

ATTACHMENT A

Entitlement request for Project Permit Compliance and Project Permit Adjustment to authorize the construction of 79 single-family homes in Subarea 3 of the Ponte Vista at San Pedro Specific Plan.

Project Name: Ponte Vista

Site Address: 26900 and 27812 S. Western Avenue, Los Angeles

1. PROJECT DESCRIPTION

The Applicant, KB Homes Greater Los Angeles, Inc. ("Applicant") proposes to develop 79 single-family homes within Subarea 3 ("Subarea 3") of the Ponte Vista Specific Plan ("Specific Plan") area located in the Northwest San Pedro neighborhood of Los Angeles within the Wilmington - Harbor City Community Plan ("Community Plan") Area. The Specific Plan area consists of approximately 61.5 acres of property located at 26900 and 27812 S. Western Avenue ("Ponte Vista Development"). Subarea 3 occupies approximately 7.2 acres and is located around the central portion of the Ponte Vista Development.

The proposed 79 dwelling units would not exceed the maximum 79 dwelling units allowed in Subarea 3 under the Specific Plan ("Project"). The proposed development of Subarea 3 would exceed the required parking by providing a total of 158 covered parking spaces and approximately 68 curbside spaces for guest parking. The height of each proposed home would be approximately 36 feet, and would neither exceed the maximum building height of 40 feet, nor exceed three stories. The square footage of each lot in the proposed development would range from approximately 2,046 square feet to 10,281 square feet, and the square footage of each proposed home would range from approximately 2,356 square feet to 2,764 square feet.

Land Use and Zoning Designation

The Ponte Vista Development is zoned PVSP and has a Community Plan land use designation of Low Medium II Residential. The PVSP zone and the Specific Plan allow up to 700 residential units to be developed within the Ponte Vista Development, including single-family homes, townhomes, and flats. The Specific Plan area is comprised of seven (7) subareas, each with different allowable densities per the Specific Plan, and each with allowable residential product types as outlined in the Ponte Vista Design Guidelines ("Design Guidelines".)

The Specific Plan designates Subarea 3 for single-family dwellings, recreational and open space amenities, and accessory buildings. The requirements and development regulations for Subarea 3 are provided in Specific Plan Section 5, "Land Use", which limits the density to a maximum of 11 dwelling units per gross acre and the total number of residential dwelling units to 79 dwelling units. The Applicant proposes a total of 79 single-family dwelling units in Subarea 3, in conformance with the density limit.



Figure 1 - Subarea 3 Boundary
Note: The net area of Subarea 3 was not changed under Case No. DIR-2017-3010-DI, which affected the net areas of Subareas 1, 4, 5, 6, and 7.

Subarea 3 Requirements

The Ponte Vista Development is subject to both the provisions of the Specific Plan and the provisions of the Design Guidelines, which was adopted by the City Council along with the Specific Plan as Appendix 1 of the Specific Plan. The Design Guidelines are intended to provide the direction for the Project's visual and physical form. Design Guidelines Section 2.13 specifies the single-family home design requirements. Overall, the design of the 79 single-family homes in Subarea 3 as proposed herein is consistent with the Design Guidelines.

The Applicant requests a Project Permit Compliance Review ("SPP") pursuant to LAMC Section 11.5.7 and Specific Plan Section 10.D to allow the construction of 79 single-family dwelling units and a Project Permit Adjustment ("SPPA") to effect minor reductions in setback requirements and relief from façade zone requirements pursuant to LAMC Section 11.5.7-E and Specific Plan Section 10.A due to the topography,

siting, and shape constraints of several lots. These SPPA requests are detailed in the SPPA Findings below.

2. ACTIONS REQUESTED

- A.** Project Permit Compliance Review pursuant to the Los Angeles Municipal Code ("LAMC") Section 11.5.7 to allow the development of 79 single-family residential dwelling units in Subarea 3 of the Ponte Vista Specific Plan area.
- B.** Project Permit Adjustment pursuant to LAMC Section 11.5.7-E to reduce setback requirements by no more than 20% and to provide relief from façade zone requirements as outlined in the Ponte Vista Design Guidelines.

3. PREVIOUS PROJECT APPROVALS

The following previous Project approvals are related to the Ponte Vista development:

- DIR-2019-7616-SPP: On May 15, 2020, the Director approved a Project Permit Compliance Review to allow the construction, use, and maintenance of a recreation center with a one-story community clubhouse, swimming pool, spa, lounge area, and related accessory structures.
- DIR-2019-6616-DI: On March 27, 2020, the Director provided a Director's Interpretation stating that the area modifications within Subareas 1, 4, 5, 6, and 7 comprise of less than 15 percent change in land area in any sub area and therefore substantially complies with those approved in the Specific Plan.
- DIR-2017-3010-DI: On August 7, 2018, the Director provided a Director's Interpretation stating that area modifications within Subareas 1, 4, 5, 6, and 7 comprise of less than 15 percent change

in land area in any sub area and therefore substantially complies with those approved in the Specific Plan.

- CPC-2012-2558-GPA-ZC-SP-DA: On November 27, 2013, the City Planning Commission approved and recommended City Council approve a General Plan Amendment, Zone Change, and Code Amendment for the establishment of the Ponte Vista at San Pedro Specific Plan. The City Planning Commission also recommended the City Council adopt the Statement of Overriding Considerations to adopt the EIR for the Project (under Case No. ENV-2005-4516-EIR) and adopt the Mitigation Monitoring and Reporting Program.
- ENV-2005-4516-EIR (SCH No. 2010101082): On March 4, 2014, the City Council certified the EIR and the Supplemental Analysis to the EIR, including the Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program and related environmental findings. The EIR for the Ponte Vista Project studied and mitigated impacts for the subdivision, construction, and operation of an 830-unit residential development.
- Ordinance No. 182,937: On March 10, 2014, the City Council approved an amendment to Sections 12.04 and 12.16.9 of the Los Angeles Municipal Code to establish the Ponte Vista at San Pedro Specific Plan Zone.
- Ordinance No 182,938: On March 10, 2014, the City Council approved an amendment to Section 12.04 of the Los Angeles Municipal Code to amend the zoning map authorizing a Zone Change for the Ponte Vista at San Pedro Specific Plan.
- Ordinance No. 182,939: On March 10, 2014, the City Council established and adopted the Ponte Vista at San Pedro Specific Plan which authorized the development of a residential community with up to 700 residential units.
- VTT-71886: On April 28, 2014, the Advisory Agency approved Vesting Tentative Tract Map Number 71886 for a 239 Lot subdivision in conjunction with a residential development consisting of 208 single-family residences and 470 residential condominium units (678 total units). Several Letters of Clarification have been issued to accommodate current arrangements regarding the phasing of unit maps, and utility purveyors.
- VTT-71886-MU-M1: On February 8, 2016, the Advisory Agency approved a modification to Vesting Tentative Tract Map Number 71886 to increase the right-of-way dedication on Western Avenue, increase the permitted heights of retaining walls, adjusted lot lines for a reconfigured the building layout, and modified street alignments of “M” and “L” Streets. This modification did not change the scope of the Project. DIR-2017-3010-DI: On August 22, 2018 the Director of Planning approved a Director’s Interpretation of the Ponte Vista at San Pedro Specific Plan to adjust the boundaries of Subareas 1, 4, 5, 6, and 7. The gross area per Subarea and boundaries approved by this Director’s Interpretation supersede the approved Subareas within the Specific Plan.
- VTT-71886-MU-M2: On November 14, 2019, the Advisory Agency approved a modification to Vesting Tentative Tract Map No. 71886 which includes minor changes in the proposed residential unit count, phasing of unit maps, and shifts in the site plan. This modification did not change the scope of the Project.

4. FINDINGS

A. Project Permit Compliance (LAMC Sec. 11.5.7)

The Director shall grant a Project Permit Compliance upon written findings that the Project satisfies each of the following requirements:

- I. That the project substantially complies with the applicable regulations, findings, standards and provisions of the Specific Plan.

The Specific Plan establishes general objectives, requirements, and development standards for all land use components of the Project area. The proposed construction, use, and maintenance of the 79 single-family homes in Subarea 3 are consistent with the approved uses of the Specific Plan. Further, the proposed uses included in this SPP application are authorized by Specific Plan Section 5.C.4, which defines single-family dwellings, recreational or open space amenities, and accessory buildings as permitted uses in Subarea 3.

The proposed development of the 79 single-family homes in Subarea 3 is consistent with the intent of the Ponte Vista Specific Plan, in that the Project will help provide much needed single-family and multiple-family housing to serve the housing needs of the City of Los Angeles (PVSP Objective 1.C.2). The proposed Project will contribute to the social infrastructure of the Ponte Vista residential community by encouraging functional and professional site planning and design practices, quality exterior design, and a better appearance to improve the community (PVSP Objective 1.C.2).

The development of the 79 single-family homes in Subarea 3 would support the following purposes and objectives of the Specific Plan (PVSP Section 1.C.2):

- To provide regulatory controls and a framework for the development in the Specific Plan area and to provide for public needs, convenience and general welfare as the development of such area necessitates.
- To transform an abandoned former military housing site into a new community offering a range of housing types and price levels that provide a full range of choices for people of diverse ages, household sizes and incomes.
- To provide much needed single-family and multiple-family housing to serve the housing needs of the City of Los Angeles.
- To enhance future commercial development of the Port of Los Angeles and the Port of Long Beach Harbor by providing necessary housing options adjacent to these major industrial uses.
- To implement procedures for compliance within the Specific Plan which will encourage functional and professional site planning and design practices, quality exterior design, and better appearance to improve the community.

This SPP is viewed as a refinement to the previously approved development set forth in the Specific Plan and Design Guidelines, rather than a new stand-alone project. The refined Project design includes minor design changes only and does not differ significantly from the approved conceptual design provided in the Design Guidelines. As explained more thoroughly below, the proposed facilities

substantially comply with the regulations, standards, and provisions of the Specific Plan and the Design Guidelines.

Subarea 3 and Single-Family Dwellings

The proposed development of Subarea 3 is consistent with the approved residential uses for Subarea 3 under the Specific Plan. Further the proposed development is consistent with the height and density restrictions set forth in the Specific Plan in that no building proposed exceeds three stories or 40 feet in height, and the proposed density does not exceed 11 dwelling units per acre. (SP Section 5.C.)

The Specific Plan and the Design Guidelines outline setback requirements and façade zone requirements for Subarea 3 single-family homes. Specifically, the Specific Plan and Design Guidelines Section 2.13 requires the following of the Subarea 3 lots:

- Lots must maintain a front yard setback zone of 8 feet.
- Lots must maintain a front façade zone of 6 feet.
- Lots must maintain a side yard setback zone of 4 feet.
- However, lots adjacent on a side to a street must maintain a side street setback zone of 5 feet, and a side façade zone of 4 feet.
- Lots must maintain a rear yard setback zone of 2 feet.
- Lots must maintain a garage setback of 2 feet.

Subarea 3 is subdivided in an atypical way. Each lot borders an adjacent lot, often on all sides, without any streets between them. Each six to eight homes share a central walkway, with their garages sharing a shared driveway. Home along private streets (Suncrest Road, Belgreen Street, and Windward Way) are oriented toward the private streets with their front facades fronting the private streets. Homes not fronting a private street are oriented toward the shared central walkways.

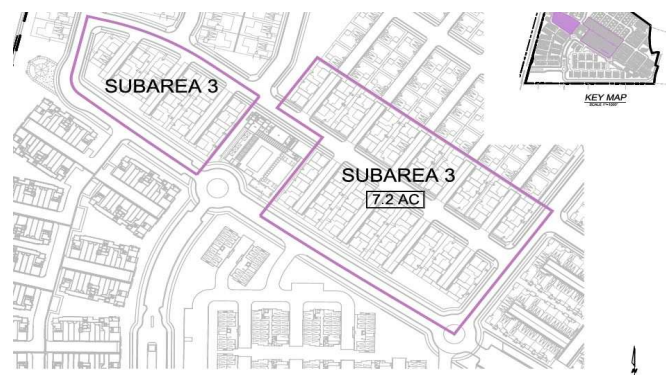


Figure 2 – PVSP Subarea 3 Map

To apply the Specific Plan setback and façade zone requirements in a uniform way, the “front yard setbacks” and “front façade zones” are all located on the side of the home where the primary entrance is located. The shared walkways are considered a “street” when a home fronts a private street, and side street setback zones and side façade zone requirements are then applied along the shared central walkways to these private street fronting homes. The rear yard of the house are on the opposite side of the primary entrance.

With respect to façade zone requirements, Planning has clarified that the façade zone requirements set forth in the Design Guidelines begin behind required setbacks. In situations where the required setbacks are reduced with SPPA or Specific Plan Exceptions, the façade zones would begin behind the reduced setback area.

Except as detailed below regarding the requested SPPA, the proposed Project will comply with all lot width and setback requirements set forth in the Specific Plan (SP Section 5.C), in that the minimum lot width for each lot in Subarea 3 is greater than 20 feet and the yard setbacks will exceed 8 feet for front yards, 4 feet for side yards, and 2 feet for rear yards for each single-family dwelling in Subarea 3.

Except as detailed below in the section regarding the requested SPPA, the proposed development will comply with the building requirements set forth in the Design Guidelines Section 2.13.

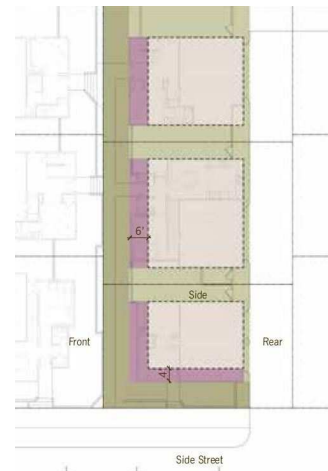


Figure 3 – Design Guidelines Section 2.13 Graphic

Each of the proposed 79 single-family dwellings would be based on one of three possible floor plans, with further variation in development provided through one of three possible elevation types. The square footage of the individual homes would vary from approximately 2,356 square feet to 2,764 square feet. Each proposed home would provide 2 spaces of covered parking for residents in a garage, with further parking available for guests along streets in Subarea 3. The proposed elevation types include “Mediterranean”, “Mediterranean Eclectic”, and “Early California.”

The proposed Site Plan provides a preliminary floor plan placement plan. To the extent that switching floor plans or facades would not cause any house to have the same façade as an adjacent building and would not require any additional deviation from setback or façade zone requirements, the Project wishes to maintain the ability to switch floor plans and facades to retain additional flexibility to meet market needs.

Each building would have fenestrations that establish a clear pattern on the façade, and would provide depth and additional articulation visible from the streetscape. As set forth in the proposed elevations, the overall scale, massing, roof form, materials, and architectural style of the single-family dwellings provides a variety of forms, depth and texture, thereby encouraging a cohesive neighborhood character in scale with the street and surrounding neighborhood context.

- II. That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

The adopted Environmental Impact Report for the Ponte Vista Specific Plan evaluated the impacts of the residential development included in this application under Case Number ENV-2005-4516-EIR. This SPP does not involve a change to the scope of the Project as previously approved. The approval of this SPP merely allows the development of Subarea 3 of the previously entitled Project Site. This application

does not change the environmental conditions or circumstances under which the Project is undertaken. As a feature of the Project, all mitigation measures have been incorporated into the conditions of approval for related Case Numbers VTT-71886 and CPC-2012-2558-GPA-ZC-SP-CA. The proposed development of Subarea 3 will incorporate all applicable mitigation measures as committed to in the enumerated cases above. The construction and operation of Subarea 3 will comply with all mitigation measures per the covenants, conditions and restrictions recorded for the property.

B. Project Permit Compliance (Specific Plan Section 10)

- I. In addition to the findings required by LAMC Section 11.5.7 for a Project Permit Compliance application, Specific Plan Section 10.D of the Ponte Vista at San Pedro Specific Plan requires a finding that the Project is consistent with the development regulations set forth in the Specific Plan and/or any exception, amendment, or interpretation of the Specific Plan applicable thereto.

The proposed designs for Subarea 3 comply with all zoning, size, density, and setback requirements of the Specific Plan, except as set forth below in the request for a SPPA. The proposed Project involves the construction of 79 single-family dwellings within Subarea 3 of the Specific Plan area. Section 5.C.4 of the Specific Plan expressly permits “one-family dwelling” uses within Subarea 3.

Further, except as set forth below in the request for a SPPA, the proposed 79 single-family dwellings comply with the height, floor area ratio, façade zone, and building setback requirements required by Section 5.C.4 of the Specific Plan and the Design Guidelines Section 2.13.

Section 5.C.4 of the Specific Plan provides that no building shall exceed three stories or 40 feet in height. Section 5.C.1 of the Specific Plan limits the maximum dwelling units in Subarea 3 to 79 units, and further limits the number of dwelling units per acre in Subarea 3 to 11. The proposed single-family dwellings would each have three stories and reach a maximum height of approximately 36 feet. Further, the proposed density of 79 units would provide approximately 11 dwelling units per acre.

C. Project Permit Adjustment (LAMC Section 11.5.7-E)

The Director shall grant a Project Permit Adjustment upon a written finding that the Project satisfies each of the following requirements in addition to any other required Specific Plan findings that may pertain to the Project Permit Compliance:

- I. That there are special circumstances applicable to the project or project site which make the strict application of the Specific Plan regulation(s) impractical.

While the majority of the lots within Subarea 3 are able to conform to all setback and façade zone requirements, due to shape, topography, and retaining wall locations, Lots 61, 91, 93, 94, 99, 133, 135, 138, 139, 140 would require a setback reduction of up to 20% pursuant to LAMC Section 11.5.7-E.2(c) or façade zone relief pursuant to LAMC Section 11.5.7-E.2(g) to allow them to accommodate the development of single-family homes.

LAMC Section 11.5.7-E.2(c) states that SPPA may provide for “[a]djustments permitting portions of buildings *to extend into a required yard, setback or other open space* a distance of less than 20 percent of the minimum width or depth of the required yard, setback or open space.” Accordingly, an SPPA pursuant to LAMC Section 11.5.7-E.2(c) is sought for those lots unable to conform to setback requirements and for which the buildings on those lots would extend into a required setback. As detailed below, the relief sought from setback requirements would be limited to a setback reduction of up to 20% in accordance with LAMC Section 11.5.7-E.2(c).

LAMC Section 11.5.7-E.2(g) states that SPPAs may provide for “[m]inor adjustments from other specific plan development regulations, which do not substantially alter the execution or intent of those specific plan regulations to the proposed Project, and which do not change the permitted use, floor area, density or intensity, height or bulk, setbacks or yards, lot coverage limitations, or parking standards regulated by the specific plan.” Unlike a setback, the façade zone requirements from which relief is sought do not regulate the minimum distance from a property line to a building. Rather, the façade zone requirements regulate the area in which the façade of a building must be placed relative to a setback requirement. Accordingly, a request for relief from façade zone requirements would require a “minor adjustment” pursuant to LAMC Section 11.5.7-E.3(g), and would not be limited to less than 20% pursuant to LAMC Section 11.5.7-E.2(c). Furthermore, as required under LAMC Section 11.5.7-E.3(g), the relief sought from façade zone requirements would not change the permitted use, floor area, density or intensity, height or bulk, setbacks or yards, lot coverage limitations, or parking standards. Rather, the relief sought from façade zone requirements is necessary due to shape, topography, and retaining wall locations, in order to accommodate the development of the single-family homes in accordance with the Specific Plan and the Design Guidelines.

The specific lots where setback or façade zone relief are being sought are detailed below, along with the specific request and the justification for the relief.

Lot	Location	Setback Required	Setback Proposed	Setback Deviation	Façade Zone Required	Façade Zone Proposed	Façade Zone Deviation
61	Side Street (E) (Windward Way)	5'	10.3'	None	4'	5.3'	+32.5%

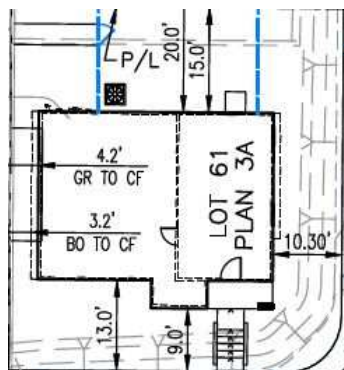


Figure 4 - Lot 61

Lot 61 is a rectangular corner lot located northwest of the intersection of Belgreen Street and Windward Way. The lot’s primary frontage is along Belgreen Street, and the home’s main entrance opens to Belgreen Street. In addition to the front setback and façade zone requirements applicable to the home’s primary frontage, the home’s eastern facade must also comply with the side street setback and façade zone requirements because the lot’s eastern side fronts Windward Way. While the home on the lot is able to meet the required front yard setback and façade zone requirements, the lot cannot accommodate construction of the proposed home without relief from the side street façade zone requirements due to the topography of the site. Lot 61’s building pad slopes down to Windward Way for 10.3 feet behind the sidewalk along Windward Way. The house cannot be moved any closer to Windward Way to meet the façade zone requirements.

Therefore, the Applicant requests relief from side street façade zone requirements for Lot 61 to allow the side street façade zone to extend to approximately 5.3 feet. The requested relief from side street façade zone requirements is minimal, and would not be visually intrusive along Windward Way.

Due to the shape and topography of the lot, strict application of the Design Guideline's façade zone requirements would be impractical, and would impair the cohesiveness of the community's development.

Lot	Location	Setback Required	Setback Proposed	Setback Deviation	Façade Zone Required	Façade Zone Proposed	Façade Zone Deviation
91	Side Street (E) (Windward Way)	5'	10.3'	None	4'	5.3'	+32.5%

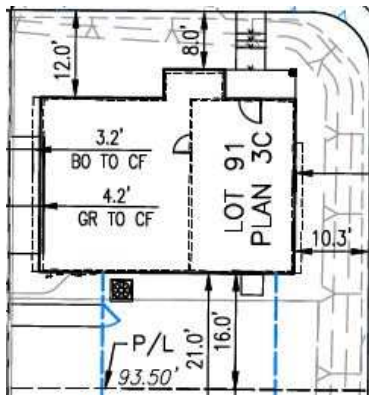


Figure 5 - Lot 91

Lot 91 is a rectangular corner lot located southwest of the intersection of Belgreen Street and Windward Way. The lot's primary frontage is along Belgreen Street, and the home's main entrance opens to Belgreen Street. In addition to the front setback and façade zone requirements applicable to the home's primary frontage, the home's eastern facade must also comply with the side street setback and façade zone requirements because the lot's eastern side fronts Windward Way. While the home on the lot is able to meet the required front yard setback and façade zone requirements, the lot cannot accommodate construction of the proposed home without relief from the side street façade zone requirements.

The home is in a similar situation as Lot 61 where the building pad ends approximately 10.3 feet from the back of the sidewalk along Windward Way. The 10.3 feet buffer area is sloped in a way where a structure cannot be built upon it. Therefore, the house cannot move closer to Windward Way to meet the façade zone requirements. The Applicant requests relief from side street façade zone requirements for Lot 91 to allow the side street façade zone to extend to approximately 5.3 feet. The requested relief from side street façade zone requirements is minimal, and would not be visually intrusive along Windward Way.

Due to the shape and topography of the lot, strict application of the Design Guidelines' façade zone requirements would be impractical, and would impair the cohesiveness of the community's development.

Lot	Location	Setback Required	Setback Proposed	Setback Deviation	Façade Zone Required	Façade Zone Proposed	Façade Zone Deviation
93	Side Street (S)	5'	28.9'	None	4'	38.93'	873.25%

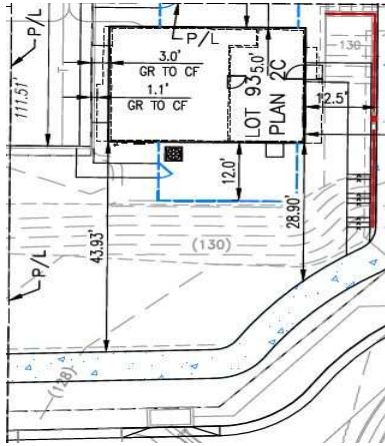


Figure 6 - Lot 93

Lot 93 is an irregularly shaped corner lot located directly northwest of the intersection of Windward Way and Suncrest Road. The Specific Plan's Figure III-3 depicts this lot as an interior lot that is not subject to street facing side yard setback requirements as the building pad for this lot ends approximately 31.93 feet north of Suncrest Road. The shape of Lot 93 has not changed since the approval of the Specific Plan. The Specific Plan's site plan graphics and Subarea 3 Map (Specific Plan Figure – III-3) both depict Lot 93 as having a single family home with a southern side street façade that extends beyond the required 4 foot side street façade zone.

However, because the house is not positioned behind a retaining wall and it is potentially visible unobstructed from Suncrest Road and the roundabout, out of an abundance of caution, the applicant

seeks to expand the street facing side façade zone from 4 feet to 38.93 feet to accommodate the house so that the house may be positioned within its building pad.

The requested relief would cause minimal visual impact to the neighborhood, since it would ensure that the home on Lot 93 could be developed in close proximity to the homes in the adjacent lots, as intended in the Specific Plan.

Due to the above noted topographic and lot shape issues, strict application of the Design Guidelines' façade zone requirements would be impractical, and relief is necessary to facilitate the development of this lot.

Lot	Location	Setback Required	Setback Proposed	Setback Deviation	Façade Zone Required	Façade Zone Proposed	Façade Zone Deviation
94	Side Street (S)	5'	46.56'	None	4'	42.7'	+967.5%

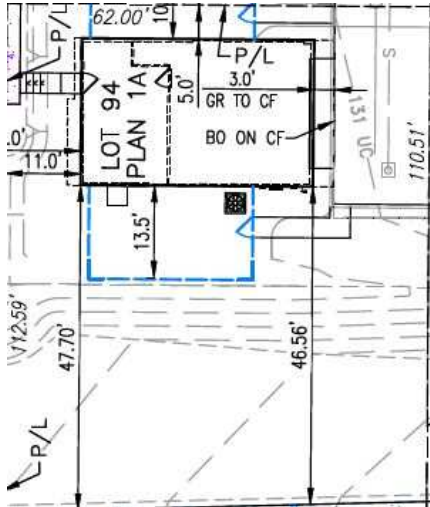


Figure 7 - Lot 94

Lot 94 is a rectangular shaped lot located directly northwest of Suncrest Road. The shared driveway nicknamed Faircliff Drive terminates directly east of the proposed home on Lot 94, running roughly perpendicular to the proposed southern façade of the home on Lot 94.

Lot 94 is in a similar situation as Lot 93. The Specific Plan's Figure III-3 depicts this lot as an interior lot that is not subject to street facing side yard setback requirements as the building pad for this lot ends approximately 34.2 feet north of Suncrest Road and the area between Lot 94's building pad and Suncrest Road will be planted with community landscaping. The shape of Lot 94 has not changed since the approval of the Specific Plan. The Specific Plan's site plan graphics and Subarea 3 Map (Specific Plan Figure – III-3) both depict Lot 94 as having a single family home with a southern side street façade that extends beyond the required 4

foot side street façade zone.

However, because the house is not positioned behind a retaining wall and it is potentially visible unobstructed from Suncrest Road, out of an abundance of caution, the applicant seeks to expand the street facing side façade zone to 42.7 feet to accommodate the house so that the house may be positioned within its building pad.

The requested relief would cause minimal visual impact to the neighborhood, since it would ensure that the home on Lot 94 could be developed in close proximity to the homes in the adjacent lots, as intended in the Specific Plan.

Due to the above noted topographic and lot shape issues, strict application of the Design Guidelines' façade zone requirements would be impractical, and relief is necessary to facilitate the development of this lot.

Lot	Location	Setback Required	Setback Proposed	Setback Deviation	Façade Zone Required	Façade Zone Proposed	Façade Zone Deviation
99	Side Street (S)	5'	46.93'	None	4'	43.07'	+976.75%



Figure 8 - Lot 99

Lot 99 is a rectangular shaped lot located directly northwest of Suncrest Road.

Lot 99 is in a similar situation as Lot 93 and 94. The Specific Plan's Figure III-3 depicts this lot as an interior lot that is not subject to street facing side yard setback requirements as the building pad for this lot ends approximately 34.93 feet north of Suncrest Road and the area between Lot 99's building pad and Suncrest Road will be planted with community landscaping. The shape of Lot 99 has not changed since the approval of the Specific Plan. The Specific Plan's site plan graphics and Subarea 3 Map (Specific Plan Figure – III-3) both depict Lot 99 as having a single family home with a southern side street façade that extends beyond the required 4 foot side street façade zone.

However, because the house is not positioned behind a retaining wall and it is potentially visible unobstructed from Suncrest Road, out of an abundance of caution, the applicant seeks to expand the street facing side façade zone to 43.07 feet to accommodate the house so that the house may be positioned within its building pad.

The requested relief would cause minimal visual impact to the neighborhood, since it would ensure that the home on Lot 99 could be developed in close proximity to the homes in the adjacent lots, as intended in the Specific Plan.

Due to the above noted topographic, and lot shape issues, strict application of the Design Guidelines' façade zone requirements would be impractical, and relief is necessary to facilitate the development of this lot.

Lot	Location	Setback Required	Setback Proposed	Setback Deviation	Façade Zone Required	Façade Zone Proposed	Façade Zone Deviation
133	Side Street (S)	5'	36.95'	None	4'	32.84'	N/A

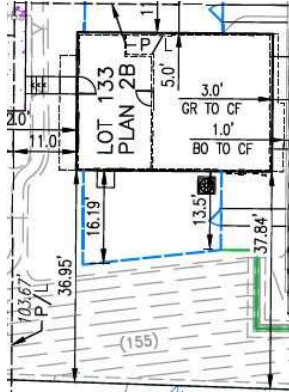


Figure 9 - Lot 133

Lot 133 is a rectangular shaped lot located directly northwest of Suncrest Road.

Lot 133 is in a similar situation as the lots above. The Specific Plan's Figure III-3 depicts this lot as an interior lot that is not subject to street facing side yard setback requirements as the building pad for this lot ends approximately 20.76 feet north of Suncrest Road and the area between Lot 133's building pad and Suncrest Road will be planted with community landscaping. The shape of Lot 133 has not changed since the approval of the Specific Plan. The Specific Plan's site plan graphics and Subarea 3 Map (Specific Plan Figure – III-3) both depict Lot 133 as having a single family home with a southern side street façade that extends beyond the required 4 foot side street façade zone.

However, because the house is not positioned behind a retaining wall and it is potentially visible unobstructed from Suncrest Road, out of an abundance of caution, the applicant seeks to expand the street facing side façade zone to 32.84 feet to accommodate the house so that the house may be positioned within its building pad.

The requested relief would cause minimal visual impact to the neighborhood, since it would ensure that the home on Lot 133 could be developed in close proximity to the homes in the adjacent lots, as intended in the Specific Plan.

Due to the above noted topographic, and lot shape issues of the lot, strict application of the Design Guidelines' façade zone requirements would be impractical, and relief is necessary to facilitate the development of this lot.

Lot	Location	Setback Required	Setback Proposed	Setback Deviation	Façade Zone Required	Façade Zone Proposed	Façade Zone Deviation
135	Front (N) (Belgreen St)	8'	8.37'	None	6'	9'	+50%

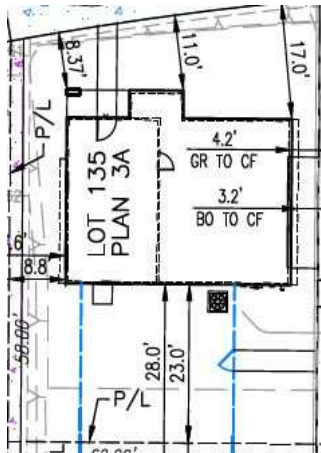


Figure 10 - Lot 135

Lot 135 is a rectangular shaped lot on the south side of Belgreen Street. It borders a shared driveway nicknamed Limestone Drive. Since the home on Lot 135 is oriented with its primary entrance facing north of the lot to Belgreen Street, the home's northern facade must comply with the front setback and façade zone requirements. However, the lot's northern façade curves outwards away from the lot. This necessarily causes the house positioned on the lot to have a different distance between the house and the back of the curb along the northern façade at various points along the house.

The Applicant proposes to maintain a 8.37-foot setback from the back of the curb along Belgreen Street to the front patio at the front of the house. As the front property line curves away from the home to the east, the front setback of the home from the back of the curb increases

to a maximum of 17 feet. This necessarily results in the front of the house exceeding the side façade zone requirement of 6 feet, with a façade extending approximately 3 feet beyond the required 6 foot side façade zone. Accordingly, the proposed front façade zone would be 9 feet, in lieu of the requirement of 6 feet.

The lot's shape and grading, as well as the position of the house on the lot, have not changed since the approval of the Specific Plan. The Specific Plan placed additional landscaping between the house and the back of the sidewalk along the front façade in lieu of meeting the façade zone requirements. As approved, the Specific Plan did not account for all special site conditions and limits, and instead created a broader set of requirements for the overall community while taking into consideration that some lots may need adjustments from the requirements. The Specific Plan Section 10.A therefore sets forth methods to seek adjustments and relief from the Specific Plan requirements. Accordingly, the Applicant seeks relief from the front façade zone requirement on Lot 135 pursuant to LAMC Section 11.5.7-E.3(g) to allow the front façade along Belgreen Street to extend approximately 3 feet beyond the 6 foot required front façade zone.

Lot	Location	Setback Required	Setback Proposed	Setback Deviation	Façade Zone Required	Façade Zone Proposed	Façade Zone Deviation
138	Side Street (S)	5'	32.34'	None	4'	28.24'	+606%

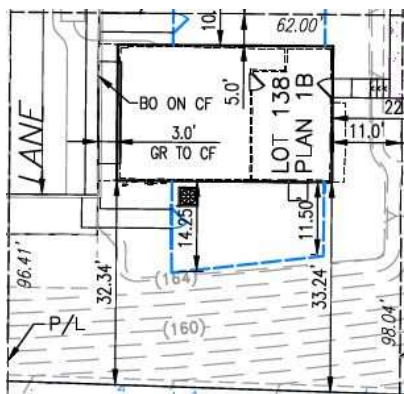


Figure 11 – Lot 138

Lot 138 is a rectangular shaped lot located directly northwest of Suncrest Road.

Lot 138 is in a similar situation as Lot 133 above. The Specific Plan's Figure III-3 depicts this lot as an interior lot that is not subject to street facing side yard setback requirements as the building pad for this lot ends approximately 19 feet north of Suncrest Road and the area between Lot 138's building pad and Suncrest Road will be planted with community landscaping. The shape of Lot 138 has not changed since the approval of the Specific Plan. The Specific Plan's site plan graphics and Subarea 3 Map (Specific Plan Figure – III-3) both depict Lot 138 as having a single family home with a southern side street façade that extends beyond the required 4 foot side

street façade zone.

However, because the house is not positioned behind a retaining wall and it is potentially visible unobstructed from Suncrest Road, out of an abundance of caution, the applicant seeks to expand the street facing side façade zone to 28.24 feet to accommodate the house so that the house may be positioned within its building pad.

Due to the above noted topographic and lot shape, strict application of the Specific Plan setback requirements would be impractical, and relief is necessary to facilitate the development of this lot.

Lot	Location	Setback Required	Setback Proposed	Setback Deviation	Façade Zone Required	Façade Zone Proposed	Façade Zone Deviation
139	Front (W)	8'	8.23'	None	6'	8.25'	+37.5%
	Side Street (S)	5'	56.31'	None	4'	51.31'	+1,182.75%

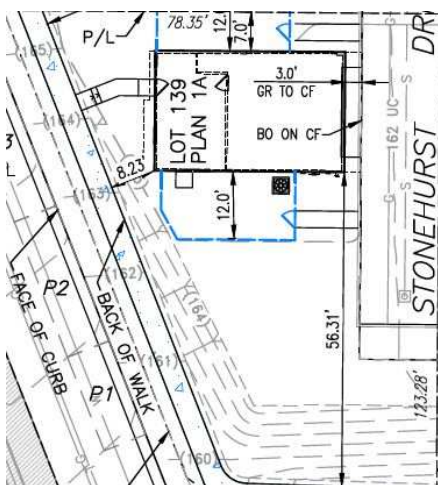


Figure 12 - Lot 139

Lot 139 is an irregularly shaped lot located directly north and northwest of Suncrest Road, which curves around the lot to the south and west.

Similar to Lot 133 and 138, the shape of Lot 139 has not changed since the approval of the Specific Plan. The Specific Plan's site plan graphics and Subarea 3 Map (Specific Plan Figure – III-3) both depict Lot 139 as an interior lot that is not subject to street facing side yard setback requirements as the building pad for this lot ends approximately 44.31 feet north of Suncrest Road and the area between Lot 139's building pad and Suncrest Road will be planted with community landscaping.

However, because the house is not positioned behind a retaining wall and it is potentially visible unobstructed from Suncrest Road, out of an abundance of caution, the applicant seeks to expand the street facing side façade zone to 51.31 feet to accommodate the house so that the house may be positioned within its building pad.

Lot 139's shape caused by Suncrest Road slanting away northwesterly away from Lot 139 also necessarily creates the necessity for Lot 39 to expand its front façade zone. In order to maintain the house within the building pad with a front porch setback of 8.23 feet, the northwest corner of the house would be approximately 16.25 feet behind the Suncrest Road sidewalk. The lot would maintain the 8 feet front setback and the applicant requests to expand the façade zone to 8.25 feet to accommodate the house.

The requested reliefs would cause minimal visual impact to the neighborhood, since it would ensure that the home on Lot 139 could be developed in close proximity to the homes in the adjacent lots, as intended in the Specific Plan.

Due to the above noted topographic and lot shape issues, strict application of the façade zone requirements would be impractical, and relief is necessary to facilitate the development of this lot.

Lot	Location	Setback Required	Setback Proposed	Setback Deviation	Façade Zone Required	Façade Zone Proposed	Façade Zone Deviation
140	Front (N) (Belgreen St)	8'	6.5'	-18.75%	6'	13.63'	+127.16%
	Side Street (W)	5'	18.7'	None	4'	22.66'	+466.5%



Figure 13 - Lot 140

Lot 140 is an irregularly shaped corner lot located to the southeast of the intersection of Suncrest Road and Belgreen Street. In addition to the front setback and façade zone requirements applicable to the home's primary frontage along Belgreen Street, the home's southern facade must also comply with the side street setback and façade zone requirements because the lot's southern side fronts the driveway nicknamed Suncrest Road.

However, due to the lot's irregular shape, which varies significantly from the other rectangular lots in Subarea 3, Lot 140 cannot accommodate construction of the proposed home without relief from the front yard setback, front façade zone, and side façade zone requirements.

The constraints imposed by the lot's irregular shape have significantly impacted Lot 140's ability to accommodate a single-family home while also meeting the front setback, front façade zone, and side façade zone requirements. The home cannot move further south without further expanding the required front façade zone. The home on Lot 140 cannot be moved further west due to the change in slope between the home and the back of the curb along Belgreen Street. Therefore, the Applicant requests relief from front setback and façade zone requirements for Lot 140 to allow a reduction in the front setback to approximately 6.5 feet so that the porch may encroach 2 feet into the 6.5 feet setback

and maintain a 4.5 feet setback, an expansion of the front façade zone to approximately 13.63 feet, and an expansion of the side façade zone to approximately 22.66 feet.

Notably, the shape of Lot 140 has not changed since the approval of the Specific Plan. The Specific Plan's site plan graphics and Subarea 3 Map (Specific Plan Figure – III-3) both depict Lot 140 as having a single family home with a front façade zone and a southern side street façade zone that respectively extend beyond the required 6 foot front façade zone and the 4 foot side façade zone. The lot and building placement, as envisioned by the Specific Plan, could not be constructed without an SPPA. The requested relief would cause minimal visual impact to the neighborhood, since it would ensure that the home on Lot 140 could be developed in close proximity to the homes in the adjacent lots, as intended in the Specific Plan.

Due to the above noted topographic and lot shape issues of the lot, strict application of the Specific Plan's setback requirements and the Design Guidelines' façade zone requirements would be impractical, and relief is necessary to facilitate the development of this lot.

II. That in granting the Project Permit Adjustment, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with all applicable Specific Plan regulations.

As previously discussed, the Project will substantially comply with all applicable Specific Plan regulations, excepting therefrom any regulations for which the SPPA is sought. The proposed development of Subarea 3 is consistent with the approved residential uses for Subarea 3 under the Specific Plan. The proposed development is consistent with the height and density restrictions set forth in the Specific Plan in that no building proposed shall exceed three stories or 40 feet in height, and that the proposed density (approximately 10.97 dwelling units per acre) is below the limit of 11 dwelling units per gross acre. (SP Section 5.C.)

Excepting any regulations for which the SPPA is sought, the proposed Project will comply with all lot width and setback requirements set forth in the Specific Plan (SP Section 5.C), in that the minimum lot width for each lot in Subarea 3 is greater than 20 feet and the yard setbacks will exceed 8 feet for front yards, 4 feet for side yards, 5 feet for a street facing (or shared walkway facing) side yard, and 2 feet for rear yards for each single-family dwelling in Subarea 3.

The proposed development will also substantially comply with the building requirements set forth in the Design Guidelines Section 2.13. Except for those lots for which the SPPA is sought, all lots will comply with the requirements for lot size, façade zones, and setbacks set forth in the Design Guidelines Section 2.13.

III. That in granting the Project Permit Adjustment, the Director has considered and found no detrimental effects of the adjustment on surrounding properties and public rights-of-way.

The requested SPPA would not have a detrimental effect on the adjustment on surrounding properties and public rights-of-way. As detailed above, the requested SPPA would provide relief from various

façade zone and setback requirements, as strict adherence to these requirements would be impracticable. The proposed SPPA would provide relief to specific lots within the development in order to accommodate the development of single-family homes on those lots. The requested relief would minimize the detrimental effects on surrounding properties and the rights-of-way, by allowing these lots to be developed in conformance with the orientation of surrounding properties and rights-of-way. The requested relief would not impact any public rights-of-way as all of the streets and sidewalks within Subarea 3 are private streets and lots requesting relief are not visible from the nearest public right-of-way, Western Avenue. In the case of these lots, strict adherence to the setback and façade zone requirements would either be impractical due to the lot's location (e.g., due to proximity to a retaining wall), or the lot's irregular topography or shape (e.g., the lot has different characteristics than the surrounding lots).

The requested SPPA would assure adequate separation between buildings, and from buildings to pedestrian walkways and vehicular roads at the lots for which relief is requested. Furthermore, the requested relief would encourage a cohesive neighborhood character by allowing the single-family homes to be built at a scale that is appropriate to the neighboring homes and streetscape.

IV. That the project incorporates mitigation measures, monitoring of measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project to the extent physically feasible.

The adopted Environmental Impact Report for the Ponte Vista Specific Plan evaluated the impacts of the residential development included in this application under Case Number ENV-2005-4516-EIR. This SPPA does not involve a change to the scope of the Project as previously approved. The approval of this SPPA would merely provide relief from various setback and façade zone requirements at several lots in Subarea 3 in order to facilitate the development at these lots. This application does not change the environmental conditions or circumstances under which the Project is undertaken. As a feature of the Project, all mitigation measures have been incorporated into the conditions of approval for related Case Numbers VTT-71886 and CPC-2012-2558-GPA-ZC-SP-CA. The proposed development of Subarea 3 will incorporate all applicable mitigation measures as committed to in the enumerated cases above. The construction and operation of Subarea 3 will comply with all mitigation measures per the covenants, conditions and restrictions recorded for the property.