the front of a building or structure.
4. Wherever such rear or side yard areas provide secondary access to buildings or structures, such entrances shall be landscaped in an attractive manner.
5. No artificial plants shall be permitted.

Section 9. PARKING

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

A. Parking Space Requirements

1. For **rental dwelling units**, there shall be at least two covered off-street parking spaces provided for each dwelling unit with four or more habitable rooms and one and one-half parking spaces for each dwelling unit with less than four habitable rooms. In addition, there shall be at least one parking space provided for each four dwelling units which shall be reserved for, and accessible to, visitors and guests.
2. For **condominium dwelling units**, there shall be a minimum of two covered off-street parking spaces per dwelling unit with three or more habitable rooms and 1.5 covered off-street parking spaces for dwelling units with less than three habitable rooms plus $\frac{1}{4}$ guest parking space per dwelling unit, which shall be readily accessible, conveniently located and specifically reserved for guest parking.
3. For **office and other commercial uses**, there shall be at least two and one-half parking spaces provided for each 1,000 square feet of Floor Area.
4. For **industrial buildings**, there shall be at least two parking spaces provided for each 1,000 square feet of Floor Area.
5. For **Mixed Use Developments** within the Specific Plan Area, determination of parking requirements shall be made by determining the required number of parking spaces for each individual use within such Mixed Use Developments that would otherwise be required by Section 9B of this ordinance or, for uses not covered by this ordinance, the Code, and by then applying the formulas listed below. The resulting parking requirements for such Mixed Use Developments shall be the greatest number of parking spaces resulting from the application of each of the formulas for the critical peak-hour periods of 10:00 a.m. 12:00 noon, and 7:00 p.m. Other uses not accounted for in the

formulas below may be added at the approval of the Director of Planning. 10:00 a.m. 100% Office + 40% Hotel Guest Room + 20% Hotel Restaurant + 40% Hotel Meeting Room + 50% Retail + 20% Other Restaurant + 10% Theater + 10% Church/Auditorium, etc. 12:00 Noon 92% Office + 30% Hotel Guest Room + 100% Hotel Restaurant + 75% Hotel Meeting Room + 100% Retail + 65% Other Restaurant + 10% Theater + 10% Church/auditorium, etc. 7:00 p.m. 5% Office + 100% Hotel Guest Room + 100% Hotel Restaurant + 100% Hotel Meeting Room + 80% Retail + 100% Other Restaurant + 100% Theater + 20% Church/Auditorium, etc.

B. Alternative Requirements

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

Section 10. TIME LIMITS

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

Section 11. APPEALS

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

Section 12. SEVERABILITY

If any provision of this ordinance or the application thereof to any person, property or circumstances, is held invalid, the remainder of this ordinance or the application of such provisions to other persons, property or circumstances shall not be affected thereby.

Section 13. OWNER ACKNOWLEDGMENT OF LIMITATIONS

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

**PLAYA VISTA AREA D SPECIFIC PLAN
DEPARTMENT OF CITY PLANNING**

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Updated May 2001*

PLAYA VISTA AREA D Specific Plan

Ordinance 160523 as amended by Ordinance 176235

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