

# **ONE SAN PEDRO SPECIFIC PLAN**

**MARCH 2025**

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**ORDINANCE NO. \_\_\_\_\_**

An ordinance establishing the One San Pedro Specific Plan (Specific Plan) pursuant to the provisions of Section 13B.1.2 of Chapter 1A of the Los Angeles Municipal Code (Code), for a portion of the San Pedro Community Plan area.

**WHEREAS**, the Specific Plan will be located in the San Pedro Community Plan, where the General Plan calls for the preservation and enhancement of the positive characteristics of existing residential neighborhoods while improving the function, design, and economic vitality of the commercial corridors;

**WHEREAS**, the proposed redevelopment of the Rancho San Pedro development (Project) will enhance the neighborhood through the development of an iconic, medium-intensity, transit-oriented development which incorporates pedestrian-activating ground floor uses, multi-modal connections, public open spaces, and streetscape improvements in the Rancho San Pedro neighborhood;

**WHEREAS**, the Project will construct public open spaces and other plaza amenity spaces, centered around a redeveloped Rancho San Pedro neighborhood, to serve as a new community gathering place for San Pedro;

**WHEREAS**, the Project will construct replacement housing and low-income and affordable housing including for-sale units for the Rancho San Pedro neighborhood to serve the existing and future residents of Rancho San Pedro;

**WHEREAS**, the Project will develop an integrated mix of uses in a manner that reduces vehicular trips by providing market-rate and affordable housing in combination with community-serving commercial and job-producing uses in close proximity to public transit;

**WHEREAS**, the existing land use and zoning limits the density of Specific Plan area, resulting in reduced potential residential capacity that inhibits the unified mixed-use development proposed by the Project; and

**WHEREAS**, a consistent set of standards provided by this Specific Plan would allow for the orderly development of the Specific Plan area and implementation of the General Plan and in alignment with a citywide updated zoning code.

**NOW, THEREFORE,**

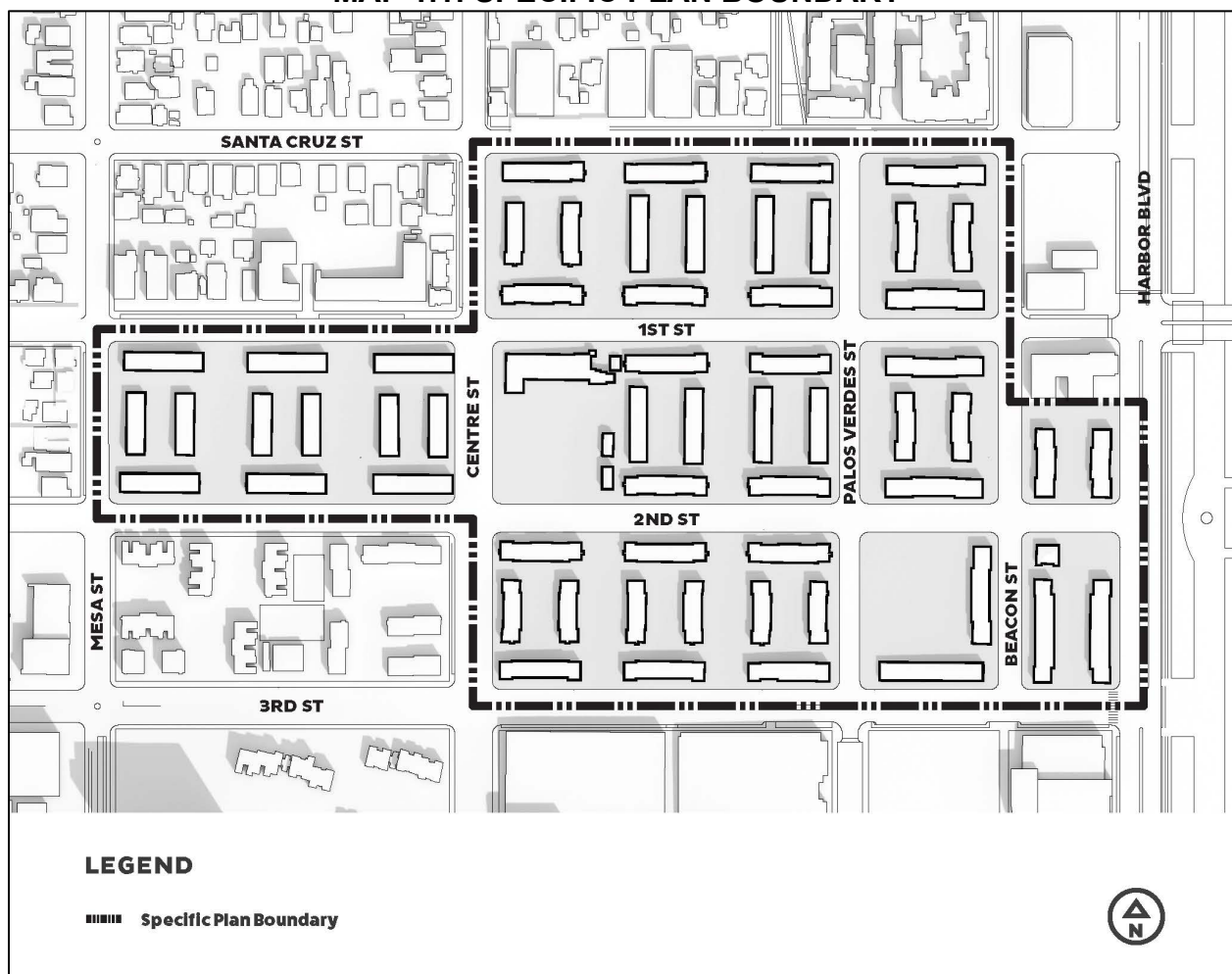
**THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:**

## SECTION 1. ESTABLISHMENT OF THE SPECIFIC PLAN

### Section 1.1. Boundaries

The City Council hereby establishes the One San Pedro Specific Plan (Specific Plan), which shall be applicable to that area of the City depicted within the black dashed line on **Map 1.1: Specific Plan Boundary**, comprising approximately 20 acres of land after street dedications and mergers, and generally bounded by Santa Cruz Street and 1st Street to the north, 2nd Street and 3rd Street to the south, Harbor Street and Beacon Street to the east, and Centre Street and Mesa Street to the west, with public rights-of-way and private properties within the blocks and portions of blocks.

**MAP 1.1: SPECIFIC PLAN BOUNDARY**



### Section 1.2. Phases and Subareas

In order to regulate the use of property as provided in this Specific Plan, the Specific Plan is divided into three phases and four subareas.

Phases are intended to guide the successive timing of development by limiting density and floor area per phase and setting minimum requirements for the implementation of public open spaces and public right-of-way improvements per phase. The locations and boundaries of these phases are depicted on **Map 1.2: Specific Plan Phases**.

The first Phase consists of the blocks bounded by 1st Street, 2nd Street, Palos Verdes Street, and Mesa Street. The second Phase consists of the blocks bounded by 2nd Street, 3rd Street, Harbor Boulevard, and Centre Street. The third Phase consists of the remainder of the Project Site, including the blocks generally bounded by Santa Cruz Street, 2nd Street, Harbor Boulevard, Palos Verdes Street, and Centre Street.

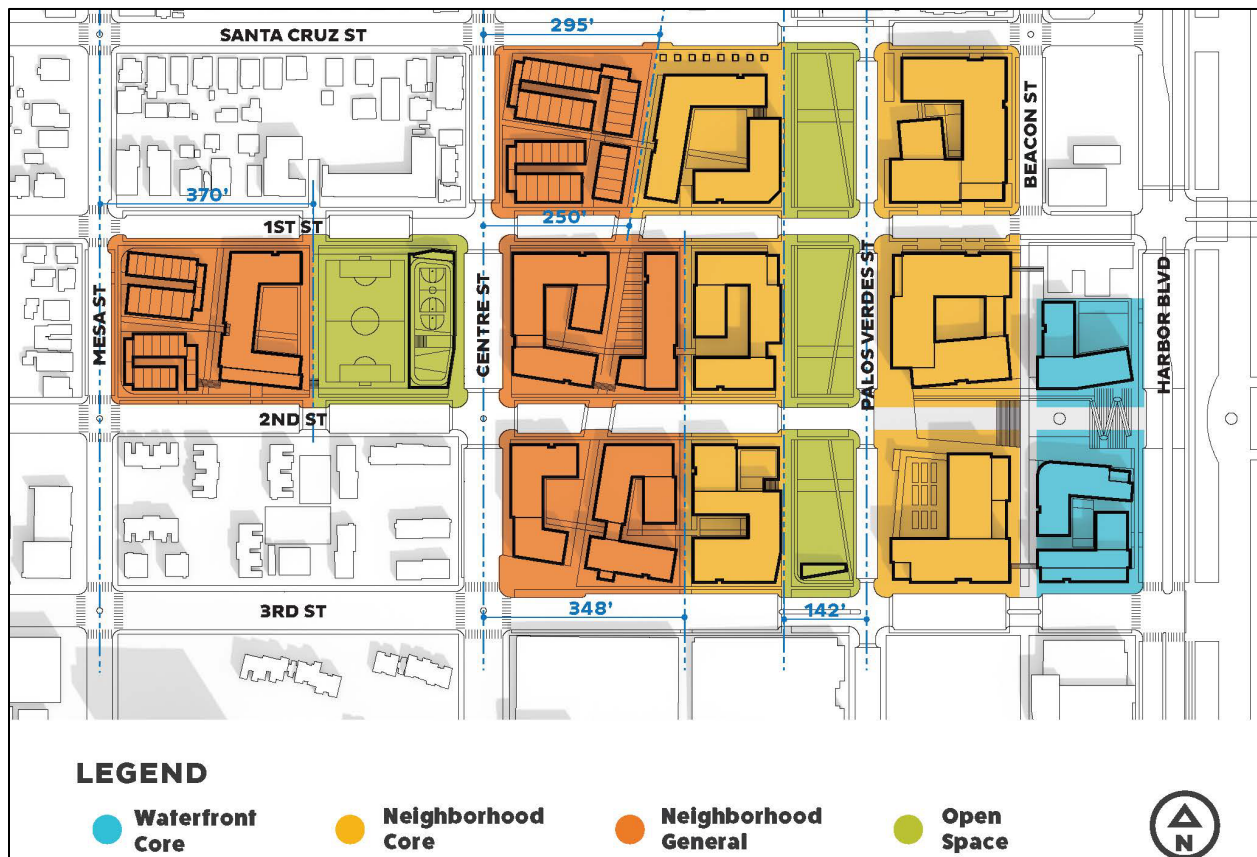
**MAP 1.2: SPECIFIC PLAN PHASES**



Subareas set specific development standards which distinguish the development intensity and type of development within geographic areas, as depicted below on **Map 1.3: Specific Plan Subareas** and as follows:

- A. Waterfront.** The Waterfront Subarea supports higher-intensity development, including the highest allowable building heights (up to 180 feet) permitted within the Specific Plan area, and integrates with the future development of other properties along Harbor Boulevard.
- B. Neighborhood Core.** The Neighborhood Core Subarea supports higher intensity residential development than the Neighborhood General Subarea and includes mixed-use development with building heights up to 90 feet surrounding the Palos Verdes Linear Park.
- C. Neighborhood General.** The Neighborhood General Subarea focuses on lower-scale residential development that is compatible with the Barton Hill neighborhood, with building heights generally between 20 and 60 feet.
- D. Open Space.** The Open Space Subarea consists of multiple strategic locations within the Specific Plan area to support access to light and air and provide options for physical activity and amenities for all surrounding development.

**MAP 1.3: SPECIFIC PLAN SUBAREAS**



## **SECTION 2. PURPOSE**

### **Section 2.1. General**

This Specific Plan provides the regulatory framework for the comprehensive redevelopment of the Specific Plan area into an integrated, mixed-use, transit- and pedestrian-oriented development that provides an active residential, shopping, dining, entertainment, cultural, and working community.

### **Section 2.2. Purposes and Objectives**

The purposes and objectives of the Specific Plan are as follows:

- A.** Provide zoning, development standards and controls, for the systematic and incremental implementation of the General Plan, including the San Pedro Community Plan, which provides for the public need, convenience, and general welfare as the redevelopment of such area necessitates.
- B.** Provide a comprehensive, consistent, and clear process that will permit redevelopment which facilitates the creation of a vibrant neighborhood where people can live, work, and play.
- C.** Provide certainty for government agencies, developers, stakeholders, and residents that the Specific Plan will be implemented in accordance with the officials' and the community stakeholders' shared vision.
- D.** Encourage compatibility with the existing neighborhood and the contextually sensitive integration of new development into the community, fostering harmonious design and massing, and physical and programmatic connectivity.
- E.** Guide future redevelopment and improvements to form a cohesive neighborhood that unifies the surrounding neighborhoods of Beacon Hill, Downtown San Pedro, and Waterfront with the Specific Plan by providing complimentary uses, building forms and architecture, harmonious landscapes, and people-centered open spaces and connectors.
- F.** Plan for and facilitate the development of replacement affordable housing units, new affordable housing, and the development of new housing stock for current and new residents within walking distance of Downtown San Pedro, and other local job and education centers, thereby reducing vehicle miles traveled and encouraging alternative modes of transportation in the greater San Pedro area.
- G.** Provide continued and expanded redevelopment of the Specific Plan area with a mix of uses addressing residential, community, and commercial needs, in conformance with the goals and objectives of regional and local plans and policies.

- H. Expand the economic base of the City by providing additional employment opportunities and revenues.
- I. Implement the City's Mobility Plan 2035, Bicycle Master Plan, and Complete Streets Design Guide, within the Specific Plan area, including adequate access, safety, and comfort to move people.
- J. Connect the Specific Plan area to its surrounding community including Downtown San Pedro, the waterfront, and Barton Hill neighborhood, and the greater Los Angeles region through a safe, efficient, and accessible circulation network that embraces pedestrians, bicyclists, and transit.
- K. Enhance the quality of life for residents living in and around the Specific Plan area by reducing air, noise, visual, and light pollution emitted from motorized vehicles, and design streets and sidewalks so that pedestrians, bicyclists, transit riders, transit vehicles, trucks and automobile traffic can coexist safely.
- L. Implement mitigation for potential environmental impacts.
- M. Expand publicly accessible, high-quality open space and recreation opportunities in a park-poor neighborhood within the City of Los Angeles.
- N. Improve the mental and physical well-being of residents and visitors by providing a variety of active and passive public and community spaces.

## SECTION 3. RELATIONSHIP TO CODES

### Section 3.1. Relationship to the Code

- A. **Does Not Convey Rights.** The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of the Code, as amended, and any other relevant ordinances, and do not convey any rights or privileges not otherwise granted under the provisions and procedures contained in the Code or other ordinances, except as provided for in this Specific Plan.
- B. **Reconciling Provisions.** This Specific Plan is subject to the regulations of Chapter 1A of the Code (in effect at the time of final adoption of this Specific Plan). Where the regulations of Chapter 1A of the Code conflict with the regulations of Chapter 1 of the Code, the regulations in Chapter 1A shall apply, except as otherwise specified in this Specific Plan.

Wherever this Specific Plan contains provisions that establish regulations (including, but not limited to, standards such as density, height, use, floor area, setbacks, vehicle and bicycle parking, open space, and landscape requirements), that are different from, more restrictive, or more permissive than

the Code, this Specific Plan shall prevail and supersede the applicable provisions of the Code. If subsequent to the effective date of this Specific Plan any particular regulation in the Code is amended such that it becomes more permissive than the corresponding regulation in this Specific Plan, the Applicant may elect for a Project to be regulated under the more permissive regulation; provided, however, that in no event shall such amended regulations apply to the minimum number of affordable housing units required under this Specific Plan.

With respect to Projects within the Plan area, this Plan shall supersede the following LAMC processes and regulations, making them inapplicable to Projects within the Plan area:

1. Major Development Project. Code Section 12.24 U.14.
2. Alcoholic Beverage Sales and Service Regulations. Code Sections 12.21 A.10, 12.21 A.14, and 12.24 W.1.
3. Floor Area Ratio Averaging: Code Sections 12.24 W.19 of Chapter 1 and 2C.4.1.E.2 of Chapter 1A
4. Residential Density Transfer: Code Sections 12.24 W.19 of Chapter 1 and 6C.1.2.F.2 of Chapter 1A
5. Mini-Shopping Centers and Commercial Corner Development Regulations. Code Sections 12.22 A.23 and 12.24 W.27.
6. Park and Recreation Site Acquisition & Development Provisions: Code Sections 12.33, 17.12, and 17.58 of Chapter 1 and 10.4 and 15.9.3 of Chapter 1A
7. Street Dedications and Improvements. To the extent set forth in Section 17 of this Specific Plan, Code Section 12.37.
8. Project Review. Code Section 16.05 and 13B.2.4.
9. Alternative Parking Strategies: Code Section 4C.4.3
10. Pacific Corridors Redevelopment Project Area (RPA), Ordinance No. 174,549

### **Section 3.2. Nonconforming Uses, Buildings, or Structures**

Any legally existing uses, buildings, or structures that are made nonconforming by the establishment of this Specific Plan shall be deemed to be legal nonconforming uses, buildings, or structures and may continue to exist, in accordance with Division 12.1 (General Provisions) of Chapter 1A of the Code.

### **Section 3.3. Severability**

If any provision of this Plan, or its application to any person or circumstance, is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other Plan provisions, clauses or applications which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Plan are declared to be severable.

## **SECTION 4. DEFINITIONS**

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Definitions of the terms set forth in this Section shall supersede the definitions set forth in the Code, including, without limitation, Article 14 of the Code. Words and phrases not defined here shall be construed as defined in Article 14 of the Code or shall be defined pursuant to Section 13B.4.6 of the Code and Section 4.1 of this Specific Plan for interpretations of the Specific Plan by the Director of Planning (Director).

**Bicycle Hub.** A place that pairs secure bicycle parking with some combination of additional amenities, such as showers, lockers, bicycle-related retail, bicycle rentals, and repair services.

**Commercial - General Uses.** Any permissible commercial use greater than 3,000 square feet in floor area.

**Commercial - Neighborhood Uses.** Any permissible commercial use less than or equal to 3,000 square feet in floor area.

**Development Donor.** A Phase that donates any unused right to build dwelling units or floor area to a Development Recipient.

**Development Recipient.** A Phase that receives any unused right to build dwelling units or floor area from a Development Donor.

**Floor Area.** Floor Area shall be as defined in Section 14.1.7 of Chapter 1A of the Code, except that the following shall be additionally excluded from the calculation of floor area: storage incidental to residential uses, covered outdoor residential common open space areas, and covered outdoor publicly accessible open space areas. All other provisions of the definition of FAR in the Code shall apply.

**Paseo.** A pedestrian walkway that is primarily (at least 75 percent) open to the sky, provides pedestrian passage between structures, and is distinguished by ground surface treatments that provide for pedestrian safety and ease of movement.

**Project.** The construction, erection, addition to or structural alteration of any building or structure, use of building or land or change of use of a building or land on a lot

located in whole or in part within the Specific Plan area which requires the issuance of a building permit or use of land permit. However, a Project shall not include any of the following:

- A.** Interior remodeling of any building that does not alter floor area or density.
- B.** Exterior remodeling of any building unless the aggregate value of the work, in any one 24-month period, is greater than 50 percent of the replacement value of the building or structure before the alteration or addition, as determined by the Los Angeles Department of Building and Safety (LADBS).
- C.** Demolition, in substantial conformance with the applicable provisions of the Mitigation Monitoring Program (Appendix A).
- D.** Notwithstanding Section 12.23 A.4 and Article 12 of Chapter 1A of the Code, the rehabilitation or reconstruction of a conforming or nonconforming building, structure or improvement which was damaged or destroyed by fire, flood, wind, earthquake or other natural or man-made disaster provided that the new building, structure or improvement shall have substantially the same purpose and capacity as the original building, structure, or improvements.
- E.** Maintenance and repairs, including in-kind replacement, that does not affect any zoning standard.

**Publicly Accessible Open Space (PAOS).** Active or passive open space that is accessible to the public from dawn to dusk, seven days a week.

**Restricted Affordable Unit.** A dwelling unit for which rental or mortgage amounts are restricted; e.g. are not unrestricted or “market-rate”, as determined by the applicable local, state, and/or federal agency.

**Senior Dwelling.** Residential units specifically designed, developed, and programmed to serve senior residents, with an age restriction of 55 or more years of age.

## **SECTION 5. PROCEDURES**

### **Section 5.1. Specific Procedures**

- A. Applicability of Code Sections 13B.3, 13B.4, and 13B.5.** The procedures for the granting of an Administrative Review shall be governed by and implemented in accordance with Section 13B.3.1 of the Code. The procedures for granting a Project Compliance, modification to a Project Compliance, Project Adjustment, Project Exception, Specific Plan Interpretation, and/or Specific Plan Amendment shall be governed and implemented in accordance with the provisions set forth in Section 13B.4 of the Code. The procedures for the granting of an Alternative

Compliance shall be governed by and implemented in accordance with Section 13B.5.1 of the Code, except as set forth in this Section 5.1.B of this Specific Plan.

- B. Decision and Appeal Authority.** Notwithstanding the provisions of Sections 13B.4 and 13B.5 of the Code, in each case where the Area Planning Commission has the authority for initial review, hearing, appeal and/or approval of a request for Project Compliance, modification to a Project Compliance, Project Adjustment, Project Exception, and/or Specific Plan Interpretations, such authority shall be vested in the City Planning Commission in place of the Area Planning Commission.

## **Section 5.2. Development Review Process**

- A.** Notwithstanding Code Section 13B.4, the development review process set forth in this Specific Plan shall be applicable to, and is required for, all Projects (as defined in Section 4 of this Specific Plan) in the Specific Plan area.

Any activity that does not meet the definition of "Project" (as defined in Section 4 of this Specific Plan) can be reviewed as part of a building permit sign-off and shall not require any review process as set forth in this Section.

This Specific Plan's development review process is divided into three categories: Administrative Review, Alternative Compliance, and Project Compliance. No building permit shall be issued for a Project unless an Administrative Review, Alternative Compliance, or Project Compliance has been approved pursuant to the procedures set forth in this Section, as follows:

- B. Administrative Review.** Projects (as such term is defined in Section 4 of this Specific Plan) in conformance with all applicable standards of this Specific Plan shall be eligible for Administrative Review. The Director shall approve an Administrative Review if the Project complies with the Specific Plan. Prior to any sign-off, in reviewing a Project, the Director shall consult with the Mitigation Monitoring Program (Appendix A) and the Project shall demonstrate compliance with any Project Design Features and Mitigation Measures set forth in Appendix A of the Specific Plan which apply to the specific project, consistent with Section 18 of this Specific Plan. The Administrative Review shall be a ministerial review and determination of whether a Project complies with the applicable provisions of the Specific Plan and is approved with a sign-off from the Director. The approval of an Administrative Review is not discretionary for the purposes of CEQA Guidelines Sections 15060(c)(1) and 15268. The decision of the Director shall be final and not appealable.
- C. Project Compliance.** A Project that uses the Density Reallocation Program and/or Commercial Floor Area Reallocation Program (as defined in Sections 10 and 12 of this Specific Plan) of more than 20 percent from a Development Donor

to a Development Recipient, shall be subject to the Project Compliance discretionary process set forth in Code Section 13B.4.2.

- D. Alternative Compliance.** Projects that do not comply with a design, development, or performance standard required by this Specific Plan, but which propose an alternative standard or condition that does not substantially alter the execution or intent of the Specific Plan, shall be eligible for an Alternative Compliance review. A Project seeking Alternative Compliance is reviewed in accordance with Code Sections 13B.5.1.C through H, except as otherwise provided in Section 5.1.B (Decision and Appeal Authority) of this Specific Plan.
- E. Specific Plan Deviations.** An application to deviate from the regulations in this Specific Plan, and not eligible for Administrative Review, Alternative Compliance, or Project Compliance, shall be processed, as applicable, in accordance with the procedures for Project Adjustments, Project Exceptions, Specific Plan Interpretations, or Specific Plan Amendments, as set forth in this Specific Plan and Sections 13B.4.6 and 13B.1.2, respectively, of the Code, except as otherwise provided in Section 5.1.B (Decision and Appeal Authority) of this Specific Plan.
- F. Specific Plan Tracking.** Each application submitted under this Specific Plan shall include Project information as indicated in Section 10.3 (Density Phasing and Accounting), Section 12.1 (Commercial Use Floor Area and Accounting) and 14.3.C.4 (Common Open Space - PAOS).

## SECTION 6. FORM

### Section 6.1. Form District

This Section establishes a Form District to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and consistent with community goals. Form Districts are governed by Article 2 of Chapter 1A of the Code.

The Specific Plan is zoned entirely for the OSP1 Form District. The regulations and standards governed by the Form District are described in Article 2 of Chapter 1A of the Code and outlined in **Table 6.1: OSP1 Form District**, below.

**TABLE 6.1: OSP1 FORM DISTRICT**

	OSP1
<b>Lot Size:</b>	
Lot Area (min.)	1,000 sf
Lot Width (min.)	20 ft

<b>*Coverage:</b>	
*Building Coverage (max.)	*90 %
<b>Building Setbacks:</b>	
Primary Street (min.)	See Table 7.2
Side Street (min.)	See Table 7.2
Side (min.)	0 ft
Side, interior (min.)	0 ft
Rear (min.)	0 ft
Alley (min.)	0 ft
Special (min.)	See Table 7.2
<b>Amenity:</b>	
Lot Amenity Space (min.)	N/A
Residential Amenity Space (min.)	N/A
<b>Building Mass:</b>	
Floor Area Ratio (FAR) (max.) Base: Bonus:	See Table 6.2 N/A
Height (max.) Base: Bonus:	See Table 6.2 N/A
Building Width (max.) Base: Bonus:	250 ft N/A
Building Break (min.)	N/A
<b>Upper Story Bulk:</b>	
Stories Without Step-back (max.)	N/A
Primary Street Step-back Depth (min.)	N/A
Side Street Step-back Depth (min.)	N/A
Applicable Building Width (min.)	N/A
Height Transition	Not Required

*ft = foot/feet, sf = square feet, N/A = Not Applicable*

*\*Asterisk indicates an exception as prescribed in Section 6.2. Exceptions*

## Section 6.2. Exceptions

Exceptions from the regulations prescribed in the Form District above shall apply as follows:

- A. Coverage.** Any Building Coverage within the Open Space Subarea shall only be used for publicly accessible recreational buildings and uses.
- B. Building Setbacks.** Projects located within this Specific Plan shall be subject to minimum and maximum setback requirements based on the designated frontage types in **Map 7.2: Frontage Types** and **Table 7.2: Standards by Frontage Type** below.
- C. FAR.** Maximum FAR within this Specific Plan is regulated by subarea, as outlined in **Table 6.2: Standards by Subarea**, below, with no further bonus FAR permitted.
- D. Height.** Maximum height within this Specific Plan is regulated by subarea, as outlined in **Table 6.2: Standards by Subarea**, below, with no further bonus Height permitted.

**TABLE 6.2: STANDARDS BY SUBAREA**

	<b>WATERFRONT</b>	<b>NEIGHBORHOOD CORE</b>	<b>NEIGHBORHOOD GENERAL</b>	<b>OPEN SPACE</b>
FAR (max.):	5.5:1	4.5:1	3.5:1	0.5:1
Height (max.):	180 ft	90 ft	60 ft	30 ft

*ft = feet*

## SECTION 7. FRONTAGE

### Section 7.1. Frontage District

This Section establishes a Frontage District to regulate the portions of a lot and exterior building facades that affect the public realm. Frontage Districts help ensure that projects respond to the public realm in a contextually appropriate manner. Frontage Districts are governed by Article 3 of Chapter 1A of the Code.

The Specific Plan is zoned entirely for the OSP2 Frontage District. The regulations and standards governed by the Frontage District are described in Article 3 of Chapter 1A of the Code and outlined in **Table 7.1: Frontage Districts**, below.

**TABLE 7.1: OSP2 FRONTAGE DISTRICT**

	<b>OSP2</b>
<b>Build-To:</b>	
Build-To Depth (max.)	
Primary Street	See Table 7.2
Side Street	See Table 7.2
Special Lot Line	See Table 7.2
Build-To Width (min.)	
Primary Street	N/A
Side Street	N/A
Special Lot Line	N/A
Pedestrian Amenity Allowance (max.)	
Primary Street	N/A
Side Street	N/A
Special Lot Line	N/A
Active Depth (min.)	
Primary Street	N/A
Side Street	N/A
Special Lot Line	N/A
<b>Parking Setbacks:</b>	
Parking Setback (min.)	
Primary Street	5 ft
Side Street	5 ft
Special Lot Line	5 ft
Parking Allowed Between Building and Street	
Primary Street	Allowed
Side Street	Allowed
Special Lot Line	Allowed
<b>Landscaping (Frontage Yard):</b>	
Frontage Planting Area (min.)	
Primary Street	20%
Side Street	20%
Special Lot Line	20%

Frontage Yard Fence and Wall Type Allowed	
Primary Street	N/A
Side Street	N/A
Special Lot Line	N/A
<b>Transparency:</b>	
Ground Story (min.)	
Primary Street	See Table 7.2
Side Street	See Table 7.2
Special Lot Line	See Table 7.2
Upper Stories (min.)	
Primary Street	N/A
Side Street	N/A
Special Lot Line	N/A
Active Wall Spacing (max.)	
Primary Street	N/A
Side Street	N/A
Special Lot Line	N/A
<b>Entrances:</b>	
Street Facing Entrance	
Primary Street	Required
Side Street	N/A
Special Lot Line	N/A
Street Facing Entrance Spacing (max.)	
Primary Street	N/A
Side Street	N/A
Special Lot Line	N/A
Entry Feature	N/A
<b>Ground Story:</b>	
Ground Story Height (min.)	
Primary Street	See Table 7.2
Side Street	See Table 7.2
Special Lot Line	See Table 7.2
Ground Floor Elevation (min./max.)	
Primary Street	N/A
Side Street	N/A

Special Lot Line	N/A
Active Depth (min.)	
Primary Street	N/A
Side Street	N/A
Special Lot Line	N/A

ft = feet, N/A = Not Applicable

\*Asterisk indicates an exception as prescribed in Section 7.2: Exceptions

## Section 7.2. Exceptions

Exceptions from the regulations prescribed in the Frontage District above shall apply as follows:

- A. Build-To Depth.** Projects shall be subject to minimum and maximum setback requirements based on the designated street frontage types in **Map 7.2: Frontage Types** and **Table 7.2: Standards by Frontage Type** below. Notwithstanding, maximum setbacks may be increased (in conjunction with a Project reviewed pursuant to Section 5.2 of this Specific Plan) for the following:
  - 1. Transit Facilities.** To provide sufficient areas where necessary public right-of-way is unavailable for enhanced transit facilities including shelters, enhanced seating and landscaping, and transit information installations.
  - 2. PAOS.** For the creation of PAOS adjacent to any sidewalk or paseo in coordination with the regulations in Section 14 of this Specific Plan.
  - 3. Pedestrian Paths.** To allow for the provision of the minimum five-foot wide pedestrian paths proposed in Section 17.4 of this Specific Plan.
  - 4. Electrical Transformers.** To provide clear access for installation, maintenance, and removal of electricity infrastructure located within each Project Site in accordance with Department of Water and Power standards.
  - 5. Common Open Space.** For the creation of residential common open space for any Project adjacent to any sidewalk or paseo.
- B. Transparency.** Projects within this Specific Plan shall be subject to minimum ground floor transparency requirements based on the designated street frontage types in **Map 7.1: Frontage Types** and **Table 7.2: Standards by Frontage Type**, below.
- C. Ground Story Height.** Projects located within this Specific Plan shall be subject to a minimum ground story height based on the designated street frontage types in **Map 7.1: Frontage Types** and **Table 7.2: Standards by Frontage Type**, below.

**MAP 7.1: FRONTAGE TYPES**



**TABLE 7.2: STANDARDS BY FRONTAGE TYPE**

	TYPE I (PRIMARY)	TYPE II (SECONDARY)	TYPE III (TERTIARY)	TYPE IV (PASEO)
<b>Front Yard Setbacks:</b>				
Minimum:	0 ft	3 ft	8 ft	0 ft
Maximum:	3 ft	8 ft	15 ft	N/A
<b>Ground Story:</b>				
Minimum Transparency:	40%	40%	30%	30%
Minimum Height:	12 ft	12 ft	10 ft	10 ft

*ft = feet*

## SECTION 8. DEVELOPMENT STANDARDS

### Section 8.1. Development Standards District

This Section establishes a Development Standards District to regulate site design, including location and characteristics of access, parking, landscape and other site features. Development Standards Districts are governed by Article 4 of Chapter 1A of the Code.

The Specific Plan is zoned entirely for the OSP3 Development Standards District. The regulations and standards governed by the Development Standards District are described in Article 4 of Chapter 1A of the Code and outlined in **Table 8.1: Development Standards Districts**, below.

**TABLE 8.1: DEVELOPMENT STANDARDS DISTRICTS**

	OSP3
<b>Pedestrian Package</b>	
Site Access Pedestrian Accessway Type: Pedestrian Accessway Spacing (max.): Distance from Street Intersection (max.) Primary Street: Side Street:	Linked 300 ft  100 ft 300 ft
Through Access Pedestrian Passageway: Pedestrian Passageway Spacing (max.):	Not Required  N/A
<b>*Automobile Access Package</b>	
*Access Location Boulevard or Avenue: Collector or Local:	Allowed Allowed
Number of Access Lanes Boulevard or Avenue Lot Width ≤ 200 ft: Lot Width > 200 ft: Collector or Local Lot Width ≤ 200 ft: Lot Width > 200 ft:	  2 6  2 6

Alley:	Unlimited
*Access Lane Width	
Boulevard or Avenue (min./max.):	9 ft/12 ft
Collector or Local (min./max.):	8 ft/12 ft
Driveway Separation	
Boulevard or Avenue	
From Intersection (min.):	75 ft
From Other Driveways (min.):	20 ft
Collector or Local	
From Intersection (min.):	75 ft
From Other Driveways (min.):	20 ft
Drive-throughs:	Prohibited
<b>*Automobile Parking (min.):</b>	<b>*See Specific Plan Section 13</b>
<b>Parking Structure Design Package</b>	
Parking Structures and Integrated Parking	
Ground Story Primary Street:	N/A
Ground Story Side Street:	N/A
Upper Stories Primary Street:	N/A
Upper Stories Side Street:	N/A
<b>Sign Package:</b>	<b>1</b>
<b>Development Review Threshold:</b>	<b>N/A</b>

ft = foot/feet, N/A = Not Applicable

\*Asterisk indicates an exception as prescribed in Section 8.2. Exceptions

## Section 8.2. Exceptions

Exceptions from the regulations prescribed in the Development Standards District above shall apply as follows:

- A. Automobile Access Location.** Vehicle access and driveways shall not be permitted along any Type I (Primary) or Type IV (Paseo) frontage types as defined in Section 7 of this Specific Plan.
- B. Access Lane Width.** One-way driveways are limited to a maximum on-site drive aisle width of 12 feet and two-way driveways are limited to a maximum on-site drive aisle width of 24 feet, unless a greater width is determined necessary for transit, refuse, or emergency vehicle access by the Director or their designee in consultation with the Los Angeles Department of Transportation (LADOT) and the Los Angeles Fire Department (LAFD).

- C. Automobile Parking.** Automobile Parking shall be subject to the requirements in Section 13 of this Specific Plan.
- D. Screening.** Projects located within this Specific Plan shall be exempt from the Frontage Screens and/or Transition Screens provisions (Sections 4C.8.1 and 4C.8.2, respectively) of Article 8 of Chapter 1A of the Code.
- E. Loading Areas.** Dedicated driveways for loading and service access to entirely residential buildings are prohibited and shall be incorporated with vehicle access to parking facilities for such buildings. Dedicated driveways for loading and service access to commercial uses may be provided.

## SECTION 9. USE

### Section 9.1. Use Districts

This Section establishes a Use District and Use Standards to regulate the activities on a lot, and to mitigate any potential impacts within a lot and on surrounding property as a result of those activities. Use Districts and Use Standards are governed by Article 5 of Chapter 1A of the Code.

The Specific Plan is zoned entirely for the OSP4 Use District, with the use permissions outlined in **Table 9.1: Uses by Subarea**, below. The regulations and standards governed by the Use District are described in Article 5 of Chapter 1A of the Code. This Specific Plan further limits use based on Subarea, as outlined in **Table 9.1: Uses by Subarea**, below.

**TABLE 9.1: USES BY SUBAREA**

USE	WATER-FRONT	NEIGHBORHOOD CORE	NEIGHBORHOOD GENERAL	OPEN SPACE
RESIDENTIAL				
Dwelling	P	P	P	X
Household Business:				
Family Child Care	X	X	P*	X
Home Occupation	P*	P*	P*	X
Home Sharing	X	X	X	X
Joint Living & Work Quarters	P*	P*	P*	X
Live/Work	P*	P*	P*	X
Mobilehome Park	X	X	X	X

Supportive Housing:				
General	P	P	P	X
Medical Care	P	P	P	X
Transitional	P	P	P	X
PUBLIC & INSTITUTIONAL				
Cemetery	X	X	X	X
Civic Facility:				
Local	P	P	X	P
Regional	P	X	X	P
Detention Facility	X	X	X	X
Fleet Services	X	X	X	X
Medical:				
Local	X	X	X	X
Regional	X	X	X	X
Office, Government	P	P	P	P
Parking	P	P	P	P
Public Safety Facility	P	P	P	P
Religious Assembly	X	X	X	X
School:				
Preschool/Daycare	X	P	P	P
K-12	P	P	X	X
Post-Secondary	P	P	X	X
Social Services	P	P	P	P
Utilities:				
Minor	X	X	X	X
Major	X	X	X	X
Solar Energy Facility	X	X	X	X
Wireless Facility, Monopole	P*	P*	P*	P*
Wireless Facility, Rooftop	P*	P*	P*	P*
OPEN SPACE & RECREATION				
Indoor Recreation:				
Public	P	P	P	P

Commercial	P	P	P	P
Nature Reserve	X	X	X	X
Open Space, Public	P	P	P	P
Outdoor Recreation:				
Public	P	P	P	P
Commercial	P	P	P	P
Golf Course	X	X	X	X
Amphitheater/ Stadium				
Minor	X	X	X	X
Major	X	X	X	X
TRANSPORTATION				
Airport	X	X	X	X
Freight Terminal	X	X	X	X
Heliport	X	X	X	X
Railway Facility	X	X	X	X
Transit Station	P	P	X	P
GENERAL COMMERCIAL				
Animal Services:				
General	X	P*	X	X
Kennel	X	X	X	X
Veterinary Care	X	P*	P*	X
Commissary Kitchen	P	P	X	X
Eating & Drinking:				
Alcohol Service	P*	P*	X	X
Bar	X	X	P	X
Counter Service	P	P	X	X
Restaurant	P	P	X	X
Entertainment Venue, Indoor:				
Local	P	X	X	X
Regional	X	X	X	X
Financial Services:				
General	P	P	P	X

Alternative	X	X	X	X
Instructional Services	X	P	X	X
Lodging	P	X	X	X
Medical Clinic	P	P	P	X
Office	P	P	P	X
Personal Services:				
General	X	P	P	X
Massage, Licensed	X	X	X	X
Massage, Unlicensed	X	X	X	X
Postmortem Services	X	X	X	X
Retail:				
General	P	P	P	X
Alcohol	P*	P*	P*	X
Farmers' Market, Certified	P*	P*	P*	P*
Firearms	X	X	X	X
Food & Beverage	P	P	P	X
Large Format	X	X	X	X
Merchant Market	P	X	X	X
Pet Shop	X	X	X	X
Temporary Outdoor	P	P	P	P
Smoke & Vape Shop	X	X	X	X
Sexually Oriented Business:				
General	X	X	X	X
Sexual Encounter	X	X	X	X
HEAVY COMMERCIAL				
All Heavy Commercial uses are prohibited within this Specific Plan				
LIGHT INDUSTRIAL				
Electronics Assembly	X	X	X	X
Maintenance & Repair Services	X	X	X	X
Manufacturing, Light:				
General	X	X	X	X

Alcoholic Beverage	X	X	X	X
Artistic & Artisanal	P*	P*	X	P*
Cosmetic, Pharmaceutical	X	X	X	X
Food & Drink	X	X	X	X
Garment & Accessory	X	X	X	X
Textile	X	X	X	X
Research & Development	X	X	X	X
Soundstages & Backlots	X	X	X	X
Wholesale Trade & Warehousing	X	X	X	X
HEAVY INDUSTRIAL				
Animal Products Processing	X	X	X	X
Manufacturing, Heavy (all)	X	X	X	X
Salvage Yard	X	X	X	X
Recycling Facility:				
Collection	X	X	X	X
Donation Bin	X	P*	P*	P*
Sorting & Processing	X	X	X	X
Resource Extraction:				
General	X	X	X	X
Exploratory	X	X	X	X
Off-Shore Drilling				
Servicing Installation	X	X	X	X
Solid Waste Facility (all)	X	X	X	X
AGRICULTURAL				
Animal Keeping:				
Bees	X	X	X	X
Dairy	X	X	X	X

Equine, Commercial	X	X	X	X
Equine, Non-Commercial	X	X	X	X
Livestock	X	X	X	X
Pets	P*	P*	P*	P*
Small Animals	X	X	X	X
Wild Animals	X	X	X	X
Plant Cultivation:				
Community Garden	P	P	P	P
Farming	P	P	P	P
Truck Gardening	X	X	X	X

*P = Permitted, \* = Subject to Use Standards, X = Not Permitted*

Some permitted uses above are subject to additional Use Standards (indicated by an asterisk in the table above), as follows:

1. Family Child Care. Permitted only in conjunction with a Dwelling use.
2. Home Occupation. Permitted only in conjunction with a Dwelling use. Hours of operation are limited 8:00 a.m. to 8:00 p.m. daily. Operations are limited to a maximum of one client per hour on average. On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every two months.
3. Joint Living & Work Quarters. Designated Work Space shall be required. Designated Work Space shall be subject to the minimum ground floor height requirements in Table 7.2 of this Specific Plan in lieu of the requirements in Section 5C.1.11 of the Code.
4. Live/Work. Designated Work Space shall be required. Designated Work Space shall be subject to the minimum ground floor height requirements in Table 7.2 of this Specific Plan in lieu of the requirements in Section 5C.1.11 of the Code.
5. Wireless Facility (Monopole, Rooftop). All wireless facilities shall meet all applicable standards required by Section 4C.12.4 (Wireless Telecommunication Facilities) of Chapter 1A of the Code.
6. Animal Services. Use must be fully indoors.
7. Alcohol Service. Permitted only in conjunction with a Bar, Counter Service, or Restaurant use.

8. Retail (General). Tattooing and/or Body Piercing uses are prohibited.
9. Retail (Alcohol). Permitted only in conjunction with a Retail: Food & Beverage use or another Retail use. Standalone Retail (Alcohol) uses, e.g. liquor stores, are prohibited.
10. Retail (Farmers' Market). Hours of operation are limited to 7:00 a.m. to 9:00 p.m. daily, with one additional hour both before and after permitted for setup/cleanup.
11. Manufacturing, Light (Artistic & Artisanal). Permitted in the Open Space Subarea only if operated by a non-profit organization. Use must be fully indoors.
12. Recycling Facility (Donation Bin). Permitted only in conjunction with another permitted use. Size may not exceed 82 inches in height, 50 inches in depth, and 60 inches in width. Use must be set back a minimum of 20 feet from any frontage lot line and 10 feet from any other lot line. Use must be fully covered and enclosed.

No more than one collection bin shall be located on any lot. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

An annual site inspection shall be conducted by LADBS, pursuant to Section 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards) of Chapter 1A of the Code.

13. Pets. Permitted only in conjunction with another permitted use.

### **Section 9.3. Director's Authority**

If a specific use is not listed (as permitted or prohibited) in the Specific Plan, the Director may, in their sole discretion, allow the use if the proposed use is consistent with the purpose and intent and the Specific Plan. The Director shall review such

requests pursuant to Code Section 13B.4.6 (Specific Plan Interpretation) and find that such uses are similar to and no more objectionable to the public welfare than the uses permitted by the Use District above. Upon approval thereof, such uses shall be deemed Permitted Uses for all purposes under this Specific Plan.

## **SECTION 10. DENSITY**

### **Section 10.1. Density Districts**

This Section establishes the maximum density of dwelling units permitted on a lot. Density Districts are governed by Article 6 of Chapter 1A of the Code.

The Specific Plan is zoned entirely for the Floor Area (FA) Density District. The regulations and standards governed by the Density District are described in Article 6 of Chapter 1A of the Code.

### **Section 10.2. Density Per Subarea**

This Specific Plan further limits density based on Subarea, as delineated in Section 1.2, Phases and Subareas, above. Projects located within the Waterfront, Neighborhood Core, and Neighborhood General Subareas shall be permitted a maximum density of 1 dwelling unit per 400 square feet of lot area if the Project contains 20 percent or fewer of the Project's total dwelling units as Restricted Affordable Units, but shall not have a minimum lot area per unit requirement if the Project contains greater than 20 percent of the Project's total dwelling units as Restricted Affordable Units. Projects located within the Open Space Subarea shall not be permitted any residential density. Total density within the Specific Plan area shall not exceed the numbers prescribed in Section 10.3 below.

### **Section 10.3. Density Phasing and Accounting**

The maximum number of dwelling units in the Specific Plan area by phase are depicted in **Table 10.1: Density by Phase** below.

**TABLE 10.1: DENSITY BY PHASE**

	<b>PHASE 1</b>	<b>PHASE 2</b>	<b>PHASE 3</b>	<b>TOTAL</b>
Maximum Dwelling Units	375	600	578	1553

Prior to the issuance of any building permit resulting in the addition or reduction of dwelling units within the Specific Plan area, the Director shall verify that the number of units proposed are consistent with the requirements of this Specific Plan as a part of the Development Review Process outlined in Section 5.2 of this Specific Plan. The

Director shall at all times maintain an updated summary sheet (Specific Plan Program Tracking Sheet) that accurately reflects:

- A. The number of dwelling units permitted or built within the Specific Plan; and
- B. The remaining number of dwelling units available under the Specific Plan.

Each Project review determination shall include, as of the date of the determination letter, the following information regarding the cumulative amounts approved through the Development Review Process regarding:

- A. The total number of residential units permitted within each Phase, including the number of market rate and Restricted Affordable units; and
- B. The amount of residential units exchanged between Phases, if any, pursuant to Section 10.4. Density Reallocation Program of this Specific Plan.

#### **Section 10.4. Density Reallocation Program**

The Density Reallocation Program is established to allow development flexibility by permitting the limited transfer of dwelling units allowed by this Specific Plan and the Environmental Impact Report between Phases, as outlined in **Table 10.1: Density by Phase** above.

##### **Section 10.4.1. Process**

- A. **Reallocation of 20 percent or less:** Reallocation from a Development Donor to a Development Recipient of up to 20 percent of the Development Recipient's Maximum Dwelling Unit count shall be reviewed through an Administrative Review, as set forth in Section 5.2 of this Specific Plan.
- B. **Reallocation of more than 20 percent:** Reallocation from a Development Donor to a Development Recipient of more than 20 percent of the Development Recipient's Maximum Dwelling Unit count shall be reviewed through a Project Compliance as set forth in Code Section 13B.4.2 of the Code.

## **SECTION 11. AFFORDABLE HOUSING**

- A. Each Project shall demonstrate that the cumulative dwelling unit development within the Specific Plan is in compliance with Code Section 11.5.11 (Affordable Housing).

- B.** The required Restricted Affordable Units may be constructed in a building or buildings solely composed of Restricted Affordable Units. All Restricted Affordable Units shall be deemed to be located “onsite” if located within the Specific Plan area for all purposes, including without limitation for purposes of Code Sections 11.5.11, 19.18 (Affordable Housing Linkage Fee), and 15.4.3.
- C.** All Projects with residential uses allowed pursuant to this Specific Plan are exempt from the Affordable Housing Linkage Fee (Code Sections 1918 and 15.4.3) as a residential Development Project that is subject to affordable housing requirements pursuant to Code Section 11.5.11. Prior to the issuance of a building permit for the development of a Project with residential uses, the Applicant shall provide evidence to support the exemption from the Linkage Fee.
- D.** Prior to the issuance of an applicable permit for development of a Project, the Applicant shall provide evidence that existing units shall be, or have already been, replaced to satisfy the Project’s “No Net Loss” requirements. For any Project that results in the development of more units than are demolished, the additional or excess units can be used (e.g. “banked”) to satisfy the “No Net Loss” requirements of subsequent Projects so long as the banked units are eligible to replace any subsequently demolished units.
- E.** Pursuant to Section 2.3.11 of the Bureau of Contract Administration Policies and Procedures to Enforce Measure JJJ, local hire requirements shall not apply to a project if a federal funding source has established provisions/rules that forbid the inclusion of a local hire requirements.

## **SECTION 12. COMMERCIAL USE FLOOR AREA**

### **Section 12.1. Commercial Use Floor Area Phasing and Accounting**

The maximum total area of Commercial – Neighborhood Uses and Commercial – General Uses in the Specific Plan area by phase are depicted in **Table 12.1. Commercial Use Floor Area by Phase** below:

**TABLE 12.1: COMMERCIAL USE FLOOR AREA BY PHASE**

	<b>PHASE 1</b>	<b>PHASE 2</b>	<b>PHASE 3</b>	<b>TOTAL</b>
Commercial – Neighborhood Uses	32,000 sf	30,000 sf	23,000 sf	85,000 sf
Commercial – General Uses	N/A	25,000 sf	20,000 sf	45,000 sf

*sf = square feet*

Prior to the issuance of any building permit resulting in the addition or reduction of commercial use floor area within the Specific Plan area, the Director shall verify that the commercial use floor area proposed is consistent with the requirements of this Specific Plan as a part of the Development Review Process outlined in Section 5.2 of this Specific Plan. The Director shall at all times maintain an updated summary sheet (Specific Plan Program Tracking Sheet) that accurately reflects:

- A. The amount of commercial use floor area permitted or built within the Specific Plan; and
- B. The remaining amount of total commercial use floor area available under the Specific Plan.

Each Project review determination shall include, as of the date of the determination letter, the following information regarding the cumulative amounts approved through the Development Review Process regarding:

- A. The total amount of commercial use floor area permitted within each Phase, including the amount of Commercial – Neighborhood Uses and Commercial – General Uses; and
- B. The amount of commercial use floor area exchanged between Phases, if any, pursuant to Section 12.2, Commercial Use Floor Area Reallocation Program, of this Specific Plan.

## **Section 12.2. Commercial Use Floor Area Reallocation Program**

The Commercial Use Floor Area Reallocation Program is established to allow development flexibility by permitting the limited transfer of commercial use floor area allowed by this Specific Plan and the Environmental Impact Report between Phases, as outlined above in Table 12.1.

### **Section 12.2.1. Process**

- A. **Reallocation of 20 percent or less:** Reallocation from a Development Donor to a Development Recipient of up to 20 percent of the Development Recipient's maximum amount of commercial use floor area shall be reviewed through an Administrative Review, as set forth in Section 5.2 of this Specific Plan.
- B. **Reallocation of more than 20 percent:** Reallocation from a Development Donor to a Development Recipient of more than 20 percent of the Development Recipient's maximum amount of commercial use floor area shall be reviewed through a Project Compliance as set forth in Code Section 13B.4.2 of the Code.

## SECTION 13. VEHICLE PARKING

### Section 13.1. Automobile Parking Ratios

The minimum required number of automobile parking spaces for residential and/or commercial Projects shall be set forth as prescribed in **Table 13.1: Automobile Parking Ratios**, below:

**TABLE 13.1: AUTOMOBILE PARKING RATIOS**

USE	AUTOMOBILE PARKING
<sup>1, 3</sup> <b>Residential:</b>	Per Dwelling Unit
Dwelling (For Rent)	1.0
Dwelling (For Sale)	1.5
Age-Restricted (Senior) Dwelling	0
Permanent Supportive Housing	0.25
<sup>2</sup> <b>Non-Residential:</b>	Per 1,000 Square Feet of Floor Area
Commercial – Neighborhood Uses	1.0
Commercial – General Uses	2.0

<sup>1</sup> Supportive Service uses, when considered as accessory to a primary residential use, shall be exempt from the automobile parking requirements.

<sup>2</sup> Within any individual Project, Non-Residential uses of less than 5,000 square feet shall be exempt from automobile parking requirements.

<sup>3</sup> No visitor or guest parking shall be required for Projects within this Specific Plan.

### Section 13.2. General Provisions

**A. Car Share.** A minimum of three percent of the required residential parking for a Project or two parking stalls, whichever is greater, shall be provided and marked for car sharing vehicles. Unless all parking on a Project Site is designated for car share, car share parking spaces shall be clearly and conspicuously delineated as such.

**B. Shared Parking.** A Project is permitted to share off-street parking spaces between uses if the Director or their designee determines through the Administrative Review process that a lower total number of provided parking spaces than would otherwise be required will be sufficient as demonstrated by a Shared Parking Study, which shall analyze parking demand, conducted on an hourly basis, 24 hours per day, for seven consecutive days. Reserved or otherwise restricted spaces shall not be shared.

**C. Off-Site Parking.** Required parking spaces for non-residential uses may be located off-site, inside or outside the Specific Plan area, but not more than 1,500 feet from the location of the Project. Said distance shall be measured along

traversable pathways between the two lots, except that where the parking area is located adjacent to an alley, public walk, paseo, or public access easement which is easily usable for pedestrian travel between the parking area and the use it is to serve, the 1,500-foot distance may be measured along said alley, walk, paseo, or easement.

- D. Parking Surplus.** Any vehicle parking provided for an individual Project that exceeds the minimum amount required for that Project may be credited towards the vehicle parking requirement of other Projects.
- E. Parking Alternatives.** All vehicle parking requirements shall comply with any applicable State regulations, as may be updated from time to time. The Director or their designee may permit reductions in the number or configuration of a Project's required parking through the Administrative Review process utilizing alternative parking options, including but not limited to, shared parking, additional Car Share beyond required, and off-site parking.

### **Section 13.3. Parking Structure Design Standards**

- A. Parking Screening.** Where it is not possible or desirable to wrap the parking with active uses, the parking shall not be expressed as a separate element but, instead, concealed with visually opaque materials or treatments, as follows:
  - 1. Screening methods shall achieve a minimum 60 percent opacity for any individual tier of parking measured in elevation projection.
  - 2. Parking structure screen openings accommodating automobile access are allowed for a width no greater than the maximum allowed driveway width allowed by this Specific Plan.
  - 3. Parking structure screen openings accommodating pedestrian accessways may not exceed eight feet in width for each pedestrian accessway. Where an opening in the parking garage screening accommodates both pedestrian and automobile access, the maximum allowable opening width is eight feet greater than the maximum allowed driveway width.
- B. Pedestrian Access.** Pedestrian access to parking areas such as stairs, elevators, and walkways shall be located adjacent to streets, paseos, and outdoor spaces to maximize visibility.
- C. Parking Rooftops.** Green roofs, solar panels, or open space amenities shall be incorporated into the rooftops of any parking structure with an exposed/open rooftop.
- D. Parking Structure Conversion.** Any aboveground parking structure shall be designed to be utilized and repurposed to non-parking uses such that the height

of the aboveground parking levels may be converted to a building with a minimum floor-to-ceiling height of nine feet. The conversion of floor area from parking into new uses may be subject to additional discretionary review.

## **SECTION 14. OPEN SPACE**

### **Section 14.1. Publicly Accessible Open Space (PAOS)**

The following PAOSs are proposed to be developed within this Specific Plan as depicted in **Map 14.1: PAOS Plan**, below:

- A. Youth Sports Field.** A PAOS shall be provided west of Centre Street between 1st and 2nd Streets. The PAOS shall measure a minimum of 70,000 square feet and shall be open to the public right-of-way on at least two sides, except where barriers are necessary for safety and ball protection for sports activities. Portions of the PAOS can be located on the roof of a building if it remains within 20 feet of the adjacent grade and ADA accessibility is provided from at least two locations.
- B. Palos Verdes Linear Park North.** A PAOS shall be provided on the west side of the entire block of Palos Verdes Street between Santa Cruz and 1st Streets. The PAOS shall measure a minimum of 30,000 square feet and shall be open to the public right-of-way on three sides.
- C. Palos Verdes Linear Park Central.** A PAOS shall be provided on the west side of the entire block of Palos Verdes Street between 1st and 2nd Streets. The PAOS shall measure a minimum of 30,000 square feet and shall be open to the public right-of-way on three sides.
- D. Palos Verdes Linear Park South.** A PAOS shall be provided on the west side of the entire block of Palos Verdes Street between 2nd and 3rd Streets. The PAOS shall measure a minimum of 30,000 square feet and shall be open to the public right-of-way on three sides.
- E. Harbor Plaza.** A minimum 80-foot-wide PAOS shall be provided within the pedestrianized 2nd Street right-of-way between Harbor Boulevard and Palos Verdes Street. The PAOS shall measure a minimum of 40,000 square feet.
- F. Beacon Promenade North.** A minimum 40-foot-wide PAOS shall be provided along the vacated Beacon Street right-of-way between 1st and 2nd Streets. The PAOS shall measure a minimum of 10,000 square feet.
- G. Beacon Promenade South.** A minimum 40-foot-wide PAOS shall be provided along the vacated Beacon Street right-of-way between 2nd and 3rd Streets. The PAOS shall measure a minimum of 10,000 square feet.

**H. Paseo Plaza North.** A PAOS shall be provided at the southwest corner of the intersection of Palos Verdes and Santa Cruz Streets and extend from a paseo on this block of Santa Cruz Street to Palos Verdes Street. The PAOS shall measure a minimum of 5,000 square feet.

**I. Paseo Plaza South.** A PAOS shall be provided at the northeast corner of the intersection of Centre and 3rd Streets and extend from a paseo on this block of 3rd Street to Centre Street. The PAOS shall measure a minimum of 5,000 square feet.

A minimum of two of the PAOSs identified above shall be completed prior to the issuance of the Certificate of Occupancy of the last developed habitable building in each Phase. Other additional PAOSs may be developed throughout the Specific Plan area at an Applicant's discretion so long as the definitions and requirements of a PAOS as prescribed by this Specific Plan are met.

**MAP 14.1: PAOS PLAN**



## **Section 14.2. Open Space General Requirements**

- A. PAOSs.** Notwithstanding the PAOSs identified above in Section 14.1.1, all other PAOSs shall be at least 2,000 square feet in area with no horizontal dimension less than 15 feet when measured perpendicularly from any point on each of the boundaries.
- B. Paseos.** A Paseo connecting to another street, PAOS, or Paseo shall be required through any block that is more than 250 feet in length. Paseos shall be a minimum of 20 feet in width and a maximum of 40 feet in width. A minimum eight-foot-wide paved portion is required across the length of all paseos. Paseos shall be primarily (at least 75 percent) open to the sky. Alternatively, if covered by habitable area, at least a 20-foot height clearance shall be provided. Not more than 25 percent of the area of the Paseo may be covered with habitable space or unoccupied space such as shade structures and architectural projections that are solid and impermeable. Permeable covering areas such as lattice roofs, pergolas, perforated panels and shade sails are not considered covered if the overhead roof material or gaps are at least 50 percent open to the sky. Paseos may be secured from dusk to dawn. A Paseo may count as a PAOS so long as it meets the definition and requirements of a PAOS as prescribed by this Specific Plan.
- C. Signs.** At least one sign shall be posted at every public entrance to each PAOS. The sign shall include the hours of operation and amenities available to the public, that at minimum coincide with business hours. Operators of PAOS shall maintain the required signs for the life of the PAOS and ensure their upkeep and maintenance and shall be responsible for the repair or replacement of such signs, as necessary.
- D. Fences/Walls.** Fences or walls enclosing portions of PAOSs shall be limited to a maximum height of 72 inches and shall be at least 75 percent transparent.

## **Section 14.3. Open Space Requirements for Residential Projects**

- A. Purpose.** The purpose of this subsection is to establish reasonable and uniform regulations to provide usable open space as a means to fulfill the following objectives: afford occupants of multiple residential dwelling units opportunities for outdoor living and recreation; provide safer play areas for children as an alternative to the surrounding streets, parking areas, and alleys; improve the aesthetic quality of multiple residential dwelling units by providing relief to the massing of buildings through the use of landscape materials and reduced lot coverage; and provide a more desirable living environment for occupants of multiple residential dwelling units by increasing natural light and ventilation, improving pedestrian circulation and providing access to on-site recreation facilities.

- B. Regulations.** For Projects with any residential component, new construction (resulting in additional floor area and additional units) of a building or group of buildings containing six or more dwelling units on a lot shall provide a minimum of 100 square feet of usable open space per dwelling unit.

Usable open space may consist of Common Open Space and/or Private Open Space as further defined and regulated herein. Parking areas, including access aisles or driveways, except as otherwise provided for herein, shall not qualify as usable open space.

**C. Common Open Space:**

1. Common Open Space shall meet the following requirements:

- a. Constitute at least 50 percent of the total required usable open space for any individual Project.
- b. Be readily accessible to all residents of the Project.

2. Exterior Common Open Space:

- a. Exterior Common Open Space shall meet the following requirements:
  - i. Be open to the sky, except up to 25 percent of the area may be covered by solid and impermeable shade structures, overhangs, solar arrays, and/or canopies. Permeable coverings such as lattice roofs, pergolas, perforated panels and shade sails are not considered covered if the overhead roof material or gaps are at least 50 percent open to the sky. Such elements shall provide a minimum vertical clearance of 10 feet under any projection.
  - ii. Encompass a minimum area of 400 square feet with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area. Raised planters and amenities (seating, fire pits, etc.) are permitted within the 15 feet minimum horizontal dimension.
  - iii. Incorporate recreational amenities such as, but not limited to swimming pools, spas, picnic tables, benches, children's play areas, ball courts, barbecue areas and sitting areas.
- b. Roof decks may be used in their entirety as common open space.
- c. In aggregate, a minimum of 15 percent of the provided Exterior Common Open Space area for any individual Project shall be planted with ground cover, shrubs or trees. For a Common Open Space area

located in a building courtyard, terrace, rooftop, or other such area located above the ground floor elevation, shrubs and/or trees shall be contained within permanent planters at least 30 inches in depth, and lawn or ground cover shall be at least 12 inches in depth. All required landscaped areas shall be equipped with an automatic irrigation system and be properly drained.

- d. At least one 24-inch box tree for every four dwelling units shall be provided on-site and may include existing and new street trees along the Project site.

**3. Interior Common Open Space:**

- a. Recreation Rooms/Areas and other interior amenity spaces of at least 500 square feet in area for a Project of 16 or more dwelling units, or at least 400 square feet in area for a Project of fewer than 16 dwelling units, may qualify as Interior Common Open Space. Recreation Room/Areas are a room and/or area contained in either a main building or an accessory building, designed to be utilized for reading, viewing, games, the pursuit of hobbies, social gatherings, and other similar activities. Such a room/area may include fitness equipment and space for fitness activities, may contain such plumbing fixtures that are utilized in a warming kitchen or for hobby activities, and can abut or be a part of an open lobby or entrance if designed to accommodate passive or social activities. In multiple unit residential projects and accessory buildings, a recreation room/area may contain facilities for cooking and food preparation.
- b. Interior Common Open Space shall not qualify for more than 40 percent of the total required usable open space, except as may be permitted in Section 14.3 E of this Specific Plan.

**4. PAOS:**

- a. The development of PAOS onsite or adjacent (immediately abutting the Project's ground or airspace lot, or located across an alley or street) to any individual Project Site may be counted toward that individual Project's usable open space requirements, in whole or in part, as Common Open Space. To be counted, the PAOS shall be completed before the issuance of the certificate of occupancy for that Project. Any amount of PAOS area that has been counted towards a Project's Open Space requirements shall not be utilized for any different Project. The Director shall at all times maintain an updated summary sheet (Specific Plan Program Tracking Sheet) that lists the total area of each identified PAOS, how much of each PAOS is

allocated towards a Project's Open Space requirements, and a name/identifier of such Project(s).

- b. Trees provided within the PAOS may be permitted to count towards the required number of trees for an individual Project in Section 14.3 C.2(d) of this Specific Plan. The Director shall at all times maintain an updated summary sheet (Specific Plan Program Tracking Sheet) that lists the total number of trees in each identified PAOS, how many in each PAOS are allocated towards a Project's tree requirements, and a name/identifier of such Project(s).

**D. Private Open Space:**

- 1. Private Open Space shall meet the following requirements:
  - a. Be contiguous to and immediately accessible from an individual dwelling unit.
  - b. Encompass a minimum of 50 square feet with no horizontal dimension less than five feet when measured perpendicular from any point on each of the boundaries of the open space area.
  - c. Be open to the sky or provide a minimum eight foot vertical clearance under any projection.

**E. Reductions:**

- 1. An applicant may apply for an Administrative Review, pursuant to Sec. 13B.3.1 of Chapter 1A of this Code to permit any/all of the following reductions in the required amount of open space and/or trees:
  - a. A 20 percent reduction in the total required amount of usable open space, provided that any reduction is to Common Open Space only.
  - b. A 20 percent reduction in the total number of trees required as a part of required Common Open Space.
  - c. A 10 percent increase in the qualifying area of Interior Common Open Space up to a maximum of 50 percent of the total required usable open space.
  - d. A 20 percent reduction in the required area for planting of ground cover, shrubs and trees in Common Open Space.

## SECTION 15. LANDSCAPING

- A. Tree Protection and Replacement.** Replacement trees shall be planted as follows:
- 1. On-Site Significant Tree Replacement.** A significant tree includes any non-protected tree with a cumulative trunk diameter of eight inches or more at 42 inches above the ground level at the base of the tree. The existing significant tree canopy shall be preserved, when possible, or otherwise replaced at a 1:1 ratio, subject to approval by Bureau of Street Services, Urban Forestry Division.
  - 2. Street Tree Replacement.** Street trees within the public right-of-way are to be replaced at a 2:1 ratio, subject to approval by Bureau of Street Services, Urban Forestry Division.
  - 3. Protected Tree Replacement.** Protected trees as referenced in Code Section 17.02 shall be replaced at a 4:1 ratio, subject to approval by Bureau of Street Services, Urban Forestry Division.
- B. Street Trees.** Bureau of Street Services, Urban Forestry Division, will approve the location, caliper at planting, and radial distance at maturity of each tree, as well as the size of tree wells, and the material and porosity of the surface area under the tree, and tree species.

## SECTION 16. DESIGN STANDARDS

This section prescribes design standards that are not captured elsewhere in this Specific Plan.

### Section 16.1: Pedestrian Access

- A. Spacing.** At least one pedestrian-oriented connection, including but not limited to lobbies, common area entrances, or stairs to the adjacent sidewalk, shall be provided along each street-facing building facade that is greater than 150 feet in length.
- B. Frontage Orientation.** The primary pedestrian entrance or storefront entrance for commercial tenants and residential uses with a Type I (Primary) or Type II (Secondary) Frontage shall be oriented toward and accessed from at least one of those frontages or adjacent corners.
- C. Elevation.** The primary pedestrian entrance shall be at grade level or within a maximum of 30 inches above the adjacent finished grade, and shall be visible from the public right-of-way, unless approved by the Director or their designee as a part of the Project Review process based on design challenges including

but not limited to grade changes or other buildings. Primary pedestrian entrances below grade level are prohibited.

- D. Ground Floor Lobby.** Buildings containing multiple uses shall have a separate ground floor entrance to the Residential Uses. Pedestrian entrances to the Commercial – General Uses and Commercial – Neighborhood Uses shall be directly accessible from a public street, paseo, or adjacent corner, and open during posted normal business hours.

## **Section 16.2. Architecture**

- A. Building Articulation.** All building sides shall have a break in the horizontal and vertical planes approximately every 100 linear feet or less. A break shall consist of a change in plane that has a minimum depth of two feet and a minimum width of three feet to a minimum height of 20 feet. Angled walls greater than 10 percent from the adjacent wall plane, balconies (to a minimum depth of five feet), and bay windows (to a minimum depth of three feet) shall qualify as plane breaks and may be less than 20 feet in height.

**B. Windows and Doors.**

1. Clear glass shall be used for storefronts (e.g., doors and glazing) and windows along all street-level facades containing commercial and non-residential uses. Tinting, translucent film, and other treatments required to meet Title 24 of the California Code of Regulations, or other similar energy efficiency standards or certifications shall be permissible.
2. Exterior security grilles, barbed wire, and permanently affixed security bars are prohibited. Interior security grilles are permitted for commercial and other non-residential uses only, provided they are at least 75 percent transparent, retractable, and designed to be fully screened from view during business hours. Gates and grilles shall not be closed during normal business hours.

## **Section 16.3. Building Materials**

- A. Material Diversity.** No single material or cladding shall encompass more than 75 percent of the building envelope. The primary building façade material shall be applied in combination with at least one other material on the facade, not including materials used in windows, doors, balconies, or railings.
- B. Material Types.** Visible exterior surfaces of any proposed structures, fencing, recreational equipment, or outdoor art installations shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (without mirror-like tints or films), pre-cast concrete, fabricated wall

surfaces, cement plaster/stucco, composite materials, wood, coated metal, and stone.

**C. Fences and Walls.** Fences and walls within setbacks are prohibited, except for fences or walls enclosing outdoor dining areas, common open spaces, or private open spaces directly associated with a residential unit(s). The permitted fences and walls shall comply with the following standards:

1. Chain link fencing shall be prohibited for permanent installation, except at the Youth Sports Field (see Section 14.2.1 A of this Specific Plan).
2. Fences and walls shall be limited to a maximum height of 42 inches. Height shall be measured relative to the highest adjacent grade.
3. Fences and walls shall be setback at least 18 inches from the adjacent public right-of-way sidewalk to accommodate planting. The area between the walkway and fence shall be planted with native, climate adaptive, or drought tolerant plants.
4. Additional height above the allowed maximum 42 inches shall be permitted along Tertiary Frontages and interior setbacks of up to a height of 72 inches, if the wall portion that exceeds the 42-inch height limit is at least 75-percent transparent.

#### **Section 16.4. Utilities**

**A. Location.** Exterior utilities, including but not limited to utility meters, transformers, electrical battery storage, and refuse enclosures, shall be located underground or along Tertiary Frontages and shall be accessed from service alleys, within parking garages, or side yards. Exterior utilities can be located along a Secondary Frontage if the Project site does not have a Tertiary Frontage. Interior utilities, including but not limited to mechanical and electrical equipment, fire suppression systems, trash enclosures, and other buildings systems, shall be located in the parking garage, when possible, to limit visual, olfactory, and auditory impacts on building occupants and outdoor spaces. Notwithstanding the above, utility locations may be modified if determined necessary by Los Angeles Department of Water and Power (LADWP) and/or any other utility provider.

**B. Screening.** Equipment, services, and utilities that are required to be located in view from any adjacent public ROW shall be screened utilizing a combination of landscape, architecture, and barriers, unless otherwise prohibited by LADWP. Screening elements shall be designed as integral elements of the building design, using similar materials, colors, and landscape design.

## SECTION 17. MOBILITY AND STREET STANDARDS

The Specific Plan incorporates enhancements to facilitate walking, biking, and riding transit, while managing motor vehicle circulation safely through the neighborhood. Transit lines traversing through the Specific Plan Area - combined with adjacent existing backbone bicycle infrastructure and two nearby freeways - collectively provide strong regional connections. The proposed circulation system, as well as the proposed development patterns and open space network, will integrate the Specific Plan area into the surrounding community.

Most of the streets will largely retain a neighborhood street character, while incorporating enhancements to reduce conflicts, improve accessibility, and support physical and social activity within the public right-of-way. For some of the streets, the public right-of-way shall be reconfigured to better prioritize specific mobility options including transit, biking, and walking. Traffic calming and management strategies will improve safety within the Specific Plan area while facilitating movement for all pedestrians and vehicles. All proposed improvements shall be coordinated and approved by relevant agencies including but not limited to LADOT, BOE, Department of Public Works (DPW), Metro, and LAFD.

### Section 17.1. Street Standards

Street standards for roadways within the Specific Plan area are based on Mobility Plan 2035 except as modified herein and further described in **Map 17.1: Street Classifications** and **Table 17.1: Street Standards** below.

**MAP 17.1: STREET CLASSIFICATIONS**



**TABLE 17.1: STREET STANDARDS**

Street	Designation	Dimensions to be Provided			
		Half-ROW	Roadway Width (Half)	Sidewalk Width	Easement / Dedication
Santa Cruz (Beacon to Centre)	Local	30 ft	20 ft	12 ft	2 ft sidewalk easement
1st (Beacon to Mesa)	Collector	33 ft	20 ft	13 ft	N/A
2nd (Harbor to Palos Verdes)	Proposed Street Closure	30 ft	N/A	N/A	N/A
2nd (Palos Verdes to Centre)	Local	30 ft	25 ft	12 ft	7 ft sidewalk easement

2nd (Centre to Mesa)	Local	32 ft	25 ft	12 ft	5 ft sidewalk easement
3rd (Harbor to Centre)	Collector	40 ft	29 ft	13 ft	2 ft sidewalk easement
Harbor (1st to 3rd)	Avenue I	65 ft	53 ft	15 ft	3 ft sidewalk easement
Beacon (Santa Cruz to 1st)	Local	30 ft	20 ft	12 ft	2 ft sidewalk easement
Beacon (1st to 3rd)	Proposed Street Closure	30 ft	N/A	N/A	N/A
Palos Verdes (Santa Cruz to 3rd)	Local	30 ft	20 ft	12 ft	2 ft sidewalk easement
Centre (Santa Cruz to 1st)	Collector	33 ft	20 ft	13 ft	3 ft dedication
Centre (1st to 2nd)	Collector	33 ft	33 ft	13 ft	3 ft dedication, 13 ft sidewalk easement
Centre (2nd to 3rd)	Collector	37 ft	30 ft	13 ft	6 ft sidewalk easement
Mesa (2nd to 3rd)	Local	30 ft	20 ft	12 ft	2 ft sidewalk easement

ROW = right-of-way, ft = feet

## Section 17.2. Public Transit

A transit hub shall be provided along West 1st Street between Beacon Street and Palos Verdes Street, which may include bicycle share stations, secure bicycle parking, and carshare spaces, and may also include a kiosk with real-time travel information and an integrated transit purchase interface, bus stops and layover zones, enhanced bus shelters with real-time arrival information, taxi or rideshare waiting/call areas, Wi-Fi service, repair facilities, retail, public restrooms, and open space.

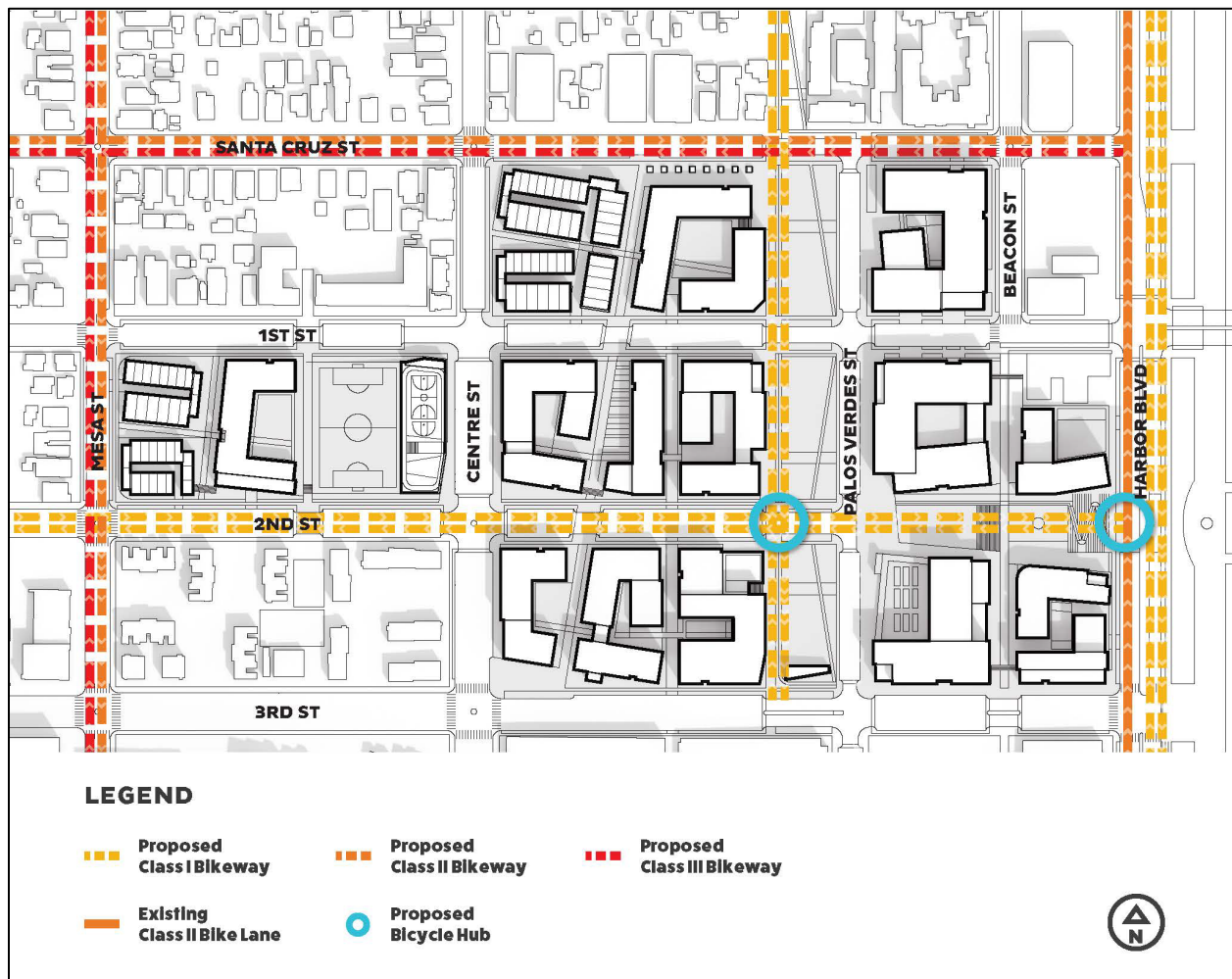
Additional bus stops with shade and seating are proposed, subject to regulatory review by the appropriate agencies, located adjacent to the community center on West 1st Street at South Centre Street, and at South Harbor Boulevard at West 3rd Street within the public right-of-way.

### Section 17.3. Bicycles

The Specific Plan proposes a multi-layered network for safe and comfortable cycling through the development of dedicated bicycle facilities, as depicted below in **Map 17.2: Bicycle Facilities**, and as described below:

- A. All Bicycle Priority Streets in the Specific Plan area shall be improved to include facilities as described in the 2035 Mobility Element and adopted appendices, except as noted herein.
- B. The installation of new or improved bicycle facilities within the Specific Plan area shall be coordinated with LADOT and any other applicable regulatory agencies.
- C. Regional backbone bicycle facilities along South Pacific Avenue and South Harbor Boulevard are proposed to be connected by new bicycle facilities along West 2nd Street.
- D. The existing northbound bicycle lane along South Harbor Boulevard is proposed to be transitioned into a two-way Class IV protected Cycletrack adjacent to the Harbor Promenade, limiting conflicts between bicycles, vehicles, and pedestrians.
- E. A Class I off-street bicycle path is proposed to be constructed along the Palos Verdes Linear Park to provide north-south connections through the Specific Plan area. This improvement shall be completed in conjunction with the development and completion of the Palos Verdes Linear Park.
- F. Surplus roadway width on West Santa Cruz Street and South Mesa Street is proposed to be set aside to provide climbing Class II bike lanes going uphill and Class III sharrows for the downhill travel lane, while retaining the current traffic and parking lanes. These improvements shall be completed prior to the issuance of the Certificate of Occupancy for the last building to be developed adjacent to these blocks.
- G. Bicycle sharrow markings are proposed to be installed on all streets within the Specific Plan Area that do not have Class II or Class IV facilities. These improvements shall be completed prior to the issuance of the Certificate of Occupancy for the last building to be developed adjacent to these blocks.
- H. The Specific Plan area proposes Bicycle Hubs where the 2nd Street and Harbor Boulevard bikeways intersect, and at 2nd Street and Palos Verdes Streets, providing secure bicycle parking, showers/lockers, rental, and repair, as depicted in **Map 17.2: Bicycle Facilities** below.

**MAP 17.2: BICYCLE FACILITIES**



#### Section 17.4. Pedestrian Paths

- A.** A minimum five-foot-wide, barrier-free continuous path of travel is proposed to be provided in the following locations, as depicted in **Map 17.3: Pedestrian Paths**, below:
1. Parallel to the sidewalk along the entirety of the north side of 2nd Street, south side of 1st Street, west side of Harbor Boulevard, and east side Mesa Street.
  2. Around the perimeter of the three blocks comprising the Palos Verdes Linear Park.
- B.** These additional paths shall be publicly accessible at all times and shall have a surface of rubberized mat, stabilized decomposed granite, or other material specifically designed for running or hiking.

- C. Notwithstanding the minimum and maximum setbacks prescribed in Section 7 of this Specific Plan, all Projects immediately abutting these proposed pedestrian paths shall maintain a minimum five-foot setback to accommodate the path.

**MAP 17.3: PEDESTRIAN PATHS**



### Section 17.5. Motor Vehicles

Reconfiguring the public right-of-way focuses on enhanced traffic safety while supporting a range of comfortable and accessible mobility options, as depicted in **Map 17.4: Traffic Calming** below. Traffic calming enhancements, including curb extensions and raised medians, shall be installed at intersections to the satisfaction of all applicable regulatory agencies, including but not limited to LADOT and BOE.

The majority of the proposed curb extension's locations are planned at predictable locations such as the intersections of sidewalks and roadways throughout the Specific Plan area. Additionally, each paseo providing pedestrian access through a ground lot/block will include a curb extension at its intersection with the public right-of-way. The exact location of the curb extensions for the paseos will be determined when the

paseos are developed. Curb extensions shall be implemented and completed concurrent with the recordation and development of each tract map phase.

**A. Curb Extensions**

1. Santa Cruz Street at Centre Paseo
2. Santa Cruz Street at Palos Verdes Street
3. 1st Street at Mesa Street
4. 1st Street at Mesa Paseo
5. 1st Street at Centre Street
6. 1st Street at Centre Paseo
7. 1st Street at Palos Verdes Street
8. 1st Street at Beacon Street
9. 2nd Street at Mesa Paseo
10. 2nd Street at Centre Street
11. 2nd Street at Centre Paseo
12. 2nd Street at Palos Verdes Street
13. 2nd Street at Harbor Boulevard
14. 3rd Street at Centre Street
15. 3rd Street at Centre Paseo
16. 3rd Street at Palos Verdes Street
17. 3rd Street at Beacon Street

**B. Medians**

1. 3rd Street adjacent to Palos Verdes Linear Park, to be completed in conjunction with either the development of the adjacent block of the Palos Verdes Linear Park or prior to the issuance of the Certificate of Occupancy for the new adjacent building on 3rd Street between Palos Verdes Street and Centre Street.

2. 3rd Street adjacent to the portion of Beacon Street proposed to be closed to vehicle traffic, to be completed in conjunction with the closure of this portion of Beacon Street

Proposed landscape medians as depicted in **Map 17.4: Traffic Calming** below shall meet the following standards:

1. Landscaped medians shall be planted with mature, drought-tolerant, shade canopy trees and native low-maintenance, drought-tolerant ground cover and shrubs based on the Los Angeles Complete Street Design Guidelines.
2. The end of the medians shall extend through the crosswalk to provide an accessible, pedestrian area of refuge. A break in the medians shall be provided for ADA accessible path of travel.
3. Approval for the design, plant selection, and irrigation plans for the landscaped median shall be obtained from LADOT and the Department of Public Works.

**MAP 17.4: TRAFFIC CALMING**



## Section 17.6. On-Street Parking

Curbside on-street parking shall be provided in parallel and diagonal configurations as delineated in **Map 17.5: On-Street Parking** below. Existing diagonal parking is located on the north side of 3rd Street from Beacon Street to Centre Street, and on the east and west side of Centre Street from 3rd Street to 2nd Street. Diagonal parking shall be extended along the east and west sides of Centre Street to 1st Street. These improvements shall be implemented in conjunction with the development and completion of the adjacent building(s).

**MAP 17.5: ON-STREET PARKING**



## Section 17.7. Crosswalks

A. Decorative pavement treatments are proposed at the following intersections:

1. 1st Street and Palos Verdes Linear Park
2. 2nd Street and Palos Verdes Linear Park

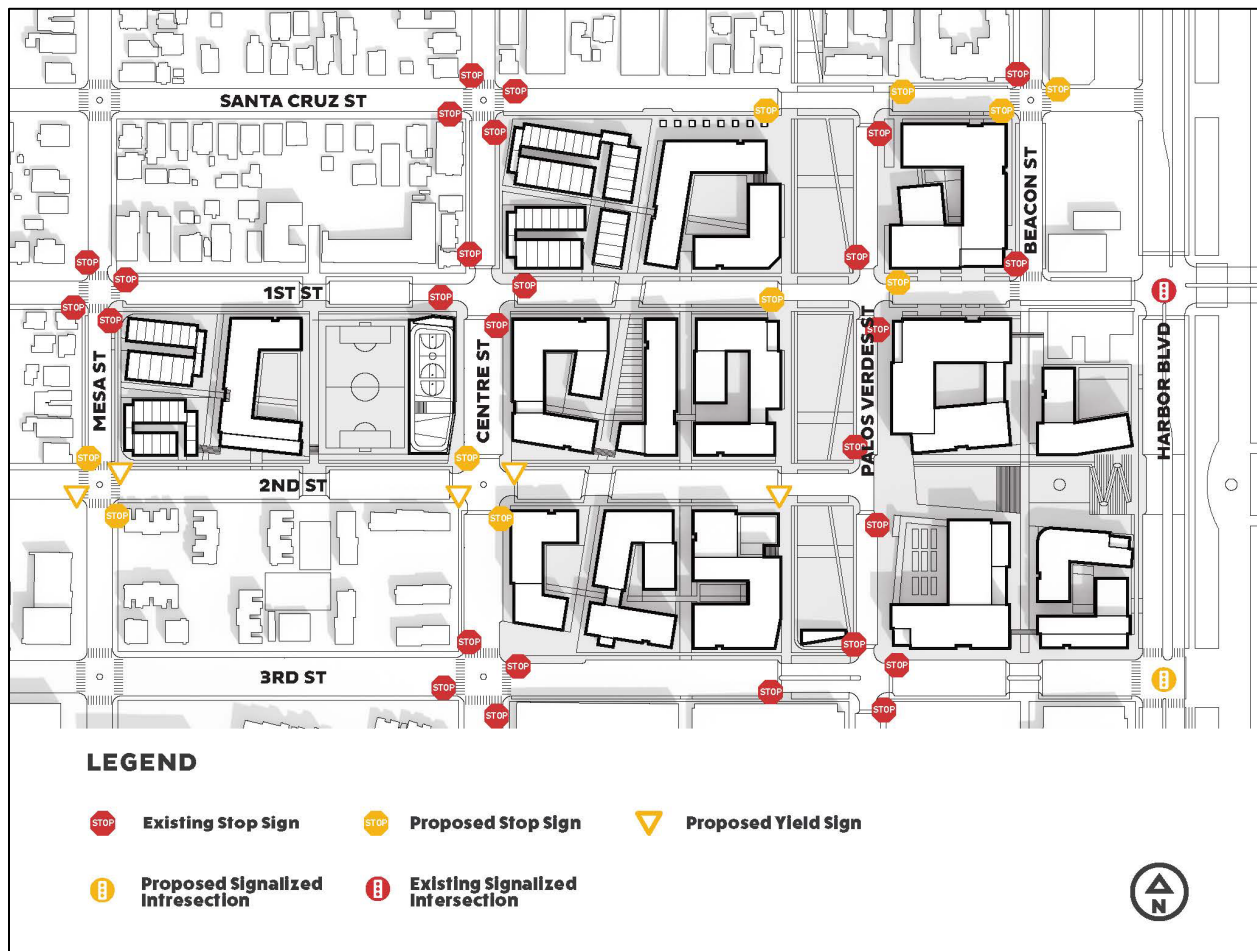
Such decorative pavement treatments shall be designed and installed based on the Los Angeles Supplemental Street Design Guide and shall be maintained by the respective adjacent property owner(s) or an established association of surrounding property owners.

- B.** Continental crosswalks shall be installed at all other intersections where required.
- C.** Crosswalk improvements shall be implemented concurrent with the recordation of each tract map phase and shall be completed in conjunction with the development of each phase.

#### **Section 17.8. Traffic Control and Calming**

- A. Signalized Intersection.** Traffic signals are proposed to be installed to current City standards at the intersections listed below and illustrated in **Map 17.6: Traffic Controls** below:
  - 1. South Harbor Boulevard at West 3rd Street
  - 2. South Pacific Avenue at West 2nd Street
- B. Traffic Stop Signs.** Traffic stop signs are proposed to be provided at the intersections illustrated on the **Map 17.6: Traffic Controls** below.
- C. Traffic Yield Signs.** Traffic yield for pedestrian signs are proposed to be provided at the streets and blocks illustrated on the **Map 17.5: Traffic Controls** below.
- D.** Traffic control improvements shall be implemented concurrent with the recordation of each tract map phase and shall be completed in conjunction with the development of each phase.

**MAP 17.6: TRAFFIC CONTROLS**



## Section 17.9. Streetscape Improvements

- A. Applicability of Streetscape.** When right-of-way improvements are proposed to be implemented as a part of any Project, the improvements shall be consistent with this Section of the Specific Plan, unless BOE or the Bureau of Street Services (BSS) finds that consistency with the proposed streetscape improvement is not feasible or practical.
- B. Substantial Conformance.** Notwithstanding Code Section 12.37, the required widths of any public rights-of-way adjoining the Specific Plan area shall be provided in substantial conformance with the Street Standards set forth in Table 17.1 and depicted on Map 17.1 above, which reflects the waiver of certain dedications and improvements and the merger of certain rights of way in conformance with the Mobility Plan 2035.
- C. Consistency Determination.** Consistency with the provisions of this Specific Plan shall be determined by the BOE General Manager, or their designee.

## SECTION 18. ENVIRONMENTAL STANDARDS

- A. Applicability.** The Environmental Standards in Appendix A are included in the Specific Plan to implement the Mitigation Monitoring Program, included as part of the Environmental Impact Report ENV-2021-10633-EIR (State Clearinghouse No. 2021010117), certified on November 30, 2023. An Applicant seeking an approval under this Specific Plan shall comply with all applicable Environmental Standards as set forth in Appendix A, subject to the below provisions. A Project does not need to comply with any Environmental Standard that is not relevant to the scope of activities involved with the Project. For example, a Project that proposes only minor facade alterations and no grading, shall not be subject to Environmental Standards that apply to grading activities (such as noise and vibration standards). The Director, in their reasonable discretion, shall determine the applicability of Environmental Standards to a Project.
- B. Plans.** Compliance with all applicable Environmental Standards listed in Appendix A shall be demonstrated on the plans as features that are physically built into the project or as operational measures listed on a sheet within the plans that are carried out either during the construction of the Project, or over the life of the Project, or through the submittal of other documentation, as required by the Director in his or her reasonable discretion.
- C. Specific Plan Approvals.** No approval shall be issued until the Applicant has demonstrated substantial compliance with all applicable environmental standards or a modification of an environmental standard has been approved pursuant to Subsection D, below. Determination of substantial compliance shall be in the reasonable discretion of the Director.
- D. Modification of Environmental Standards.** A modification to an environmental standard under this Section shall not by itself require an Administrative Review, Project Compliance, Adjustment, Exception, Alternative Compliance pursuant to Section 5.2, or any other discretionary action. The Director or decision-making body on appeal, at the request of the Applicant, may modify or not require an environmental standard listed in Appendix A for any Project when any of the following occur: (1) the Director finds in writing, based on substantial evidence, that the environmental standard is infeasible because the measure or condition has been performed by others; has been rejected by an agency with jurisdiction; or is infeasible for other reasons outside of the Applicant's reasonable control and the Director has adopted a new equally or more effective measure and the new measure will not result in any new significant impact; (2) the Director finds in writing, based upon substantial evidence, the Environmental Standard is not necessary to avoid or mitigate an impact because of the existence of a similar or more effective regulation that applies to the Project; (3) the City complies with CEQA Guidelines, Section 15162, by preparing an addendum or subsequent environmental clearance to the EIR to analyze the impacts from the modifications to the Environmental Standard; or (4) the City prepares a new CEQA clearance

for the Project. No approval shall be issued for a Project with modified Environmental Standards until this subsection has been complied with. The modification of an Environmental Standard is not independently appealable unless an appeal of an entitlement or CEQA determination is otherwise available through the Specific Plan, the Code, or CEQA.