

## FOOTNOTES

1. Development of Lands located in hillside areas may be limited by the suitability of the geology of the area for development, and the steepness of the natural topography of the various parts of the area. In areas designated for Minimum Density Housing the dwelling unit density shall not exceed that allowed by the following formula; but in any case should not be greater than one dwelling unit per acre, nor less than 0.05 dwelling units per acre.  $D = (50 - S) / 35$  Where: D = the maximum number of dwelling units per gross acre allowable and S = the average natural slope of the land in percent. Lands designated as Privately Owned Open Space are considered to be in the Minimum Density category. Density transfer should be allowed in the areas designated in the Minimum Density category as long as the total number of dwelling units indicated for any development is not increased and adequate access is available from two or more directions.
2. Gross acreage includes abutting streets.
3. Open Space (OS) Zone has been approved as part of the City's Planning and Zoning and should be applied to publicly-owned land in the Community. The A-1 Agriculture Zone should be applied to privately-owned land.
4. Height District No. 1-VL.
5. Includes associated parking.
6. Floor Area Ratio 1 : 1.
7. Open Space (OS) designations on the Plan Map conform to the definition of "Open Space Land" set forth in Article 10.5 of the State Of California Government Code and to the City's Open Space Plan.
8. Desirable Open Space is land which possesses open space characteristics which should be protected and where additional development controls such as proposed in this Plan and the Open Space Plan are needed to conserve such characteristics. These lands may be either publicly or privately owned. Conservation of such characteristics is needed to ensure the usefulness, safety, and desirability of adjacent lands and to maintain the overall health, safety, welfare and attractiveness of the community.
9. Areas depicted as "Most Significant Areas, Desirable Open Space" are land which should receive high priority consideration for appropriate measure to preserve or conserve the land and its biotic systems.
10. The Public Facility (PF) planning land use designation is premised on the ownership and use of the property by a government agency. The designation of the PF zone as corresponding zone is based on the same premise. The Plan also intends that when a board or governing body of a government agency officially determines that a property zoned PF is surplus, and no other public agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500 feet of the property boundary and still be considered consistent with the adopted Plan.
11. Boxed symbol denotes the general location of a potential public facility. The symbol does not designate any specific private property for acquisition.
12. There is a need, through continuing studies, for finding means of facilitating cross-mountain transportation. Because of the special character of the Santa Monica Mountains, the area needs special monitoring and consideration.
13. Local streets and Freeways are shown for reference only.
14. Sunset Boulevard is designated as a Major Highway but is not to be widened or realigned for the purpose of increasing capacity during the life of this Plan.

15. These roads should be designed in a manner as to least disrupt the scenic qualities of the areas they traverse. They should provide scenic and recreation facilities such as scenic turn-outs; bicycle, hiking, and equestrian trails; and access to parks, camp-grounds, and natural preserves. Specific standards for these roads are to be developed as part of the Scenic Highway Element of the General Plan.
16. Certain streets and highways are designated as "Mountain Arterial Streets" and "Mountain Collection Streets" and are described in the Plan Text.
17. Use of the subject property shall be limited to hotel uses with no more than a total of 106 guest rooms or suites, related guest services, dining facilities, banquet rooms, outdoor function areas, guest-serving retail, spa facilities, hotel offices, maintenance facilities, parking and ancillary services. In no event shall any public dining, banquet rooms, cocktail bars, or other commercial uses, except for the spa building authorized by Condition No.3 of related Vesting Conditional Use CPC 2006-4748 GPA-VCU-ZAD-PAB, be permitted on the northern portion of the subject property, as shown on Ordinance No.157,685.
18. Existing mobilehome parks are consistent with the Plan. Future mobilehome parks shall be consistent with the Plan when developed in the RMP Zone.
19. Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, Plan footnotes or other Plan map or text notations.

Zones established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate.

It is the intent of the Plan that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.

- \* Bikeways are shown on the Citywide Bikeways System maps contained in the City's Bicycle Plan, a part of the Transportation Element of the General Plan, which was adopted by the City Council on August 6, 1996.