

# PORTER RANCH LAND USE/TRANSPORTATION

## *Specific Plan*

Ordinance No. 166,068  
Effective August 24, 1990

Specific Plan Procedures  
Amended by Ordinance No. 173,455

Amended by Ordinance Nos. 173,871, 173872, and 173873  
Effective May 17, 2001

Amended by Ordinance No. 175,070  
Effective March 9, 2003

Amended by Ordinance Nos. 175,641 and 175,642  
Effective December 29, 2003

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# Chatsworth • Porter Ranch Specific Plan

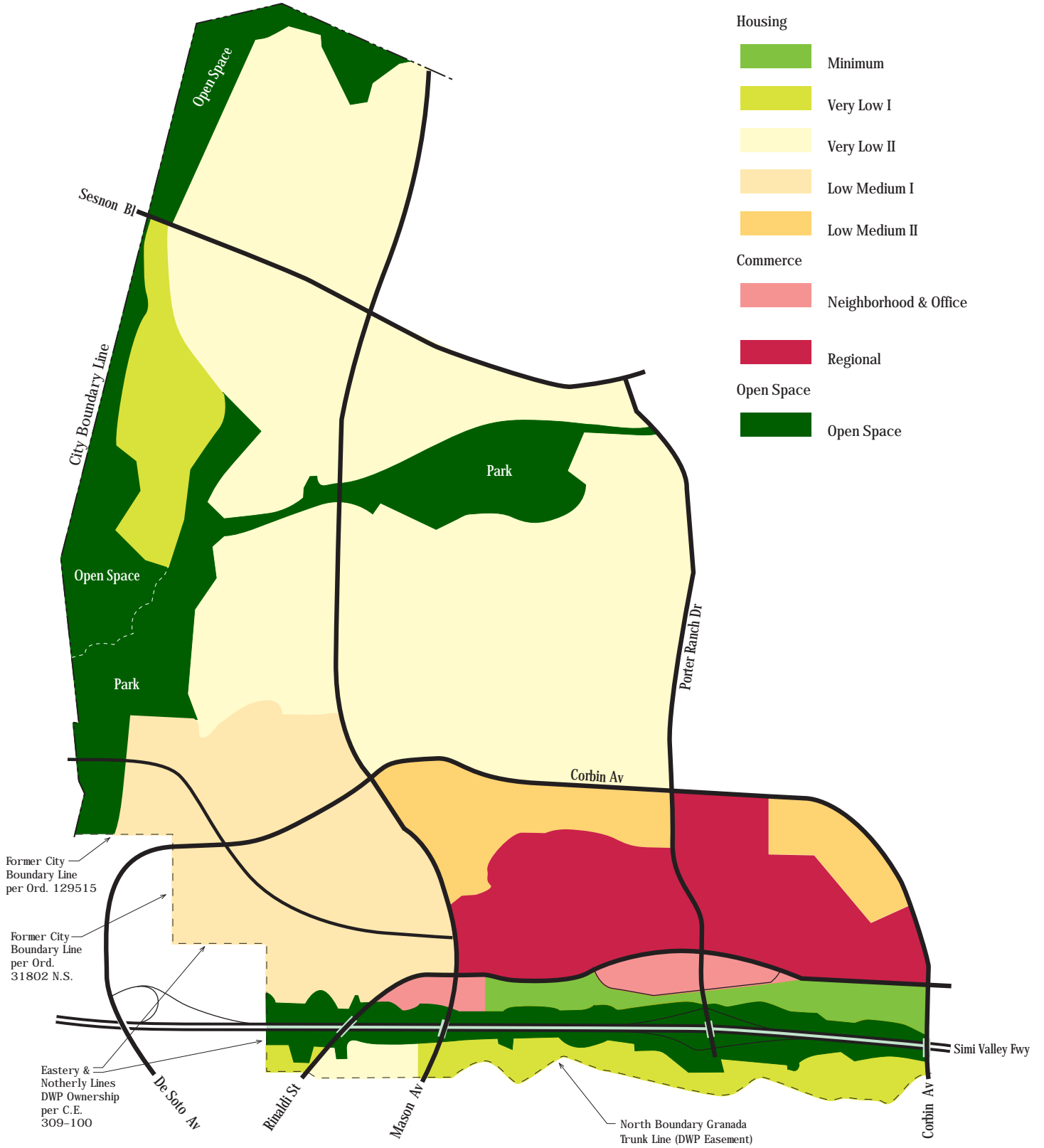
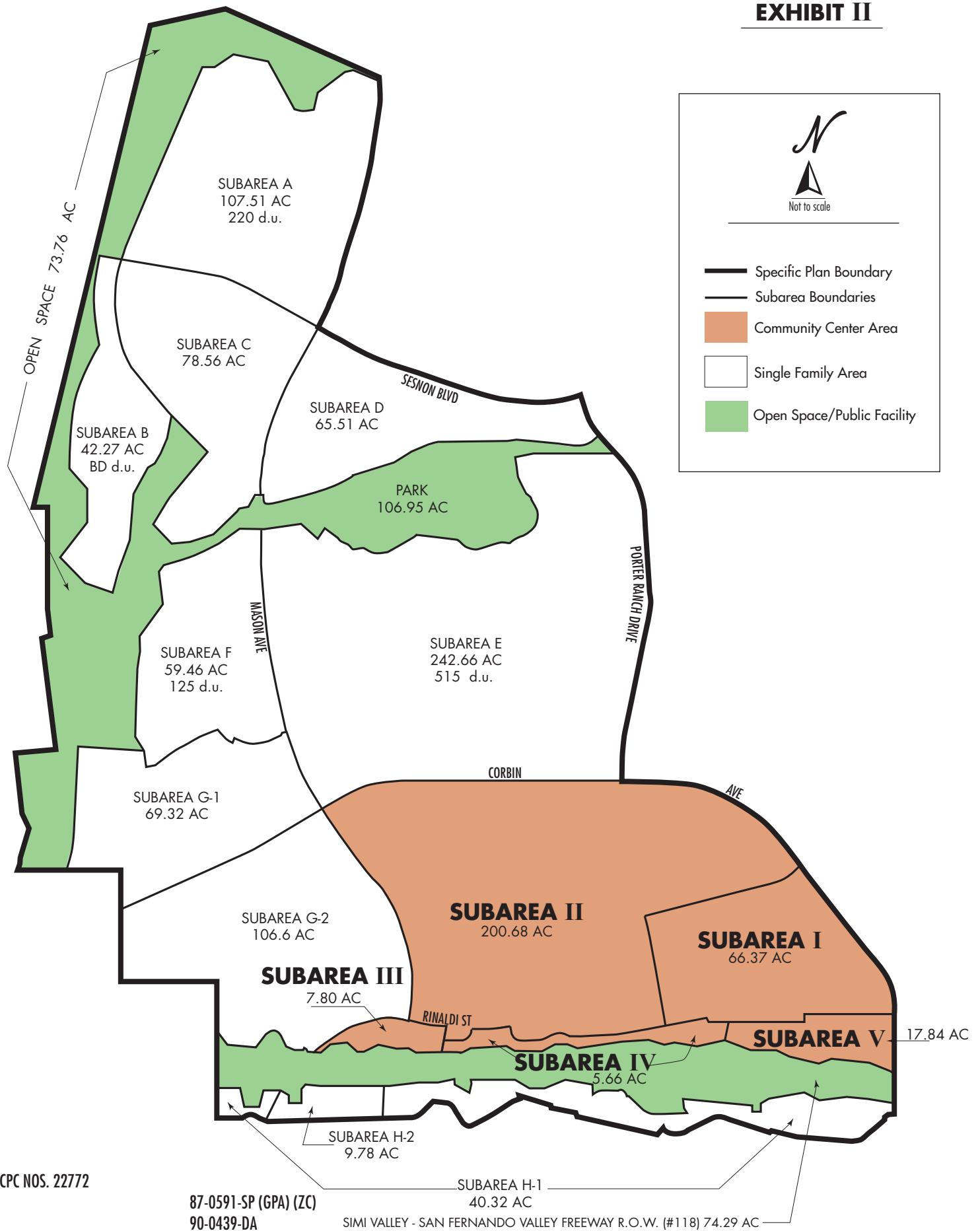


Exhibit I  
Specific Plan Area Boundaries

Not to scale

# EXHIBIT II



CPC NOS. 22772

87-0591-SP (GPA) (ZC)  
90-0439-DA

SIMI VALLEY - SAN FERNANDO VALLEY FREEWAY R.O.W. (#118) 74.29 AC

## PORTER RANCH SPECIFIC PLAN - SUBAREA BOUNDARIES

June 12, 2000

mc:ValleyGraphics:Chtswrth\_PrtRanch:010:02:27:2003

# PORTER RANCH LAND USE/TRANSPORTATION SPECIFIC PLAN

An Ordinance amending Ordinance No. 166,068, the Porter Ranch Specific Plan, for a portion of the Chatsworth-Porter Ranch Community Plan Area.

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

## Section 1. ESTABLISHMENT OF THE PORTER RANCH SPECIFIC PLAN.

- A. The Porter Ranch Specific Plan is hereby established and is applicable to that area of the City of Los Angeles shown within the heavy, solid black lines on the following map.
- B. The Specific Plan is divided into two major areas: (1) the Community Center Area and (2) the Single-Family Area. These areas are further divided into numbered and lettered subareas, all as shown on the following map.

## Section 2. PURPOSES. The purposes of this Specific Plan are:

- A. To ensure that land use mix and intensity are balanced with infrastructure, particularly the circulation system and other public facilities;
- B. To ensure that the infrastructure necessary for the Specific Plan area is coordinated with the timing of land use development and implemented with infrastructure programs, including any required improvements outside of the Specific Plan area;
- C. To provide for an effective local circulation system which minimally impacts the regional circulation system and reduces conflicts among pedestrians, equestrians, bicyclists and motorists;
- D. To ensure that the mix of residential and commercial use is balanced with the social and economic needs of the community and greater regional area and to provide flexibility to accommodate both residential and commercial uses in future market trends;
- E. To provide guidelines and a process for review and approval of subdivisions, building and site design, open space, or other developments proposed for construction within the Specific Plan Area;
- F. To provide a compatible and harmonious relationship where commercial areas are contiguous to residential neighborhoods;
- G. To preserve and enhance community aesthetics by:
  - 1. **Signs and Lighting:** Ensuring an attractive visual character of the area and establishing appropriate sign and lighting standards;
  - 2. **Landforms and Views:** Preserving, protecting, or creating unique

and distinctive landforms and views by requiring sensitive site design, landscaping, and by a judicious combination of retaining or reforming the natural terrain consistent with accepted principles of good grading practice and urban design; and

- 3. Noise:** Minimizing the impact of noise pollution on neighboring areas;
- H.** To control erosion through the planting of slopes with fire retardant vegetation that is compatible with the natural environment;
- I.** To preserve, highlight, enhance and increase public accessibility to land having exceptional recreational and/or educational value;
- J.** To protect all significant archaeological and paleontological sites within the Specific Plan area in accordance with City standards;
- K.** To minimize detrimental effects upon hillside character by promoting improved design and appearance of the roadway system and to minimize the automobile traffic through all the residential streets;
- L.** To reduce potential adverse effects of grading in hillside areas, to control erosion, to reduce potential visual impacts and to recreate a natural looking terrain;
- M.** To control grading to ensure that no building or structure in Subarea E of the Single-Family Area exceeds the height of the major ridgeline located in the community park; and
- N.** To have a parks and open space system which consists primarily of four categories -- community park, private recreation areas, private open space and public open space and park area.

### Section 3.

#### **DEFINITIONS.**

The following words, whenever used in this Specific Plan, shall be as defined below. Words and phrases not defined here shall be as defined in Los Angeles Municipal Code (LAMC) Sections 12.03, 91.0201, *et seq.* and 91.6203, if defined there.

**APPLICANT:** An individual or entity submitting an application for a building permit, tract or parcel map approval, private street approval, or any approval pursuant to this Specific Plan.

**COMMUNITY CENTER AREA:** That portion of the Specific Plan area shown as shaded on the map contained in Section 1 of this Specific Plan and divided into Subareas I through V.

**DEVELOPMENT AGREEMENT:** An agreement between the City and a property owner, pursuant to Article 2.5 of Chapter 4, Division 1, Title 7 of the California Government Code.

**DIRECTOR:** The Director of Planning or his or her designee.

#### **Porter Ranch Land Use/Transportation Specific Plan**

**DONOR SITE:** A lot within Subareas I, II or III of the Community Center Area from which unused Base Permitted Floor Area may be transferred to a Receiver Site within Subarea II.

**DONOR SUBAREA:** A Subarea within the Single-Family Area from which unused Base Permitted Dwelling Unit density may be transferred to a Receiver Subarea.

**PERMITTED DWELLING UNITS, BASE:** Residential dwelling units permitted in a Subarea of the Single-Family Area or Subarea II of the Community Center Area prior to the transfer of dwelling unit density or the conversion of commercial floor area to residential density pursuant to this Specific Plan.

**PERMITTED FLOOR AREA, BASE:** The non-residential floor area permitted on a lot in Subareas I, II or III of the Community Center Area prior to the transfer of floor area pursuant to this Specific Plan.

**PROJECT:** Any building, structure or use of property which requires a building or use permit, excluding single-family dwellings and their accessory buildings and interior remodeling of any building which does not result in a change of use, an increase in floor area, an increase in the number of dwelling units or an increase in the occupant load.

**PROJECT PERMIT COMPLIANCE:** A permit issued pursuant to Section 11 of this Specific Plan.

**RECEIVER SITE:** A lot within Subarea II of the Community Center Area to which unused Base Permitted Floor Area may be transferred from a Donor Site within Subareas I, II or III.

**RECEIVER SUBAREA:** A Subarea within the Single-Family Area or Subarea II within the Community Center Area to which unused Base Permitted Dwelling Units may be transferred from a Donor Subarea.

**TRANSPORTATION IMPROVEMENTS:** The list of Transportation Improvements approved by the Department of Transportation based on the Supplemental Transportation and Circulation Study prepared for the Porter Ranch Specific Plan Revision, dated March 2000, set forth in Appendix B of this Specific Plan.

**TRIP, A.M. PEAK HOUR:** An arrival at or a departure from a Project by a motor vehicle during the highest overall hour of trip generation for the Community Center Area between the hours of 7:00 A.M. and 9:00 A.M. on a weekday, as calculated in Appendix A of this Specific Plan.

**TRIP, P.M. PEAK HOUR:** An arrival at or a departure from a Project by a motor vehicle during the highest overall hour of trip generation for the Community Center Area between the hours of 4:00 P.M. and 6:00 P.M. on a weekday, as calculated in Appendix A of this Specific Plan.

**TRIP GENERATION LIMITATION:** The maximum number of permitted A.M. Peak Hour and P.M. Peak Hour Trips within Subareas I, II and III of the Community Center Area, specified in Section 6 C 3 of this Specific Plan, based on the trip generation rates set forth in Appendix A of this Specific Plan.

**Section 4.**

**RELATIONSHIP TO OTHER PROVISIONS OF THE LOS ANGELES MUNICIPAL CODE.**

- A.** The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the LAMC, as amended, and any other relevant ordinances and do not convey any rights not otherwise granted under the provisions and procedures contained in that chapter and other relevant ordinances, except as specifically provided here.
- B.** Whenever provisions of this Specific Plan differ either in being more restrictive or less restrictive, from provisions contained in LAMC Chapter 1, (with regard to use, density, floor area and floor area ratio, height of buildings or structures, setbacks, yards, landscaping, walls and fences, buffering, recreation requirements, signage, street right-of-way and roadway width standards, median and sidewalk standards, street trees, loading and unloading regulations, lot width and area, lot coverage, parking, parking lots and buildings, residential clustering, open space requirements, bicycle lanes and bicycle parking, design review, equestrian and hiking trails, child care, senior dwelling units and senior assisted living units, and refuse separation and recycling, but not design review procedures) this Specific Plan shall supersede those other provisions. Whenever this Specific Plan is silent, the provisions of the LAMC shall apply.
- C.** Procedures for granting Project Permit Compliance reviews, modifications of a Project Permit Compliance, project permit adjustments, and exceptions to the requirements of this Specific Plan are established in LAMC Section 11.5.7 C - F.

**Section 5.**

**RELATIONSHIP OF DEVELOPMENT AGREEMENTS TO THE PROVISIONS OF THIS SPECIFIC PLAN.**

- A.** The owners of the fee interests in the property within the Specific Plan area may enter into one or more Development Agreements with the City in which the owners agree to the construction of all of the improvements contained in Sections 8 and 9 of this Specific Plan.
- B.** If an Applicant seeks to obtain a building permit to build a Project on property which is not the subject of an executed Development Agreement suitably guaranteeing the construction of all of the applicable improvements listed in Sections 8 and 9 of this Specific Plan, then the Applicant must obtain a Project Permit Compliance pursuant to Section 11 of this Specific Plan.

**Section 6.**

**THE COMMUNITY CENTER AREA REGULATIONS.**

**A. The Community Center Area -- Permitted Uses:** Every lot or portion of a lot located within the Community Center Area shall conform to the following regulations:

1. Except as provided in this subsection and Subsections B and C below, any use permitted in the C4 Zone on the effective date of this Specific Plan Ordinance shall be permitted within Subareas I, II and III of the Community Center Area, provided that all uses conform to the regulations of the C4 Zone.

2. **Subarea I:** Notwithstanding the provisions of Los Angeles Municipal Code Section 12.16 to the contrary, and in addition to the uses permitted in Paragraph 1 above, the following uses are permitted in Subarea I:

(a) A maximum of four drive-through banks or savings and loan institutions, two on the north side of Rinaldi Street and two on the south side of Rinaldi Street, provided that there is no direct drive-through access to or from a public street.

(b) Automobile tire sales and installations as an accessory use to a larger retail store; no free-standing tire store is permitted.

(c) Limited veterinary services as an accessory use to a retail pet store. These services shall be those provided in a neighborhood veterinary clinic; however, overnight boarding of animals is prohibited.

(d) C2 Zone uses on C2-zoned lots.

(e) A maximum of one drive-through restaurant, not exceeding 3,400 square feet, on the north side of Rinaldi Street, provided all sign, landscaping and other design criteria of this Specific Plan are observed and there is no direct access to or from the public street.

3. **Subarea II:** Notwithstanding the provisions of Los Angeles Municipal Code Section 12.16 to the contrary, and in addition to the uses permitted in Paragraph 1 above, the following uses are permitted in Subarea II:

(a) Hotels, located west of Porter Ranch Drive.

(b) Limited veterinary services as an accessory use to a retail pet store. These services shall be those provided in a neighborhood veterinary clinic; however, overnight boarding of animals is prohibited.

(c) Dry cleaners, with on-premise plant to service only that site.

(d) Residential dwelling units, including senior assisted living units (as described in Section 9 L of this Specific Plan) on C4-zoned lots, provided that no direct vehicular access via a driveway is permitted from any single-family residential parking garage (a parking building or that portion of a building or structure within the Community Center Area designed for the parking of motor vehicles) or single-family residential building onto Corbin Avenue, Porter Ranch Drive, Rinaldi Street or Mason Avenue, unless approved by the Department of Transportation and the Bureau of Engineering. In addition, notwithstanding the provisions of LAMC Section 17.05 H 8, the Advisory Agency may approve residential subdivisions on C-zoned lots within Subarea II which meet the lot and area requirements specified in LAMC Section 12.22 C 25.

(e) C2 Zone uses on C2-zoned lots.

4. **Subarea III:** Notwithstanding the provisions of Los Angeles Municipal Code Section 12.16 to the contrary, the only uses permitted in Subarea III are restaurants with sit-down food service, childcare facilities, schools, religious institutions, open space and public and quasi-public uses.

5. **Subarea IV:** Notwithstanding the provisions of Los Angeles Municipal Code Section 12.05 to the contrary, the only uses permitted in Subarea IV are residential uses permitted in the A1 Zone and open space and public and quasi-public uses.

6. **Subarea V:** Notwithstanding the provisions of Los Angeles Municipal Code Section 12.05 to the contrary, the only uses permitted in Subarea V are religious institutions and schools, by conditional use under the procedures established in LAMC Section 12.24.

**B. The Community Center Area -- Prohibited Uses:** Except as indicated below, the following uses are prohibited in all Subareas of the Community Center Area:

1. Automobile, trailer, and other motor vehicle sales;

2. Drive-through businesses, including drive-in theaters, banks, savings and loans, refreshment stands, restaurants, food stores and the like, except that in Subareas I and II, drive-through banks or savings and loans and automated teller machines (ATMs) are permitted, provided there is no direct drive-through access to or from a public street; and except that in Subarea I, a single drive-through restaurant is permitted not exceeding 3,400 square feet, provided all sign, landscaping and other design criteria of this Specific Plan are observed and there is no direct access to or from a public street.

3. Carpenter, plumbing or sheet metal shops;

4. Public baths, Turkish or the like;
5. Recyclable material deposit centers, except in Subareas I and II;
6. Sanitaria;
7. Seed stores;
8. Taxidermists;
9. Freestanding tire shops, but not including a tire shop integral to a larger retail facility in Subarea I;
10. Tombstone or monument sales;
11. Veterinary clinics, except that in Subareas I and II, limited veterinary services are permitted as an accessory use to a retail pet store. These services shall be similar to those provided in a neighborhood veterinary office; however, overnight boarding of animals is prohibited; and
12. Within Subarea II, any non-residential use located within 400 feet of any residentially-zoned lot north of the Corbin Avenue right-of-way that is not designated on an approved tract map as a lot on which no habitable buildings may be built, unless a Project Permit Compliance is obtained for the use under Section 11 of this Specific Plan. This prohibition shall not apply to lots zoned PF or to lots located within the area between Porter Ranch Drive and the PF-zoned lots.

**C. The Community Center Area -- Building Intensity and Density:**

1. **Maximum Permitted Floor Area.** No building permit may be issued for any Project within the Community Center Area which would cause the total non-residential floor area to exceed 3,293,000 square feet.
2. **Floor Area Use Limitations.** Except as provided in Paragraphs 3 and 5 below, no building permit may be issued for any non-residential Project which would exceed the following floor area use square footage limits, by Subarea:
  - (a) **Subarea I** -- 660,000 square feet of non-residential use.
  - (b) **Subarea II** -- 2,295,000 total square feet of floor area, consisting of the following Base Permitted Floor Area subtotals: 460,000 square feet of commercial office use, including government office use; 80,000 square feet of medical office use; 140,000 square feet of hotel use (300 rooms); and 1,615,000 square feet of retail use.

- (c) **Subarea III** -- 45,000 square feet of restaurant use, childcare facilities, schools, religious institutions, open space or public and quasi-public uses.
- (d) **Subarea IV** -- 100,000 square feet of public or quasi-public use, as determined by the City Planning Commission.
- (e) **Subarea V** -- 193,000 square feet of religious institution and school use.

**3. Additional Permitted Floor Area Use Limitations in Subareas I, II and III.**

- (a) **Authority of the Director of Planning.** The Director of Planning, pursuant to a Project Permit Compliance under Section 11 of this Specific Plan, and after report and recommendation of the General Manager of the Department of Transportation, may permit the floor area use limitations for individual uses in Subareas I, II and III as set forth in Subparagraphs 2 (a) - (c) of this Subsection to be exceeded provided the following conditions are met:
  - (1) The total floor area of all non-residential uses in Subareas I, II and III does not exceed 3,000,000 square feet;
  - (2) The total A.M. Peak Hour Trips, as calculated in accordance with Appendix A of this Specific Plan, do not exceed 3,613; and
  - (3) The total P.M. Peak Hour Trips, as calculated in accordance with Appendix A of this Specific Plan, do not exceed 10,005.
- (b) **Accounting of Square Footage and Trips.** Prior to the issuance of any building permit for a Project within Subareas I, II or III, the Director shall determine the building square footage by use, and the A.M. and P.M. Peak Hour Trips. The Director of Planning shall maintain a written record of all the building permits, the floor area use and square footage, and the trip generation for each Project. The Department of Building and Safety shall not issue a building permit for a proposed Project which would result in the total non-residential floor area or the A.M. or P.M. Peak Hour Trips exceeding the maximum permitted unless a Project Permit Compliance has been approved for the Project. In addition, at the time that ownership of any parcel within Subareas I, II or III is transferred from the Porter Ranch Development Company to another party, the Director shall make an allocation of the maximum floor area and the A.M. and P.M. Peak Hour Trips.

- 4. Transfer of Unused Base Permitted Floor Area From Donor Sites Within Subareas I, II and III of the Community Center Area.** The Director of Planning, pursuant to the Project Permit Compliance procedures of Section 11 of this Specific Plan and after report and recommendation by the General Manager of the Department of Transportation, may permit any portion of unused Base Permitted Floor Area on a Donor Site within Subareas I, II and III to be transferred to any Receiver Site within Subarea II of the Community Center Area, provided that the total permitted non-residential floor area on the Receiver Site does not exceed 1.75 times the buildable area of the Receiver Site. For each transfer, the Applicant and all owners of the property shall provide a covenant, approved by the Director of Planning, executed and recorded by the transferor and transferee, the obligations and benefits of which run with the land and are binding on subsequent owners, heirs, successors or assignees. To be acceptable, the covenant must reduce the floor area on the Donor Site in the amount of the floor area transferred to a Receiver Site. After recordation, the Applicant shall give a copy bearing the Recorder's number and date to the City Planning Department for its records.
- 5. Base Permitted Dwelling Units in Subarea II.** A maximum of 1,400 Base Permitted Dwellings Units shall be permitted in Subarea II, at an average density no greater than 24 dwelling units per acre, with no lot having a density greater than 40 dwelling units per acre. Special senior housing requirements for Subarea II are set forth in Section 9 L of this Specific Plan. The maximum number of Base Permitted Dwellings Units in Subarea II may be exceeded in the following two ways: (a) transfers pursuant to Paragraph 6 of this subsection, so long as (1) a corresponding reduction in Base Permitted Dwelling Units is made to the Donor Subarea and (2) no lot exceeds a density of 40 dwelling units per gross acre; and (b) conversions of non-residential floor area to residential dwelling units, provided the conditions in Paragraph 3 of this subsection are met, and provided an equivalent reduction in allowable A.M. and P.M. Peak Hour Trips generated by the residential use is made to the total permitted non-residential floor area in Subarea II.
- 6. Transfer of Unused Base Permitted Dwelling Units from Donor Subareas.** The Director of Planning, pursuant to the Project Permit Compliance procedures in Section 11 of this Specific Plan and after report and recommendation by the General Manager of the Department of Transportation, may permit any portion of unused Base Permitted Dwelling Unit density from any Subarea within the Single-Family Area, acting as a Donor Subarea, to be transferred to the Receiver Subarea of the Community Center Area, Subarea II. For each transfer, the Applicant and all owners of the property shall provide a covenant, approved by the Director of Planning, executed and recorded by the transferor and transferee, the obligations and benefits of which run with the land and are binding on subsequent owners, heirs, successors or assignees. To be acceptable, the covenant must reduce the Base Permitted Dwelling Unit density on the Donor Subarea in the

amount of the Base Permitted Dwelling Unit density transferred to the Receiver Subarea. After recordation, the Applicant shall give a copy bearing the Recorder's number and date to the City Planning Department for its records.

**D. The Community Center Area -- Building Heights:**

1. **Subarea I** -- No building or structure may exceed three stories or 48 feet in height.
2. **Subarea II** -- No residential building shall exceed four stories or 60 feet in height, and no non-residential building or structure may exceed five stories or 75 feet in height, unless the Director of Planning has approved additional height pursuant to Section 12 B of this Specific Plan. In any event, no building may exceed eight stories or 120 feet in height. Further, no portion of any building that is located within 100 feet of the south line of the Corbin Avenue right-of-way may exceed 30 feet in height above the average elevation of Corbin Avenue immediately abutting that building. In addition, no portion of any building that is located within 100 feet of the east line of the Mason Avenue right-of-way may exceed 48 feet above the average elevation of Mason Avenue immediately abutting that building. The Director of Planning shall determine the maximum height for any residential building exceeding four stories in height and any non-residential building exceeding five stories in height within Subarea II of the Community Center Area pursuant to Section 10 G 6(h) of this Specific Plan.
3. **Subarea III** -- No building or structure may exceed three stories or 45 feet in height.
4. **Subarea IV** -- No building or structure may exceed two stories or 35 feet in height.
5. **Subarea V** -- No building or structure may exceed two stories or 35 feet in height.
6. **Exception for Sloping Lots** -- Notwithstanding any other provisions of the LAMC and the provisions in Paragraphs 1, 2 and 3 above to the contrary, where a lot:
  - (a) is located in Subareas I, II or III of the Community Center Area; and
  - (b) has a finished grade differential of 20 feet or more, measured from the lowest to the highest elevations of the lot; and
  - (c) when the ceiling of the parking level does not exceed either the highest elevation of the lot or an elevation 20 feet above the lowest elevation of the lot, then, any floor level used exclusively for parking is not considered a story for purposes of calculating height.

**E. The Community Center Area -- Signs:**

**1. General Provisions.**

- (a) **Scope.** These regulations apply to all exterior signs.
- (b) No buildings may have more than two signs. The type and size of signs permitted are listed in Paragraph 3 below.
- (c) Double-faced signs are considered one sign.

**2. Prohibited Signs.** The following signs are prohibited, except when otherwise allowed in Paragraph 3:

- (a) Roof signs.
- (b) Portable signs.
- (c) Window signs in Subareas IV and V.
- (d) Signs in the public right-of-way.
- (e) Signs on free-standing walls.
- (f) Off-site commercial signs (billboards).
- (g) Inflatable devices used for advertising, including hot air balloons.

**3. Permitted Signs.** Two signs are permitted for each building. These signs may be any of the types listed in this paragraph, so long as the signs conform to the following standards:

**(a) Wall Signs.**

- (1) No more than one wall sign may be permitted for each face of each building or structure that has frontage on a public street and has a public entrance from that street frontage.

**EXCEPTION:** Notwithstanding Los Angeles Municipal Code Section 91.6210 to the contrary and the limitations in Paragraph 1 above, within Subarea I, one wall sign may be permitted for each business frontage facing any public or private street or drive.

- (2) **Area.** Notwithstanding LAMC Section 91.6210 to the contrary, the total area of each wall sign shall not exceed two square feet for each one foot of street frontage.
- (3) **Projections.** Notwithstanding LAMC Section 91.6209.5 to the contrary, no wall sign may project from the building face more than 12 inches.

**(b) Pole Signs.**

- (1) Permitted.** No more than one pole sign for each lot frontage on a public street is permitted. For shopping centers, only one pole sign per street frontage, regardless of the number of individual lots in the shopping center, is permitted.
- (2) Height.** Notwithstanding LAMC Section 91.6212.4 to the contrary, no pole sign may be more than 20 feet in height.
- (3) Area.** Notwithstanding LAMC Section 91.6212.2 to the contrary, no pole sign may exceed 75 square feet in area, for each face of the sign.

**(c) Monument Signs.**

- (1) Permitted.** No more than one monument sign may be permitted for each street frontage for each lot in lieu of a pole sign.
- (2) Location.** Monument signs shall be located in a landscaped area extending a minimum of four feet from the base of each side of the sign.

**(d) Projecting Signs.**

- (1) Permitted.** No more than one projecting sign may be permitted for each public entrance to a building where the entrance fronts on a public street, private walkway, plaza, or alley.
- (2) Area.** Notwithstanding LAMC Section 91.6209.2 to the contrary, the area of a projecting sign is limited to 16 square feet.

- (e) Holiday Decorations.** Notwithstanding the limitations in Paragraph 1 above, holiday decorations or signs may be permitted, provided they are not posted more than thirty days preceding the holiday, and are removed within ten days following the holiday.

**(f) Real Estate Signs.**

- (1) Permitted.** Notwithstanding the limitations in Paragraph 1 above, real estate signs may be permitted, provided they are limited to those which pertain to rent, lease, or sale of real property only and are temporary, removed after 60 days.
- (2) Area.** Real estate signs may not exceed six square feet in area.
- (3) Location.** Real estate signs may only be located on the property to which they pertain.

**(g) Building Identification Signs.** Notwithstanding the limitations in Paragraph 1 above, two building identification signs for each building may be permitted.

**F. The Community Center Area -- Lighting:** All exterior lamp fixtures shall be shielded to minimize illumination of adjacent properties and to reduce glare. Street lights shall be either contemporary or traditional units of a type approved by the Bureau of Street Lighting.

**G. The Community Center Area -- Landscaping, Setbacks, and Required Walls:** Where feasible, all landscaped areas shall use recycled water when permanent irrigation is required so long as the supply of recycled water is available and adequate. Prior to the issuance of a building permit for any building in Subarea II of the Community Center Area, the Applicant shall submit either a letter from the Department of Water and Power certifying that the City does not have the infrastructure in place to deliver recycled water to the Porter Ranch Specific Plan area, or a letter from the Bureau of Sanitation certifying that the recycled water has not been approved as safe for the public health.

No building permit may be issued for any structure in the Community Center Area until landscape plans prepared by the property owner or any person authorized by state law to prepare landscape plans has been approved by the Director of Planning, pursuant to Section 13 of this Specific Plan.

**1. Parking Lots and Parking Buildings.**

**(a)** Except as otherwise prohibited in LAMC Section 62.200, the following requirements apply. All surface parking adjoining a street shall be screened by a solid wall or a landscaped berm or landscaped screen approximately three feet in height. In addition, the wall, berm or screen shall be separated from any adjacent public right-of-way by a minimum continuous width of five feet of landscaped area. However, where the minimum continuous width of the landscaped area is at least 15 feet, no wall, berm or screen is required.

**(b)** All surface parking adjoining residential development shall be screened by a solid decorative wall or landscaped berm having a minimum height of six feet. In addition, the wall or berm shall be separated from any parking area by a minimum continuous width of five feet of landscaped area. However, where the minimum continuous width of the landscaped area is at least 15 feet, no wall or berm is required.

**(c)** At least ten percent of the total area of every open parking lot shall be landscaped. At least one-half of the landscaped area shall be planted with non-deciduous, shade producing trees at a minimum rate of one tree for every four parking spaces. These trees shall be a

minimum 24-inch box size when planted and shall be as evenly distributed as possible throughout the parking lot. The trees chosen shall be ones that, when mature, are anticipated to shade at least fifty percent of all surface parking areas.

- (d) Parking Buildings, or that portion of a building which is used for parking, shall be designed to substantially screen automobiles located in the building from public view. The facade of any Parking Building shall be designed so that it is similar in color, material and architectural detail with the building for which it serves as parking. All Parking Buildings shall be separated from any adjacent public right-of-way or approved private street by a landscaped area with a minimum continuous width of ten feet. This landscaped area shall be planted with a minimum of one 24-inch box size tree (of a species that reaches at least forty feet in height when mature) every twenty feet for the purpose of screening the structure.
- (e) Trees, shrubs, flowers, or vines shall be planted on the roofs, facades, and setbacks of Parking Buildings to the satisfaction of the Department of City Planning in order to screen the Parking Building from street view.

**2. Setbacks.** All buildings and structures within the Community Center Area shall observe a minimum setback as set forth below. Surface parking areas shall be permitted to intrude into a required setback, provided a minimum 15-foot setback is maintained. At least 50% of the setback area shall be landscaped. The following are the minimum setbacks:

- (a) Corbin Avenue between Rinaldi Street and Mason Avenue: 25 feet.
- (b) The east side of Mason Avenue between Corbin Avenue and the 118 Freeway: 25 feet.
- (c) The north side of Rinaldi Street between Porter Ranch Drive and Mason Avenue: 40 feet.
- (d) The north side of Rinaldi Street between Corbin Avenue and Porter Ranch Drive: 25 feet.
- (e) The south side of Rinaldi Street between Porter Ranch Drive and the 118 Freeway in Subareas II, III and IV: 25 feet.
- (f) The south side of Rinaldi Street in Subarea I and V: ten feet.
- (g) Porter Ranch Drive between Corbin Avenue and the 118 Freeway: 25 feet.

(h) All commercial development on other public or private streets: ten feet.

**3. Street Trees and Street Plantings:**

(a) Street trees shall be spaced no more than 30 feet on center and be of at least 24-inch box size at the time of planting. All street trees shall be approved by the Street Tree Division of the Bureau of Street Services. In selecting types of trees, the Applicant shall consider factors, such as the appearance, shade producing quality, smog tolerance, irrigation requirements, and reaction to high winds.

(b) Clusters of specimen trees (a tree selected for its size and branching structure and/or foliage and which provides a focal point in a site design) for architectural treatment shall be provided at key entries, intersections, or activity centers to identify these as special places in the area.

(c) Planter boxes and other landscaping shall be installed along sidewalks and in plazas only where there is sufficient width for the safe passage of pedestrians. Planter boxes shall be well-designed and utilize common materials and colors. The Applicant shall consider use of sand blasted or textured concrete with tile or color accents.

**4. Landscaped Medians.** Landscaped medians as required in Section 8 H 2 shall incorporate ground cover and trees differentiated by species, height, and/or type from those used along the sidewalks.

**5. Buffering.** Any commercial buildings abutting a lot in a residential zone or a lot which is improved with a residential use shall have a minimum 15-foot landscaped buffer.

**6. Walls Along Certain Highways.** All walls along Rinaldi Street, Mason Avenue, and Porter Ranch Drive shall be separated from the right-of-way by a landscaped setback a minimum of ten feet in width.

**7. Required Tree Plantings.** For all required open landscaped areas there shall be at least one 24-inch box size tree planted for each 500 square feet of landscaped area. Trees required by any other paragraph of this subsection may be substituted for and shall count on a one-for-one basis against this requirement.

**H. Special Loading and Unloading Regulations in the Community Center Area:** Within the Community Center Area, loading areas for heavy duty trucks (any commercial vehicle exceeding a maximum gross weight of 6,000 pounds) shall be located underground, or in an enclosed area, or in an area screened from view and buffered to protect the surrounding area from the noise.

**Section 7.**

**THE SINGLE-FAMILY AREA REGULATIONS.**

The purpose of these regulations is to incorporate a cluster development design by reducing normal lot size to the approximate pad size and placing the remaining large area in common open space to be owned and maintained by a mandatory property owners' association.

**A. The Single-Family Area -- Use, Area, and Yards:** Except as provided below, all lots in this area shall conform to the RE Zone regulations. No building or structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained within the Single-Family Area except for the following uses and subject to the following area and yard requirements.

**1. Permitted Uses:**

- (a)** One family dwellings;
- (b)** Parks, playgrounds, gatehouses, and community recreation facilities, including tennis courts and swimming pools, owned and operated by a governmental agency or by a property owners' association established by tract covenants, conditions, and restrictions with authority to assess benefiting property owners for all costs relating to the establishment, construction, operation and maintenance of the parks, playgrounds, gatehouses, and community recreation facilities, including tennis courts and swimming pools;
- (c)** Collection of certain recyclable materials as provided in Los Angeles Municipal Code Section 12.05 A 15;
- (d)** The keeping of equines in Subareas A, B and H-1 in conjunction with the residential use of the lot, subject to the following limitations:
  - (i)** The keeping of equines is not for commercial purposes.
  - (ii)** The keeping of equines on a lot located in Subarea A, only if the lot is at least 20,000 square feet in area, abuts an equestrian trail, has direct physical access from the lot to the public equestrian trail and is in compliance with the standards as set forth in Subparagraph (iii) below.
  - (iii)** All equine enclosures and stables comply with the requirements of a "K" Equestrian District as set forth in Paragraphs 1 through 5, inclusive, of Subsection C of LAMC Section 13.05;
- (e)** Accessory buildings, including private garages and recreation rooms. LAMC Sections 12.21 C and 12.22 C shall apply to the location of accessory buildings;
- (f)** Conditional uses approved pursuant to LAMC Section 12.24;

- (g) Model dwellings subject to the limitations of Los Angeles Municipal Code Sections 12.22 A, 17.02 and 17.05.

2. **Lot Width and Area:** Notwithstanding the more restrictive provisions of LAMC Section 12.07 01 to the contrary, lots located within the Single-Family Area shall conform to the following lot width and area requirements, unless otherwise permitted by the Advisory Agency pursuant to LAMC Section 17.05 H and Section 8 G 2(b) of this Specific Plan:

- (a) **Subarea A:** Every lot in Subarea A shall have a minimum width of 70 feet and a minimum lot area of 8,400 square feet. In addition, however, a minimum of 40 of the lots in Subarea A shall be horsekeeping lots. To qualify as a horsekeeping lot, a lot shall have a minimum width of 80 feet and a minimum lot area of 20,000 square feet, a minimum of 9,000 square feet of which shall be a level building pad. Additionally, a minimum of 2,000 square feet of area with a slope no greater than two percent shall be provided for horsekeeping purposes.
- (b) **Subarea B:** Every lot in Subarea B shall have a minimum width of 80 feet and a minimum lot area of 20,000 square feet, a minimum of 9,000 square feet of which shall be a level building pad. Additionally, a minimum 2,000 square feet of area with a slope no greater than two percent shall be provided for horsekeeping purposes.
- (c) **Subareas C, E and F:** Every lot in Subareas C, and F shall have a minimum width of 50 feet and a minimum lot area of 5,500 square feet. Every lot in Subarea E shall have a minimum width of 65 feet and a minimum lot area of 7,150 square feet.
- (d) **Subarea D:** Every lot in Subarea D shall have a minimum width of 60 feet and a minimum lot area of 6,000 square feet.
- (e) **Subareas G-1 and G-2:** Every lot in Subareas G-1 and G-2 shall have a minimum width of 40 feet and a minimum lot area of 4,000 square feet.
- (f) **Subarea H-1 and H-2:** Every lot in Subarea H-1 shall have a minimum width of 80 feet and a minimum lot area of 20,000 square feet. Every lot in Subarea H-2 shall have a minimum width of 70 feet and a minimum lot area of 11,000.
- (g) After notice and hearing, the City Council shall determine whether a K-Equinekeeping District should be established for the 40 horsekeeping lots in Subarea A and for all of the lots in Subareas B and H-1.

3. **Yards:** Notwithstanding the more restrictive provisions of LAMC Section 12.07.01 to the contrary, lots located within the Single-Family Area shall have the following yards:

- (a) **Front yards** -- The front yard of each lot shall average a minimum depth of 20 feet but in no event be less than 15 feet.
- (b) **Side yards** -- There shall be a side yard on each side of a main building of at least five feet. Provided, however, that where a building erected on the lot is three or more stories in height, one foot shall be added to each side yard.
- (c) **Rear yards** -- There shall be a rear yard of not less than 15 feet in depth.
- (d) Notwithstanding the provisions of Subparagraphs (a), (b), and (c) above, air conditioning equipment and big-screen television niches which are architecturally integrated with fireplace chimneys shall be permitted to project into yard areas of all residential lots located in the Specific Plan area, so long as these projections do not exceed 40% of the required yard width. The yard requirements of LAMC Section 12.07 C shall apply to all lots located in Subareas B and H-1 and to the 40 horsekeeping lots located in Subarea A.
- (e) Notwithstanding the provisions of LAMC Section 12.22 C 20(f) to the contrary, a combination wrought iron fence and wall located within five feet of the side street lot line of a reversed corner lot may exceed three and one-half feet in height but may not exceed eight feet.

B. **The Single-Family Area -- Density:** Property located within the Single-Family Area shall be developed to conform with the following density regulations:

- 1. **Base Permitted Dwelling Units:** A maximum of one single-family dwelling unit shall be permitted on each lot. The density of the Single-Family Area shall be distributed as follows:
  - (a) **Subarea A** -- The density in Subarea A shall not exceed a total of 220 dwelling units;
  - (b) **Subarea B** -- The density in Subarea B shall not exceed a total of 80 dwelling units;
  - (c) **Subarea C** -- The density in Subarea C shall not exceed a total of 270 dwelling units;
  - (d) **Subarea D** -- The density in Subarea D shall not exceed a total of 230 dwelling units;

- (e) **Subarea E** -- The density in Subarea E shall not exceed a total of 515 dwelling units;
- (f) **Subarea F** -- The density in Subarea F shall not exceed a total of 160 dwelling units;
- (g) **Subareas G-1 and G-2** -- The density in Subareas G-1 and G-2, combined, shall not exceed a total of 658 dwelling units; and
- (h) **Subarea H** -- The density in Subarea H shall not exceed a total of 62 dwelling units.

2. Subareas in the Single-Family Area may not exceed the Base Permitted Dwelling Unit density as indicated above, without an approved transfer of dwelling unit density between Subareas, pursuant to Paragraph 3 of this subsection. Subareas may exceed the Base Permitted Dwelling Unit density with density transfers from Donor Subareas to Receiver Subareas, provided that the total units in the Single-Family Area do not exceed 2,195 units and the number in any one Subarea does not exceed 110% of the Base Permitted Dwelling Unit density for that Subarea.

3. **Transfer of Unused Base Permitted Unit Density from Donor Subareas:** The Director of Planning, pursuant to the Project Permit Compliance procedures of Section 11 of this Specific Plan and after report and recommendation by the General Manager of the Department of Transportation, may permit any portion of unused Base Permitted Dwelling Unit density in a Donor Subarea within the Single-Family Area to be transferred to any Receiver Subarea, so long as the lot width, area, yard, and lot coverage requirements of the Receiver Subarea are satisfied for any additional density transferred. For each transfer, the Applicant and all owners of the property shall provide a covenant, approved by the Director of Planning, executed and recorded by the transferor and transferee, the obligations and benefits of which run with the land and are binding on subsequent owners, heirs, successors or assignees. To be acceptable, the covenant must reduce the Base Permitted Dwelling Unit density on the Donor Subarea in the amount of the Base Permitted Dwelling Unit density transferred to the Receiver Subarea. After recordation, the Applicant shall give a copy bearing the Recorder's number and date to the City Planning Department for its records.

C. **Lot Coverage:** A main building may not cover more than 45 percent of the lot; however, on a lot of less than 5,000 square feet of lot area, a one-story dwelling may occupy up to a maximum of 50 percent of the lot.

D. **Single-Family Area -- Parking:** For each single-family dwelling there shall be a minimum of two automobile parking spaces located within a private garage as required in Los Angeles Municipal Code Section 12.21 A. In Subareas G-1 and G-2, garages shall be set back a minimum of 20 feet from the street. One additional guest parking space per dwelling unit shall























































