

ORDINANCE NO. 176235

An ordinance amending Ordinance No. 160,523, commonly known as the Playa Vista Area D Specific Plan.

NOW THEREFORE,

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

Section 1. Section 3 of Ordinance No. 160,523 is amended by revising or adding the following definitions in the proper alphabetical order to read:

“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 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 Service licensing requirements. The residential units may consist either of dwelling units or guestrooms. 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 and older and which 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.

“Community Serving Uses” shall mean those uses specified in Section 5 F 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.

“Senior Independent Housing” shall mean residential housing that consists of dwelling units for persons 62 years of age and 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.

“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.

Sec. 2. Subparagraph (i) of Paragraph a of Subdivision 1 of Subsection B of Section 4 of Ordinance No. 160,523 is amended to read:

- (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, 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 Subparagraph (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 17.12, 12.21 G or 12.33 of the Code.

Sec. 3. Paragraphs a and b of Subdivision 2 of Subsection B of Section 4 of Ordinance No. 160,523 are amended to read:

- 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 Sections 12.11 C or 12.13 C of 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.

Sec. 4. The first unnumbered paragraph of Subdivision 1 of Subsection C of Section 4 of Ordinance No. 160,523 is amended to read:

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 that 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 12.21 A 2 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:

Sec. 5. Paragraphs c, d, e, f, g, h and i of Subdivision 1 of Subsection D of Section 4 of Ordinance No. 160,523 are re-lettered in order as Paragraphs e, f, g, h, i, j and k.

Sec. 6. Subdivision 1 of Subsection D of Section 4 of Ordinance No. 160,523 is amended by adding two new paragraphs lettered "c" and "d" to read:

- 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.

Sec. 7. Subsection A of Section 5 of Ordinance No. 160,523 is amended to read:

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 those ordinances but which are located within the Specific Plan Area or any Assisted Living residential units as permitted by Subsection B3 of this section.

Sec. 8. Subdivision 1 of Subsection B or Section 5 of Ordinance No. 160,523 is amended to read:

1. Retail Commercial.

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

Sec. 9. Subdivision 2 of Subsection B of Section 5 of Ordinance No. 160,523 is deleted.

Sec. 10. Subdivision 3 of Subsection B of Section 5 of Ordinance No. 160,523 is renumbered as Subdivision 2.

Sec. 11. Subdivision 4 of Subsection B of Section 5 of Ordinance No. 160,523 is renumbered as Subdivision 3 and amended to read:

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 residential 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.

Sec. 12. Subsection C of Section 5 of Ordinance No. 160,523 is amended to read:

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.

Sec. 13. Subsection E of Section 5 of Ordinance No. 160,523 is relettered as Subsection F.

Sec. 14. Section 5 of Ordinance No. 160,523 is amended by adding a new Subsection "E" to read:

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 the conversion factors set forth in the Land Use Equivalency Matrix.

2. Limitations.

The permitted Floor Area for Office uses, as specified in Subsection B3, may be reallocated as provided in Table 1, the Land Use Equivalency Matrix. Subject to the limitations of this Subdivision 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 combination of Retail and 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

Sec. 15. The first unnumbered paragraph of Section 6 of Ordinance No. 160,523 is amended to read:

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 this Ordinance.

Sec. 16. Subsections A and B of Section 6 of Ordinance No. 160,523 are amended to read:

- A. First Phase Tract Maps (VTT 49104 and 52092).** Except as provided in Subdivisions 1 and 2 below, within the first phase tract maps (VTT 49104 and 52092) area, no buildings or structures shall 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 subdivision shall be separate and distinct from the lots affected by Subdivision 1 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 thereof, 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 purposes of this Specific Plan shall be the line established on the Map in Figure 2 of Section 1 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 of 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 shall not exceed 142 feet above mean sea level.

Sec. 17. Subdivision 1 of Subsection A of Section 9 of Ordinance No. 160,523 is amended to read:

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.

Sec. 18. Subdivisions 2, 3, and 4 of Subsection A of Section 9 of Ordinance No. 160,523 are renumbered as 3, 4 and 5.

Sec. 19. Subsection A of Section 9 of Ordinance No. 160,523 is amended by adding a new Subdivision 2 to read:

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.

(104414)

Sec. 20. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles on SEP 22 2004 and was passed at its meeting of SEP 29 2004.

J. MICHAEL CAREY, City Clerk

By
Deputy

OCT 06 2004

Approved _____

Mayor

Approved as to Form and Legality

Rockard J. Delgadillo, City Attorney

By
SHARON SIEDORF CARDENAS
Assistant City Attorney

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend it be adopted

September 22 2004

see attached report.

GORDON HOWE
Director of Planning

Date 9-22-04

File No. CF 04-1656-S1
CPC 2003-5865-ZC-GPA-SP-DA

DECLARATION OF POSTING ORDINANCE


I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 176235 - Amending Ordinance 160523, commonly known as the Playa Vista Area D Specific Plan for property at 12200 West Jefferson Boulevard (The Village at Playa Vista) - CPC 2003-5865 ZC GP SP DA - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on Sept. 29, 2004, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on Oct. 7, 2004, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) One copy on the bulletin board at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the ground level Los Angeles Street entrance to the Los Angeles Police Department; and 3) one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on Oct. 7, 2004 and will be continuously posted for ten or more days.

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

Signed this 7th day of Oct. 2004 at Los Angeles, California.


Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: Nov. 16, 2004

Council File No. 04-1656-S1