

ORDINANCE NO. 188886

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 area will be located in the San Pedro Community Plan area, 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 (Redevelopment) 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 Redevelopment 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 Redevelopment will construct replacement housing and low-income and affordable housing including for-sale units in the Rancho San Pedro neighborhood to serve the existing and future residents of Rancho San Pedro;

WHEREAS, the Redevelopment 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 the 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 in alignment with a citywide updated zoning code.

NOW, THEREFORE,

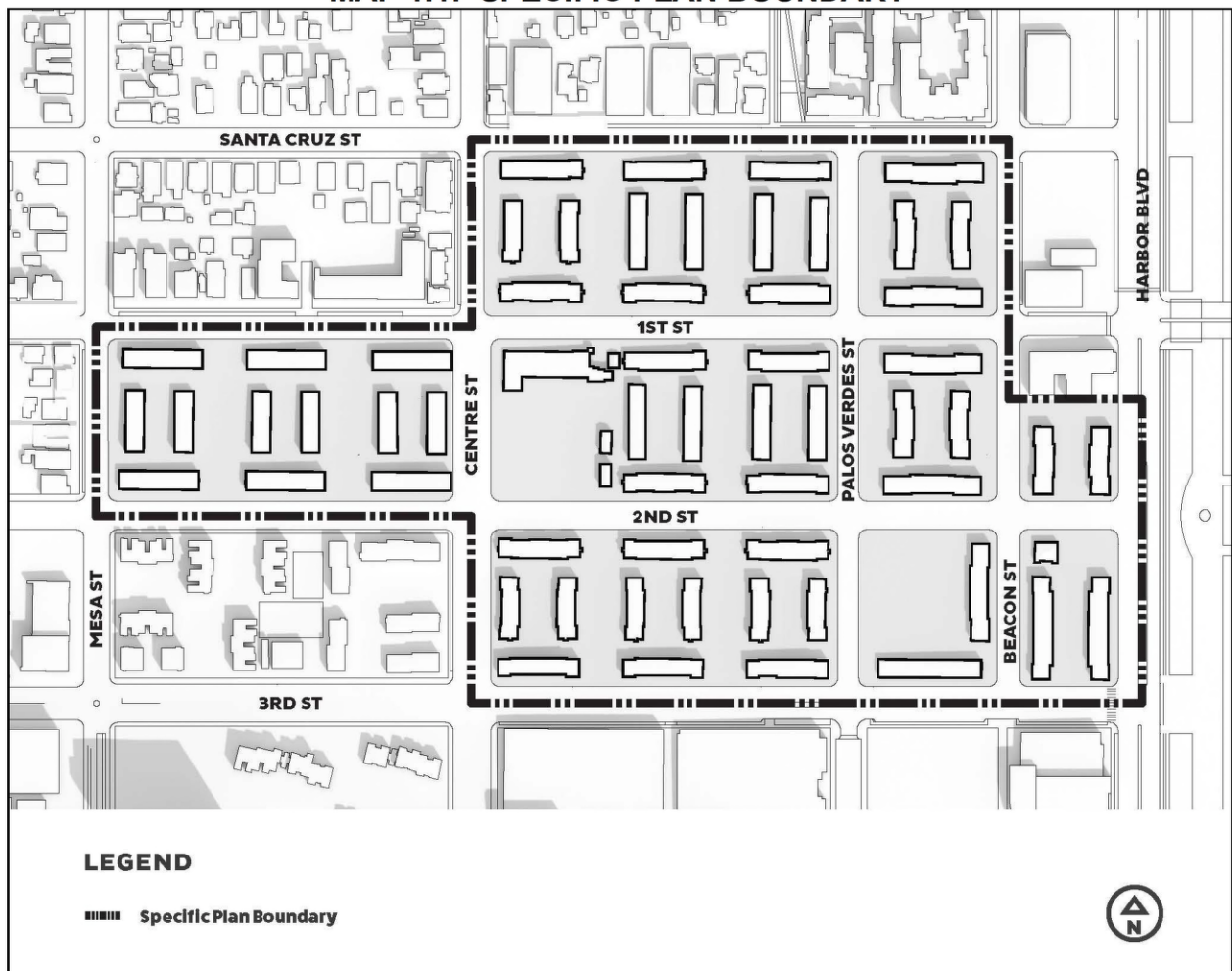
**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

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 Boulevard 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**.

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

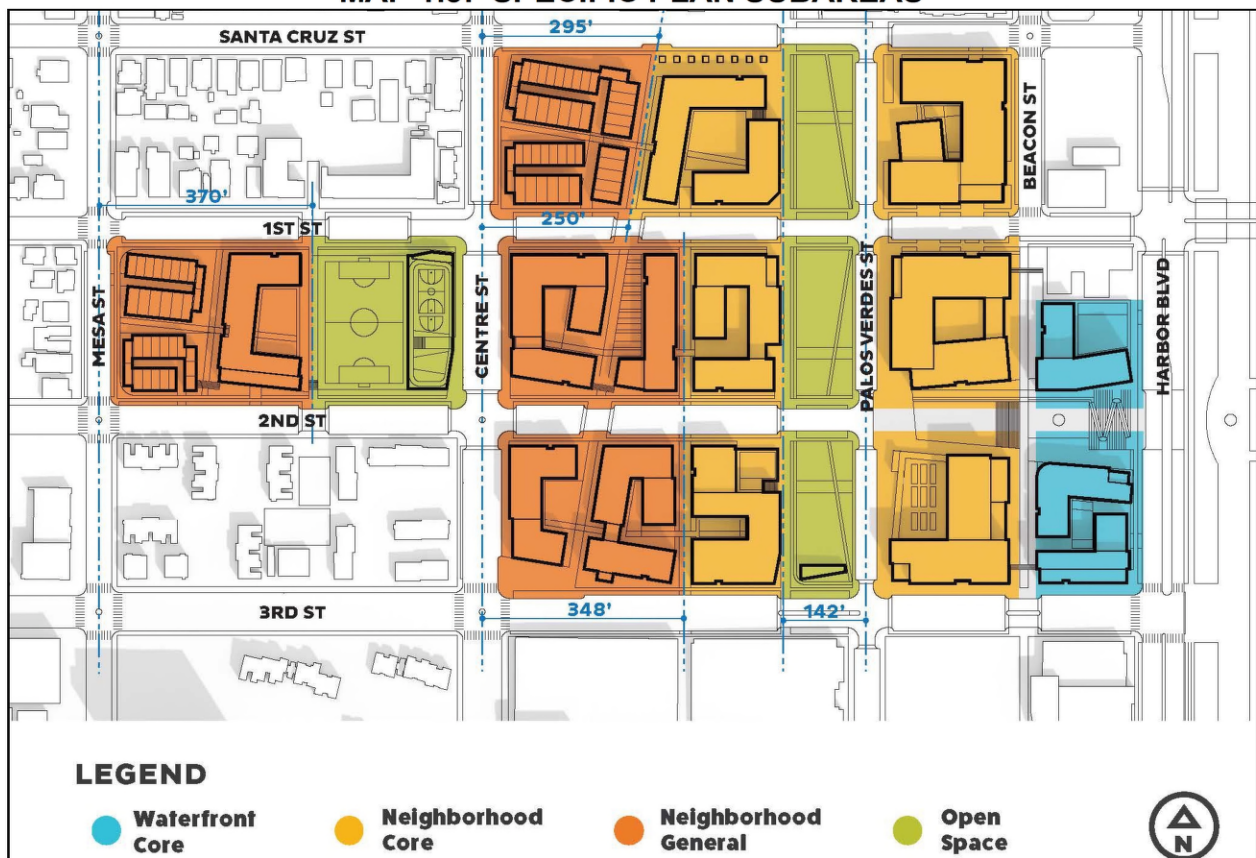
MAP 1.2: SPECIFIC PLAN PHASES



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 CODE

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).

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 Specific Plan area, this Specific Plan shall supersede the following Code processes and regulations, making them inapplicable to Projects within the Specific Plan area:

1. Major Development Project: Code Section 12.24 U.14 of Chapter 1.
2. Alcoholic Beverage Sales and Service Regulations: Code Sections 12.21 A.10, 12.21 A.14, and 12.24 W.1 of Chapter 1.
3. Floor Area Ratio Averaging: Code Sections 12.24 W.19 of Chapter 1 and 2C.4.1.F.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 of Chapter 1.
6. Park and Recreation Site Acquisition & Development Provisions: Code Sections 12.33 of Chapter 1, and 10.4., 13B.7.4.E.2., 13B.7.6.E.2., and 15.9.3. of Chapter 1A.
7. Street Dedications and Improvements: To the extent set forth in Section 17 of this Specific Plan, and Code Section 12.37 of Chapter 1.
8. Project Review: Code Sections 16.05 of Chapter 1 and 13B.2.4 of Chapter 1A.
9. Alternative Parking Strategies: Code Section 4C.4.2 of Chapter 1A.
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 Specific Plan is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect other Specific Plan provisions that can be implemented without the invalid provisions, and to this end, the provisions of this Specific Plan are declared to be severable. The City Council hereby declares that it would have adopted this ordinance and each provision thereof irrespective of whether any one or more provisions are found invalid, unconstitutional or otherwise unenforceable.

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 5.1 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 14.2.7. 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 Section 14.2.7. of Chapter 1A of 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 of Chapter 1 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 human-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 Chapter 1A 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 Chapter 1A 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 Chapter 1A of the Code, except as set forth in Section 5.1.B of this Specific Plan.

- B. Decision and Appeal Authority.** Notwithstanding the provisions of Sections 13B.4. and 13B.5. of Chapter 1A of the Code, in each case where the Area Planning Commission has the authority for initial review, hearing, appeal or approval of a request for Project Compliance, modification to a Project Compliance, Project Adjustment, Project Exception, 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 Section 13B.4. of Chapter 1A of the Code, 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. 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 up to 20 percent from a Development Donor to a Development Recipient, 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 Section 13B.4.2. of Chapter 1A of the Code.
- 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 Sections 13B.5.1.C. through H. of Chapter 1A of the Code, 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 in Sections 13B.4. and 13B.1.2., respectively, of Chapter 1A 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) of this Specific Plan.

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
Lot Size:	
Lot Area (min.)	1,000 sf
Lot Width (min.)	20 ft
*Coverage:	
*Building Coverage (max.)	*90 %
Building Setbacks:	
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
Amenity:	
Lot Amenity Space (min.)	N/A
Residential Amenity Space (min.)	N/A
Building Mass:	
Floor Area Ratio (FAR) (max.)	
Base:	See Table 6.2
Bonus:	N/A
Height (max.)	
Base:	See Table 6.2
Bonus:	N/A
Building Width (max.)	
Base:	250 ft
Bonus:	N/A
Building Break (min.)	N/A
Upper Story Bulk:	
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 7.1: 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

	WATERFRONT	NEIGHBORHOOD CORE	NEIGHBORHOOD GENERAL	OPEN SPACE
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: OSP2 Frontage District, below.

TABLE 7.1: OSP2 FRONTAGE DISTRICT

	OSP2
*Build-To:	
Build-To Depth (max.) *Primary Street *Side Street *Special Lot Line	See Table 7.2 See Table 7.2 See Table 7.2
Build-To Width (min.) Primary Street Side Street Special Lot Line	N/A N/A N/A
Pedestrian Amenity Allowance (max.) Primary Street Side Street Special Lot Line	N/A N/A N/A
Active Depth (min.) Primary Street Side Street Special Lot Line	N/A N/A N/A
Parking Setbacks:	
Parking Setback (min.) Primary Street Side Street Special Lot Line	5 ft 5 ft 5 ft

Parking Allowed Between Building and Street	
Primary Street	Allowed
Side Street	Allowed
Special Lot Line	Allowed
Landscaping (Frontage Yard):	
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
*Transparency:	
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
Entrances:	
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
*Ground Story:	
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 7.1: Frontage Types and Table 7.2: Standards by Frontage Type below. Notwithstanding the foregoing, 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)
Front Yard Setbacks:				
Minimum	0 ft	3 ft	8 ft	0 ft
Maximum	3 ft	8 ft	15 ft	N/A
Ground Story:				
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: OSP3 Development Standards District, below.

TABLE 8.1: OSP3 DEVELOPMENT STANDARDS DISTRICT

	OSP3
Pedestrian Package	
Site Access:	
Pedestrian Accessway Type	Linked
Pedestrian Accessway Spacing (max.)	300 ft
Distance from Street Intersection (max.):	
Primary Street	100 ft
Side Street	300 ft
Through Access:	

Pedestrian Passageway Pedestrian Passageway Spacing (max.)	Not Required N/A
*Automobile Access Package	
*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 Alley	 2 6 2 6 Unlimited
*Access Lane Width: Boulevard or Avenue (min./max.) Collector or Local (min./max.)	9 ft/12 ft 8 ft/12 ft
Driveway Separation Boulevard or Avenue: From Intersection (min.) From Other Driveways (min.) Collector or Local: From Intersection (min.) From Other Driveways (min.)	 75 ft 20 ft 75 ft 20 ft
Drive-throughs	Prohibited
Bicycle Parking	Required per Code
*Automobile Parking	*See Specific Plan Section 13
Parking Structure Design Package	
Parking Structures and Integrated Parking: Ground Story Primary Street Ground Story Side Street Upper Stories Primary Street	 N/A N/A N/A

Upper Stories Side Street	N/A
Transportation Demand Management	N/A
Plants	N/A
Fences and Walls	N/A
Screening	N/A
Grading and Retaining Walls	N/A
Outdoor Lighting & Glare	N/A
Sign Package	1
Site Elements	N/A
Environmental Protection	N/A
Development Review Threshold	N/A
Resident Protections	N/A

ft = foot/feet, N/A = Not Applicable, Required per Code = Article 4 of Chapter 1A of the Code

**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. 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 District

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
Civic Fleet Services	X	X	X	X
Detention Facility	X	X	X	X
Hospital:				
Local	X	X	X	X
Regional	X	X	X	X
Parking	P	P	P	P
Public Safety Facility	P	P	P	P
Community Assembly:				
Local	X	X	X	X
Regional	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, Freestanding	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:				
Local	X	X	X	X
Regional	X	X	X	X
TRANSPORTATION				
Airport	X	X	X	X
Freight Railway Facility	X	X	X	X
Freight Transfer Facility	X	X	X	X
Heliport	X	X	X	X
Passenger Transit Facility	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
General	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	X	P	P	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
Seasonal Market	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				
Storage, Outdoor:				
Donation Bin	X	P*	P*	P*
All other Heavy Commercial uses are prohibited within this Specific Plan.				
LIGHT INDUSTRIAL				
Machine Shop	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
Electronics	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				
All Heavy Industrial uses are prohibited within this Specific Plan				
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

*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 to 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 Chapter 1A 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 Chapter 1A of the Code.
5. Wireless Facility (Freestanding, 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 (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.
9. 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.
10. Manufacturing, Light (Artistic & Artisanal). Permitted in the Open Space Subarea only if operated by a non-profit organization. Use must be fully indoors.
11. Storage, Outdoor (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.

12. 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 of the Specific Plan, and not an expressive activity protected by the First Amendment or the free speech clause of the California Constitution. The Director shall review such requests pursuant to Section 13B.4.6. (Specific Plan Interpretation) of Chapter 1A of the Code 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

	PHASE 1	PHASE 2	PHASE 3	TOTAL
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 Section 13B.4.2. of Chapter 1A 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 Section 11.5.11 (Affordable Housing) of Chapter 1 of the Code.
- 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 Sections 11.5.11, 19.18 (Affordable Housing Linkage Fee) of Chapter 1 of the Code, and Section 15.4.3. of Chapter 1A of the Code.
- C.** All Projects with residential uses allowed pursuant to this Specific Plan are exempt from the Affordable Housing Linkage Fee (Section 19.18 of Chapter 1 of the Code and Section 15.4.3. of Chapter 1A of the Code) as a residential Development Project that is subject to affordable housing requirements pursuant to Code Section 11.5.11 of Chapter 1 of the Code. 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 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

	PHASE 1	PHASE 2	PHASE 3	TOTAL
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 Section 13B.4.2. of Chapter 1A 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
^{1, 3} Residential:	Per Dwelling Unit
Dwelling (For Rent)	1.0
Dwelling (For Sale)	1.5
Age-Restricted (Senior) Dwelling	0
Permanent Supportive Housing	0.25

² Non-Residential:	Per 1,000 Square Feet of Floor Area
Commercial – Neighborhood Uses	1.0
Commercial – General Uses	2.0

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

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

³ 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. 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 parking, 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 above ground parking structure shall be designed to be utilized and repurposed to non-parking uses such that the height of the above ground 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 at least 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 at least 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 at least 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., 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. A Paseo 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. A Paseo shall be primarily (at least 75 percent) open to the sky. 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 and/or in a centrally located and prominently visible location for each PAOS. It is recommended that the sign 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 all of 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 all of 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 all of 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 Section 13B.3.1. of Chapter 1A of the Code, to permit any of the following reductions in the required amount of open space 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 the Bureau of Street Services, Urban Forestry Division.
3. **Protected Tree Replacement.** Protected trees as referenced in Section 17.02 of Chapter 1 of the Code shall be replaced at a 4:1 ratio, subject to approval by the Bureau of Street Services, Urban Forestry Division.

- B. Street Trees.** 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 shall be subject to the review and approval of the Bureau of Street Services, Urban Forestry Division.

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 14.1.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 fence and/or 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 building 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 on South Harbor Boulevard at West 3rd Street within the public right-of-way.

Section 17.3. Bicycles

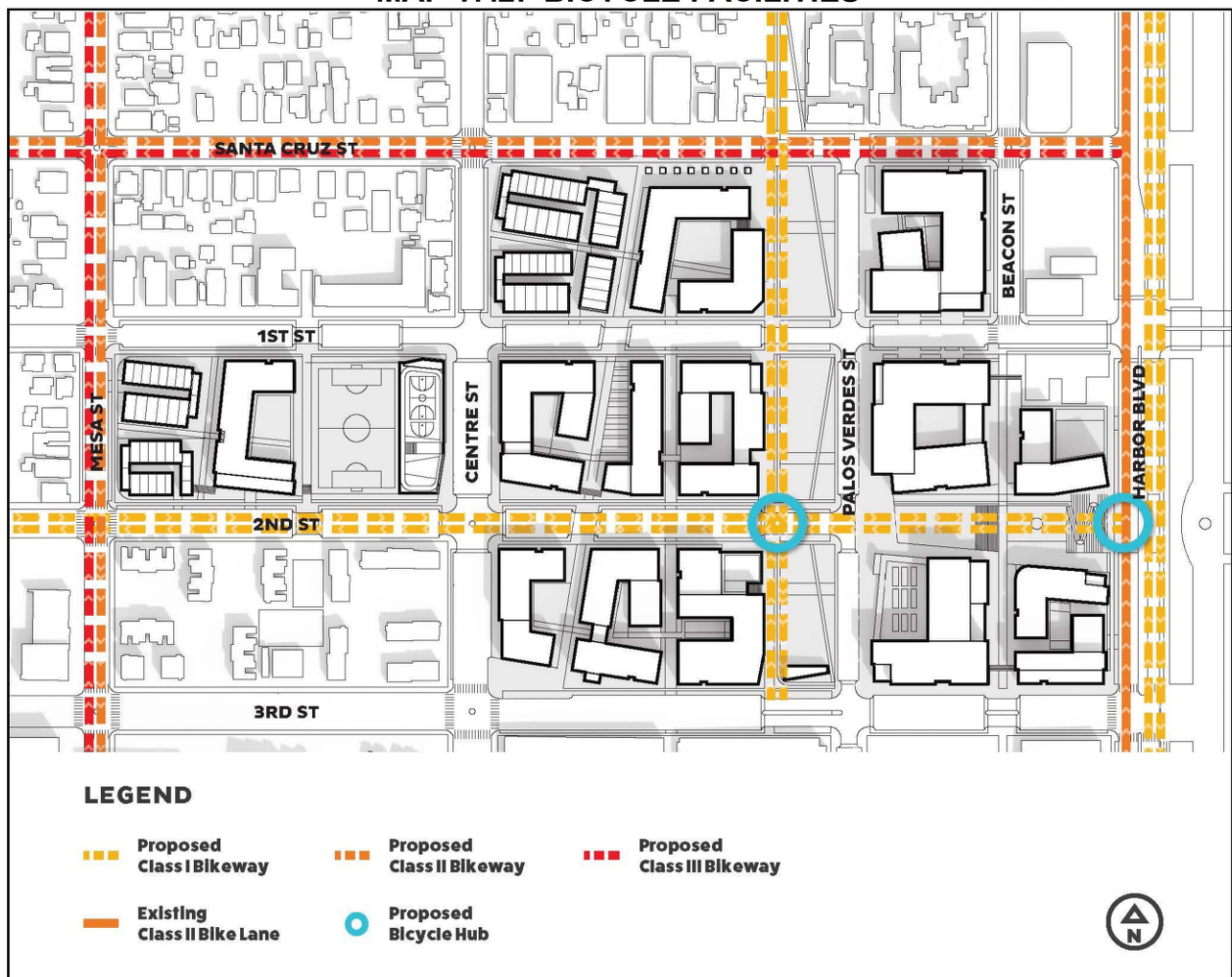
The Specific Plan proposes a multi-layered network for safe and comfortable cycling through the development of dedicated bicycle facilities, as depicted below in Map 17.2: Bicycle Facilities, and as described below:

- 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 Street, 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 concurrently 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 completion (e.g. open to the public) 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 prior to the completion (e.g. issuance of final Certificate(s) of Occupancy) 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 tract map 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 17.6: Traffic Controls below.
- D. Traffic Control Improvements.** Improvements shall be implemented concurrent with the recordation of each tract map phase and shall be completed in conjunction with the development of each tract map 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 Section 12.37 of Chapter 1 of the Code, 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 of this Specific Plan, 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.

APPENDIX A:

ENVIRONMENTAL STANDARDS

1. INTRODUCTION

The One San Pedro Project Environmental Impact Report (EIR), No. ENV-2021-10633-EIR (State Clearinghouse Number 2021010117), has been prepared to address the potential environmental impacts of the One San Pedro Project (Project). The evaluation of the Project's impacts in the EIR takes into consideration the Project Design Features (PDFs) and applies Mitigation Measures (MMs) needed to avoid or reduce potentially significant environmental impacts.

A Mitigation Monitoring Program (MMP) has been prepared, as part of the Project EIR, pursuant to Public Resources Code (PRC) Section 21081.6, which requires a Lead Agency to adopt a "reporting or monitoring program for changes to the Project or conditions of Project approval, adopted in order to mitigate or avoid significant effects on the environment." In addition, the California Environmental Quality Act (CEQA) Guidelines Section 15097(a) requires that a public agency adopt a program for monitoring or reporting mitigation measures and Project revisions, which it has required to mitigate or avoid significant environmental effects. The MMP prepared for the Project EIR has been prepared in compliance with the requirements of CEQA, PRC Section 21081.6, and CEQA Guidelines Section 15097 and is designed to monitor implementation of the PDFs and MMs identified for the Project.

As part of Section 18, Environmental Standards, of the One San Pedro Specific Plan (Specific Plan), the Environmental Standards herein include the MMs as outlined in the MMP prepared for the Project EIR. In addition, PDFs incorporated into the Project EIR are also included as additional Environmental Standards.

2. ORGANIZATION

As shown on the following pages, each identified PDF and MM for the Project is listed and categorized by environmental impact area, with accompanying identification of the following:

- **Enforcement Agency:** The agency with the power to enforce the PDF or MM.
- **Monitoring Agency:** The agency to which reports involving feasibility, compliance, implementation, and development are made.
- **Monitoring Phase:** The phase of the Project during which the PDF or MM shall be monitored.
- **Monitoring Frequency:** The frequency at which the PDF or MM shall be monitored.
- **Action Indicating Compliance:** The action by which the Enforcement or Monitoring Agency indicates that compliance with the identified PDF or required MM has been implemented.

3. ADMINISTRATIVE PROCEDURES AND ENFORCEMENT

These Environmental Standards shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each PDF and MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in this Appendix.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two business days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

4. PROGRAM MODIFICATION

After review and approval of the final Environmental Standards, minor changes and modifications to the Environmental Standards are permitted but can only be made subject to City approval. The Lead Agency and/or Responsible Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency and/or Responsible Agency.

The Project shall be in substantial conformance with the PDFs and MMs contained in these Environmental Standards. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted if the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval, finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or the other basis for modifying or deleting the PDF or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not, in and of itself, require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project.

5. PROJECT DESIGN FEATURES AND MITIGATION MEASURES

A. Aesthetics

Project Design Features

PDF AES-1: Anti-reflective Glass. Glass used in building façades be low-reflective or treated with an anti-reflective coating to minimize glare. Consistent with applicable energy and building code requirements, including Section 140.3 of the California Energy Code as may be amended, glass with coatings required to meet the Energy Code requirements will be permitted.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of building permit; Field inspection sign-off

PDF AES-2: Outdoor Lighting. All new outdoor lighting required for the Project will be shielded and directed towards the interior of the Project Site such that the light source does not project directly upon any adjacent property, while maintaining adequate lighting levels for public safety and security.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of building permit; Field inspection sign-off

PDF AES-3: Mechanical Equipment and Utility Screening. Mechanical, electrical, and roof top equipment (including heating, ventilation, and air conditioning [HVAC] systems), as well as building appurtenances and trash enclosures, will be integrated into the project's architectural design and screened from view.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety

- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of building permit; Field inspection sign-off

Mitigation Measures

MM AES-1: Construction Screening. Temporary construction fencing shall be placed along the periphery of active construction staging and work areas to shield construction activity from view at the street level.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Pre-Construction, Construction.
- **Monitoring Frequency:** Periodically during construction.
- **Action Indicating Compliance:** Field inspection sign-off.

MM AES-2: Construction Lighting. Outdoor lighting used during construction shall be shielded and/or aimed such that the light source cannot be seen from adjacent residential properties and the public right-of-way. However, construction lighting shall be sufficient to protect the safety of construction workers.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Pre-Construction, Construction.
- **Monitoring Frequency:** Periodically during construction.
- **Action Indicating Compliance:** Field inspection sign-off.

B. Air Quality

Mitigation Measures

MM AQ-1: Construction Equipment. The Project Applicant shall ensure the following requirements are incorporated into applicable bid documents, purchase orders, and

contracts. Contractors shall confirm the ability to supply the compliant construction equipment prior to any ground-disturbing and construction activities:

- Mobile off-road construction equipment (wheeled or tracked) greater than 50 hp used during construction of the Project shall meet the U.S. EPA Tier 4 final standards. In the event of specialized equipment use where Tier 4 equipment is not commercially available at the time of construction, the equipment shall, at a minimum, meet the Tier 3 standards. Zero-emissions construction equipment may be incorporated in lieu of Tier 4 final equipment. A copy of each equipment's certified tier specification or model year specification shall be available upon request at the time of mobilization of each piece of equipment.
- Mobile off-road construction equipment less than 50 hp used during construction of the Project shall be electric or other alternative fuel type. A copy of each unit's certified tier specification or model year specification shall be available upon request at the time of mobilization of each applicable unit of equipment.
- Electric hook-ups to the power grid shall be used instead of temporary diesel- or gasoline-powered generators, whenever feasible. If generators need to be used, the generators shall be non-diesel generators.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Pre-Construction, Construction.
- **Monitoring Frequency:** Periodically during construction.
- **Action Indicating Compliance:** Field inspection sign-off.

MM AQ-2: Landscaping Equipment Electrification. The Project shall include a minimum of 25 percent electric landscaping equipment use in all contracts for landscaping services to be rendered on site. This requirement shall be added to the Master Development Agreement between HACLA and the Project Applicant.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety, HACLA.
- **Monitoring Phase:** Prior to issuance of Certificate of Occupancy.
- **Monitoring Frequency:** Prior to issuance of Certificate of Occupancy for each building permit.
- **Action Indicating Compliance:** Field inspection sign-off.

C. Greenhouse Gas Emissions

Project Design Features

PDF GHG-1: Photovoltaic Solar. Active photovoltaic (PV) solar will be installed on the Project Site to produce a minimum rate of 15 percent electricity demand.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Pre-Construction; Construction.
- **Monitoring Frequency:** Once at plan check; once during field inspection.
- **Action Indicating Compliance:** Plan check approval and issuance of building permit; Field inspection sign-off.

PDF GHG-2: Electric Vehicle (EV) Charging Stations. The proposed Project will comply with Tier II voluntary Title 24 measures which require that a total of 40 percent of parking spaces are EV ready and a minimum of 15 percent of parking spaces are equipped with EV chargers. In addition to the added EV charging stations, electric outlets for use by delivery vehicles in loading areas shall be incorporated where feasible.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Pre-Construction; Construction.
- **Monitoring Frequency:** Once at plan check; once during field inspection.
- **Action Indicating Compliance:** Plan check approval and issuance of building permit; Field inspection sign-off.

PDF GHG-3: Additional Measures. The following additional Transportation Demand Management (TDM) measures will be incorporated into the proposed Project, as feasible, as outlined in the Transportation Assessment (Fehr & Peers 2023):

- Construction of a mobility hub at 1st Street;
- Implement/improve on-street bicycle facilities;
- Include bicycle parking per the Los Angeles Municipal Code (LAMC);
- Include secure bike parking and showers (end of trip facilities);
- Improve pedestrian network within the Project Site;

- Use of transit subsidies assuming that 7 percent of employees and residents are eligible and a daily equivalent of \$5.96 is subsidized;
- Implementation of a car-share program; and
- A comprehensive bicycle-share program for the development.
- **Enforcement Agency:** City of Los Angeles Department of Transportation.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Transportation.
- **Monitoring Phase:** Prior to issuance of Certificate of Occupancy.
- **Monitoring Frequency:** Once at plan check prior to issuance of building permit (provide proof of compliance); Once prior to issuance of Certificate of Occupancy for each building.

Action Indicating Compliance: Approval of the additional TDM measures from LADOT; issuance of Certificate of Occupancy.

D. Cultural Resources

Mitigation Measures

MM CUL-1: Interpretive Display. HACLA shall ensure that the Project Applicant prepares and installs an interpretive display in the Phase 1 Community Room, which will be open to the public. The interpretive display shall be completed to coincide with the opening of the Phase 1 Community Room. It shall include a brief history of the historical resource, its significance in the contexts of public and defense worker housing in Los Angeles during the Second World War and public housing design related to the Garden City and Modern movements, and a description of the Project which led to the demolition of the historical resource. The display shall be professionally written, illustrated, and designed, and shall include the website address associated with the informational website created by implementation of Mitigation Measure CUL-2. The content shall be prepared by persons meeting the Secretary of the Interior's Professional Qualifications Standards for history or architectural history in coordination with the City of Los Angeles Office of Historic Resources. The Interpretive Display may be rotated amongst Community Rooms and/or public outdoor spaces throughout the OSP Specific Plan Site with approval by HACLA.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety, HACLA.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety, HACLA.
- **Monitoring Phase:** Post-Construction.
- **Monitoring Frequency:** Once prior to issuance of Certificate of Occupancy for Phase 1 Community Room.

- **Action Indicating Compliance:** Field inspection sign-off.

MM CUL-2: Informational Website. HACLA and/or the Project Applicant shall add to their existing website a section dedicated to the history of Rancho San Pedro Complex and public housing in Los Angeles within six months of the issuance of the Certificate of Occupancy for the Phase 1 Community Room. The website shall be maintained by HACLA and shall provide content on the history of Rancho San Pedro Complex, the significance of public housing in the city, and notable examples of public housing architecture and site planning. It shall include links to other scholarly sources of information on the history and design of the site within the context of public housing in the city. The new website section shall be professionally written, illustrated, and designed. The content shall be prepared by persons meeting the Secretary of the Interior's Professional Qualifications Standards for history or architectural history and shall be periodically updated, as needed, if new scholarly information related to the history or significance of Rancho San Pedro and public housing become available following the initial publishing of the website.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Post-Construction, Operation.
- **Monitoring Frequency:** Once within 6 months of issuance of Certificate of Occupancy for Phase 1 Community Room.
- **Action Indicating Compliance:** Access website link.

MM CUL-3: Project Archaeologist. HACLA shall retain a Project Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology to ensure mitigation and/or conditions of approval for the Project, as they relate to archaeological resources, are completed. The Project Archaeologist shall oversee and implement the Worker's Environmental Awareness Program (WEAP) and cultural resources monitoring (MMs CUL-4 and CUL-5). The Project Archaeologist shall be responsible for preparing and executing any testing and/or reporting programs necessary in the event of a find during Project execution.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Pre-Construction, Construction.
- **Monitoring Frequency:** Once at plan check.
- **Action Indicating Compliance:** Submittal of compliance documentation to City of Los Angeles Department of City Planning, Office of Historic Resources.

MM CUL-4: Worker's Environmental Awareness Training. A qualified archaeologist and Native American representative shall be retained to conduct a WEAP training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities associated with the Project. The training shall be conducted by an archaeologist who meets or exceeds the Secretary of the Interior's Professional Qualification Standards for archaeology and a locally affiliated Native American representative. Archaeological sensitivity training shall include a description of the types of cultural materials that may be encountered, cultural sensitivity issues, the regulatory environment, and the proper protocol for treatment of materials in the event of a find.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Pre-Construction.
- **Monitoring Frequency:** Once before commencement of construction.
- **Action Indicating Compliance:** Submittal of documentation of completion of WEAP training from archaeologist and Native American representative.

MM CUL-5: Archaeological Monitoring. Working under the direct supervision of the Project Archaeologist, an archaeological monitor shall be present during ground-disturbing activity for Project construction, including but not limited to site clearing, grubbing, demolition, trenching, and excavation, for the duration of the aforementioned activities or until the Project Archaeologist, in consultation with HACLA and monitoring tribes, determines monitoring is no longer necessary (e.g., initial ground disturbance is complete, soils are sterile for cultural resources). The archaeological monitor shall prepare daily logs to be submitted at the completion of the Project as part of the Cultural Resources Monitoring Report. In the event that previously unidentified prehistoric or historical archaeological materials or human remains are encountered during Project construction, the archaeological monitor shall retain the authority to halt and/ or redirect work up to 100 feet away from the discovery until an evaluation of the resource is complete and the location of the find has been cleared for further activity by the Project Archaeologist.

A Native American monitor representing one of the consulting Native American Tribes shall be present during ground-disturbing activity for Project construction, including but not limited to site clearing, grubbing, demolition, trenching, and excavation, for the duration of the proposed Project or until the Project Archaeologist determines monitoring is no longer necessary. The Native American monitor shall prepare daily logs and submit weekly updates to the Project Archaeologist. In addition, the Native American monitor shall prepare and submit a summary statement upon completion of monitoring to include in the Cultural Resources Monitoring Report prepared for the Project. The Project Archaeologist and HACLA shall review and include the statement as part of the Cultural Resources Monitoring Report prepared for the Project.

At the completion of monitoring, the Project Archaeologist shall prepare a Cultural Resources Monitoring Report to document the findings during the monitoring effort for the

Project. The Report shall include the monitoring logs completed for the Project and document any discoveries made during construction monitoring. The Report shall also include the monitoring logs prepared by the Native American monitor for the Project. The Report shall be submitted to HACLA and the South Central Coastal Information Center (SCCIC).

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Construction.
- **Monitoring Frequency:** Periodically during construction.
- **Action Indicating Compliance:** Production of daily logs and Cultural Resources Monitoring Report.

MM CUL-6: Inadvertent Discovery of Archaeological Resources. If cultural resources are encountered during ground-disturbing activities that have not been previously identified, work in a 100-foot radius of the find shall be halted and redirected. The Project Archaeologist or the archaeological monitor shall provide recommendations regarding the resource's potential significance and potential treatment in consultation with the Native American monitor. If the discovery is identified to be a site (generally more than three artifacts), the evaluation shall require preparation of an Archaeological Testing Plan (ATP) to determine if the resource qualifies for California Register of Historical Resources (CRHR) and/or National Register of Historic Places (NRHP) listing. Such evaluations will be used to determine if the Project may have a significant impact/adverse effect on the resource. Following the execution of the ATP, if the lead agency in consultation with the Project Archaeologist, determines the discovery is significant and cannot be avoided by the Project, additional work such as an Archaeological Data Recovery Program (ADRP) shall be completed prior to the resumption of ground-disturbing activities in the immediate area to mitigate any significant impacts to cultural resources. The ATP and ADRP are described in further detail below.

NRHP/CRHR criteria for evaluating the significance of archaeological resources shall be used in the event a cultural resource is discovered. If resources are discovered that the Project Archaeologist recommends the resource meets the significance criteria of NRHP Criterion D and or the CRHR Criterion 4, and if preservation in place is not feasible, an ADRP shall be implemented. If resources are found to meet NRHP criteria A and/or B and/or C and or the CRHR criteria 1 and/or 2 and/or 3, then representatives of the appropriate descent community or the appropriate community members shall be notified upon the determination.

- Archaeological Testing Plan: The purpose of the ATP will be to determine the extent and possible presence/absence of archaeological resources and to identify whether the resources constitute an historic property or historical resource using the criteria of the NRHP/CRHR.

- The ATP shall be conducted in accordance with an approved ATP that will be reviewed by the consulting Native American Tribes.
- At the completion of the ATP, the Project Archaeologist and Staff Archaeologists shall submit a written report of the findings.
- If the Project Archaeologist determines that a significant archaeological resource is present and that the resource could be adversely affected by the Project, at the discretion of the Project sponsors either:
 - The Project shall be re-designed as to avoid any adverse effects; or
 - A data recovery program shall be implemented.
- Archaeological Data Recovery Program: Should a cultural resource that qualifies for NRHP/CRHR listing under Criterion D/4 for data potential be identified and the Project cannot avoid impacting the qualifying cultural resource , an ADRP shall be completed to comprehensively document the resource and exhaust the data potential. The ADRP shall be conducted by the Project Archaeologist in accordance with the California Office of Historic Preservation's (OHP) 1990 Archaeological Resource Management Reports: Recommended Contents and Format.

Prior to implementing the field component of the ADRP, a Data Recovery Plan (Plan) shall be prepared by the Project Archaeologist selected to carry out the ADRP. The Plan shall be prepared in consultation with Native American groups who have participated in consultation for the Project and reviewed and approved by HACLA. The Plan shall, at minimum, include the following:

- Field Methods and Procedures;
 - Thresholds for Achieving Data Redundancy ;
 - Cataloguing and Laboratory Analysis;
 - Discard and Deaccession Policy;
 - Interpretive Program;
 - Security Measures;
 - Final Report; and
 - Curation.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.

- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Construction.
- **Monitoring Frequency:** To be determined by consultation with Project Archaeologist if resource(s) are discovered.
- **Action Indicating Compliance:** If unanticipated discoveries are found, submittal of ATP and/or ADRP by the Project Archaeologist.

MM CUL-7: Unanticipated Discovery of Human Remains and Associated Grave Goods. In the event human remains are unexpectedly discovered at any time during the implementation of the Project, HACLA, the Project Archaeologist, and the Project sponsors shall follow the California Health and Human Safety Code Section 7050.5, which states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. Therefore, in the event of an unanticipated discovery of human remains, the Los Angeles County Coroner must be notified immediately. If the human remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC). Native American human remains are defined in PRC Section 5097.98(d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with human remains that are placed or buried with Native American human remains are to be treated in the same manner as the remains in accordance with PRC 5097.98(d)(2). The NAHC shall notify a Most Likely Descendant (MLD), and the MLD shall complete the inspection of the site within 48 hours of being granted site access to make recommendations. The landowner shall reinter the remains in an area of the property secure from subsequent disturbance. Any discovery of human remains or grave goods shall be kept confidential to prevent further disturbance.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Construction.
- **Monitoring Frequency:** Periodically during construction.
- **Action Indicating Compliance:** Archaeologist confirmation of finds or no finds,

E. Geology and Soils

Mitigation Measures

MM GEO-1: Final Geotechnical Report. Prior to issuance of grading permits, the Applicant shall submit final design plans and a final design-level geotechnical report for the OSP Specific Plan Site to the Los Angeles Department of Building and Safety for review and approval. The final design-level geotechnical reports shall be used for final design of the foundation systems for the structures and shall take into consideration the engineering

properties beneath the proposed structures and the projected loads. The final reports shall specify geotechnical design parameters that are needed by structural engineers to determine the type and sizing of structural building materials. The final reports shall be subject to the specific performance criteria imposed by applicable State and local codes and standards. The final geotechnical reports shall be prepared by a registered civil engineer or certified engineering geologist and include appropriate measures to address seismic hazards and ensure structural safety of the proposed structures and future residents and employees. The proposed structures shall be designed and constructed in accordance with all applicable provisions of the California Building Code and the Los Angeles Building Code. The final design-level geotechnical reports shall address the recommendations provided in the Preliminary Geotechnical Reports prepared by Group Delta Consultants, Inc. (Group Delta), including the following:

- Construction and operation of the proposed Project shall be implemented in accordance with the applicable regulatory and code requirements.
- The subsurface geotechnical profile on the OSP Specific Plan Site is complex and variable. The transitions between native materials, fill, and groundwater conditions shall be considered in conjunction with the proposed site plans and building layouts in order to develop the most suitable foundation option for each proposed structure. All recommendations regarding the foundation options for Zones A, B, and C and Transition Zones shall be considered and implemented.
- Mat foundations, deep foundations, and pile types shall be designed and implemented in accordance with the recommendations of the geotechnical reports. The contour of the foundation pressure shall be provided during the structural design phase.
- Floor slabs may be supported on grade if the existing soils on site can be removed and replaced with properly compacted fill soils. If expansive soils are present at the slab-on-grade elevation, floor slabs shall be structurally supported.
- Temporary excavation shall be implemented using conventional heavy-duty grading equipment such as scrapers, loaders, dozers, and excavators. Temporary excavations up to 5 feet deep may stand in vertical cuts, and deeper excavations shall be sloped according to the recommendations of the final geotechnical reports. Temporary shoring shall be designed and implemented according to the guidelines set forth in the Preliminary Geotechnical Reports.
- If unstable or wet subgrade material is encountered during Project design and construction, stabilization shall consist of the placement of granular working mats consisting of coarse gravel and geogrid, or subexcavation and replacement with dried soil.
- Basement walls shall be in compliance with the Los Angeles Building Code to resist at-rest earth pressures. The recommended pressure shall be confirmed during the design-level geotechnical investigations and shall consider the presence of expansive soils, which may require the use of higher design earth pressures.

- Final design-level geotechnical investigations shall assess the corrosion potential of on-site soils and the extent and severity of expansive soils.
- Sandy soils, after clearing, grubbing, and removal of deleterious material, are generally suitable for reuse as compacted fills. However, not all on-site sandy soils will be suitable for specific purposes, and selective grading and testing may be required if on-site soils are to be used as select materials. Import fill sources, if any, shall be observed and tested prior to hauling onto the site to evaluate the suitability for use. Imported fill shall comply with the guidance outlined in the Preliminary Geotechnical Reports.
- Further study is required to accurately characterize the complex subsurface conditions on the OSP Specific Plan Site. Design-level geotechnical investigations shall be conducted, and the installation of monitoring wells, borings, and cone penetration tests shall be completed to narrow down the location of uncertified fill transitions zones and further characterize the subsurface materials.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Pre-Construction.
- **Monitoring Frequency:** Prior to issuance of grading permit.
- **Action Indicating Compliance:** Submittal of Final Geotechnical Report and issuance of grading permit.

MM GEO-2: Geotechnical Professional Observation. A certified geotechnical professional shall be retained to observe and test all grading operations for shallow foundations and pile installation for deep foundations during the construction stage of the Project. Furnishing of pile load test results shall be required. Evidence of the observations of the certified geotechnical professional at the Project Site shall be provided to the City Engineer in the form of weekly logs during all grading operations for foundations and pile installation activities.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Pre-Construction, Construction.
- **Monitoring Frequency:** Once at plan check; periodically during construction.
- **Action Indicating Compliance:** Documentation indicating retention of a geotechnical professional; Production of periodic logs.

MM GEO-3: Paleontological Resources Monitoring and Mitigation.

1. **Qualified Paleontologist.** The project applicant shall retain a Qualified Paleontologist to direct all mitigation measures related to paleontological resources. A qualified professional paleontologist is defined by the Society of Vertebrate Paleontology (SVP) standards (SVP 2010) as an individual preferably with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least two years (SVP 2010).
2. **Paleontological Worker Environmental Awareness Program.** Prior to the start of construction, the Qualified Paleontologist or their designee shall conduct a paleontological Worker Environmental Awareness Program (WEAP) training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff.
3. **Paleontological Monitoring.** Full-time paleontological monitoring shall be conducted during ground-disturbing construction activities (i.e., grading, trenching, foundation work) within native (i.e., previously undisturbed) sediments of any depth in all project areas. Ground-disturbing activities that only impact artificial fill (i.e., previously disturbed) sediments do not require paleontological monitoring. Paleontological monitoring shall be conducted by a qualified paleontological monitor, who is defined as an individual who has experience with collection and salvage of paleontological resources and meets the minimum standards of the SVP (2010) for a Paleontological Resources Monitor. The duration and timing of the monitoring will be determined by the Qualified Paleontologist based on the observation of the geologic setting from initial ground disturbance, and subject to the review and approval by the City of Los Angeles. If the Qualified Paleontologist determines full-time monitoring is no longer warranted, based on the specific geologic conditions once the full depth of excavations has been reached, they may recommend monitoring be reduced to periodic spot-checking or ceased entirely. Monitoring shall be reinstated if any new ground disturbances are required, and reduction or suspension shall be reconsidered by the Qualified Paleontologist at that time. In the event of a fossil discovery by the paleontological monitor, all work within a 50-foot radius of the find shall cease. The Qualified Paleontologist shall evaluate the find before restarting construction activity in the area. If it is determined that the fossil(s) is (are) scientifically significant, the Qualified Paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources:
 - A. **Salvage of Fossils.** If fossils are discovered, the paleontological monitor shall have the authority to halt or temporarily divert construction equipment within 50 feet of the find until the monitor and/or lead paleontologist evaluate the discovery and determine if the fossil may be considered significant. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. Bulk matrix sampling may be necessary to recover small invertebrates or microvertebrates from within paleontologically sensitive deposits.

- B. Preparation and Curation of Recovered Fossils. Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the Natural History Museum of Los Angeles County), along with all pertinent field notes, photographs, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Qualified Paleontologist.
4. Final Paleontological Mitigation Report. Upon completion of ground-disturbing activity (and curation of fossils, if necessary), the Qualified Paleontologist shall prepare a final report describing the results of the paleontological monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any), and the scientific significance, and recommendations. The report shall be submitted to the City of Los Angeles. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
 - **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety
 - **Monitoring Phase:** Pre-Construction, Construction.
 - **Monitoring Frequency:** Once at plan check; Periodically during construction.
 - **Action Indicating Compliance:** Documentation indicating retention of geotechnical professional; Production of periodic logs and Final Paleontological Mitigation Report.

F. Hazards and Hazardous Materials

Mitigation Measures

MM HAZ-1: Voluntary Oversight Agreement with the Los Angeles County Fire Site Mitigation Unit.

Because contaminated soil is present on the Project Site, the Project Applicant shall coordinate on-site remediation activities on the OSP Specific Plan Site with the Los Angeles County Fire Department (LACFD) Site Mitigation Unit (SMU). Prior to initiation of soil grading, excavation, or remediation activities, the Applicant shall enter into a Voluntary Oversight Agreement with the LACFD SMU. The LACFD SMU shall oversee the assessment and remediation of the OSP Specific Plan Site through completion of building demolition, excavation, soil remediation, and building construction. Prior to commencement of demolition and excavation/grading activities on the OSP Specific Plan Site, the Applicant shall submit the following documents to the LACFD SMU for review and approval:

- All Environmental Site Assessments and subsurface investigation reports completed for the OSP Specific Plan Site;

- Current development plan, including plans for soil excavation and removal and/or vapor barriers;
- Soil management plans completed for the OSP Specific Plan Site; and
- Any additional hazardous materials-related reports completed for the project.

Upon submittal of the information above, LACFD SMU may require further actions such as: additional subsurface investigation, including additional soil, soil vapor or groundwater monitoring wells; soil excavation and off-site disposal; completion of human health risk assessments; installation of soil vapor barriers, and/or completion of remediation reports or case closure documents. The Applicant shall submit all reports and documentation to the LACFD SMU for review and approval prior to initiation of soil grading, excavation, or remediation activities.

The Applicant shall obtain an approval letter from LACFD SMU prior to initiation of grading and construction activities. The approval letter shall specify that LACFD SMU is in agreement that the on-site soil has been remediated to LACFD SMU standards and project construction can commence. Prior to issuance of grading permits, the Applicant shall submit the approval letter to the City of Los Angeles Department of Building and Safety.

It should also be noted that LACFD SMU may determine that the Los Angeles Regional Water Quality Control Board (RWQCB) or the California Department of Toxic Substances Control (DTSC) may be best suited to perform the cleanup oversight agency duties for the assessment and/or remediation of the Project Site. Should the cleanup oversight agency be transferred from LACFD to the Los Angeles RWQCB or DTSC, this and other mitigation measures shall still apply and will be overseen by the designated cleanup oversight agency.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Los Angeles County Fire Department, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Pre-Construction, Construction.
- **Monitoring Frequency:** Prior to issuance of grading permits, periodically during construction.
- **Action Indicating Compliance:** Submittal of LACFD approval letter, periodic LACFD determination letters as applicable.

MM HAZ-2: Soil Management Plan. Prior to commencement of grading and excavation activities at the Project Site, the Applicant shall retain a qualified environmental consultant (professional geologist [PG] or professional engineer [PE]) to prepare a Soil Management Plan (SMP) for the OSP Specific Plan Site. The SMP shall specify the limits of soil that require removal to remediate the soil contamination on the OSP Specific Plan Site. The SMP will provide the City of Los Angeles and the construction contractor with guidance

and procedures for the proper handling and management of impacted soil, if any is encountered, during site construction activities. The SMP shall include measures required for compliance with all application regulations, including but not limited to, SCAQMD Rule 1466. The SMP shall address:

- On-site handling and management of contaminated soils or other hazardous wastes (e.g., stained soil, and soil with solvent or chemical odors) if such soils or hazardous wastes are encountered; and
- Specific actions to reduce hazards to construction workers and off-site receptors during the construction stages.

The SMP shall specifically address hazards to residences and schools within 0.25 miles of the Project Site.

The SMP must establish remedial measures and soil management practices to ensure construction worker safety, the health of future workers and visitors, and the prevention of off-site migration of contaminants from the Project Site. These measures and practices shall include, but are not limited to:

- Stockpile management including stormwater pollution prevention and the installation of Best Management Practices;
- Proper disposal procedures of contaminated materials;
- Investigation procedures for encountering known and unexpected odorous or visually stained soils, other indications of hydrocarbon piping or equipment, and/or debris during ground-disturbing activities;
- Monitoring and reporting;
- A health and safety plan for contractors working at the Project Site that addresses the safety and health hazards of each stage of construction activities with the requirements and procedures for employee protection; and
- The health and safety plan shall outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction .

The Project Applicant shall submit the SMP to the LACFD SMU (or other designated oversight agency) for review and approval prior to grading, excavation, or remediation activities at the Project Site. The approved SMP shall be submitted to the City of Los Angeles Department of Building and Safety prior to issuance of grading permits. The project Applicant shall ensure the construction contractor implements the SMP during demolition, grading, and construction at the Project Site.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Los Angeles County Fire Department, City of Los Angeles Department of Building and Safety.

- **Monitoring Phase:** Pre-Construction, Construction.
- **Monitoring Frequency:** Prior to issuance of grading permits for each project, periodically during construction.
- **Action Indicating Compliance:** Submittal of Soil Management Plan and LACFD approval letter.

MM HAZ-3: Soil Remediation. Where contaminated soil that exceeds hazardous waste screening levels is known to be present on the OSP Specific Plan Site, the Applicant shall retain a qualified environmental consultant (PG or PE) to properly remove and dispose of the contaminated soil. All soil removal and disposal activities shall be conducted in accordance with the recommendations of the SMP. The qualified environmental consultant shall utilize the Project Site analytical results for waste characterization purposes prior to off-site transportation or disposal of potentially impacted soils or other impacted wastes. The qualified consultant shall provide disposal recommendations and arrange for proper disposal of the waste soils or other hazardous wastes (as necessary), and/or provide recommendations for remedial engineering controls, if appropriate.

Remediation of impacted soils and/or implementation of remedial engineering controls may require additional delineation of sub-surface impacts, additional analytical testing per landfill or recycling facility requirements, soil excavation, and off-site disposal or recycling.

Prior to initiation of soil excavation or soil remediation activities, the LACFD SMU (or other designated oversight agency) shall review and approve the soil removal and disposal recommendations prior to transportation of waste soils off site and review and approve remedial engineering controls.

The Project Applicant shall review and ensure the qualified environmental consultant implements the disposal recommendations prior to transportation of waste soils off site and review and implement the remedial engineering controls prior to and during construction.

The City shall review and approve the disposal recommendations and remedial engineering controls prior to issuing a grading permit.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Los Angeles County Fire Department, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Pre-Construction.
- **Monitoring Frequency:** Prior to issuance of grading permit, periodically during construction.
- **Action Indicating Compliance:** Submittal of disposal recommendations and remedial engineering controls as applicable.

MM HAZ-4: Construction Vapor Monitoring Plan. The Project Applicant shall retain a qualified environmental consultant (PG or PE) or other qualified person to prepare a Construction Vapor Monitoring Plan. The Vapor Monitoring Plan shall specify the controls required to be implemented during construction activities at the OSP Specific Plan Site to mitigate the effects of subsurface gases on workers and the public. Controls could include, but are not limited to:

- Gas monitoring devices would be present to alert workers of elevated gas concentrations when basement or subsurface soil disturbing work is being performed;
- Contingency procedures would be in place if elevated gas concentrations are detected such as the mandatory use of personal protective equipment, evacuating the area, and/or increasing ventilation within immediate work area where the elevated concentrations are detected;
- Workers would be trained to identify exposure symptoms and implement alarm response actions;
- Soil exposed during excavations would be minimized to reduce the surface area which could off-gas (this will be done by staggering exposed excavation areas);
- Soil removed as part of construction will be sampled and tested for off-site disposal in a timely manner (if soil is stockpiled prior to disposal, it would be managed in accordance with the project's Storm Water Pollution Prevention Plan);
- Fencing would be established to limit public access and allow for gas dilution; and
- HASP development which would describe the work activities and hazards associated with each work activity.

Hazard mitigation shall be presented in the HASP to limit construction risks to workers. The HASP shall contain emergency contact numbers, maps to the nearest hospital, gas monitoring action levels, gas response actions, allowable worker exposure times, and mandatory personal protective equipment requirements. The HASP shall be signed by all workers on site to demonstrate their understanding of the construction risks.

The Applicant shall submit the Construction Vapor Monitoring Plan to the LACFD SMU for review and approval. The Applicant shall submit the approved Construction Vapor Monitoring Plan to the City of Los Angeles Department of Building and Safety prior to issuance of a grading permit.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Los Angeles County Fire Department, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Pre-Construction.
- **Monitoring Frequency:** Prior to issuance of grading permit.

- **Action Indicating Compliance:** Submittal of Construction Vapor Monitoring Plan.

MM HAZ-5: Vapor Mitigation System. Where soil vapor is known to be present at chemical concentrations exceeding screening levels for sub-slab/soil gas (vapor) intrusion, the Project Applicant shall retain a qualified environmental consultant (PG or PE) or other qualified person to prepare a soil vapor Human Health Risk Assessment for the OSP Specific Plan Site. The Human Health Risk Assessment shall evaluate the risk to future on-site residences from VOCs in on-site soil vapor. If the Human Health Risk Assessment determines that a vapor mitigation system is required for the proposed building, the qualified environmental consultant shall prepare a Vapor Mitigation Plan and shall design the vapor mitigation system for the proposed Project.

The Vapor Mitigation Plan shall include, but is not limited to:

- Design specifications;
- Material specifications;
- Installation requirements; and
- Monitoring requirements.

The qualified environmental consultant shall design and implement engineering measures or institutional controls (e.g., soil vapor barrier) to prevent potential soil vapor intrusion into new residences or businesses in accordance with the measures included in the DTSC's Vapor Intrusion Guidance Document – Final (October 2011) and Vapor Intrusion Mitigation Advisory, Revision 1 (October 2011), or current guidance (DTSC 2011a and 2011b).

The Applicant shall submit the Human Health Risk Assessment and Vapor Mitigation Plan to the LACFD SMU (or other designated oversight agency) for review and approval prior to construction. Design of engineering measures or institutional controls shall be submitted to the City of Los Angeles Department of Building and Safety prior to the issuance of any grading or building permits. If determined to be required by the Human Health Risk Assessment, the contractor shall incorporate a sub-slab vapor barrier during construction, the implementation of which would prevent the potential for soil gas VOCs from migrating to indoor air.

The Applicant shall retain a qualified professional to certify that the required vapor measures and controls are properly constructed and functioning at the Project Site. The efficacy of the measures and controls shall be confirmed and certified by a qualified professional pursuant to the construction quality assurance/quality control testing guidance of the DTSC's Vapor Intrusion Guidance Document – Final (October 2011). Written verification shall be submitted to the LACFD SMU (or other designated oversight agency) and the City prior to issuance of Certificates of Occupancy.

LACFD SMU (or other designated oversight agency) may require the creation of a Soil Vapor Operations and Maintenance Plan to ensure that future operational activities (e.g., underground utility repairs), do not alter the effectiveness of the selected vapor mitigation system. LACFD SMU (or other designated oversight agency) shall review and approve

the Soil Vapor Operations and Maintenance Plan (if required) prior to occupancy. The City shall review the Operations and Maintenance Plan (if required) prior to Certificates of Occupancy. The project Applicant shall implement the Operations and Maintenance Plan during occupancy at the Project Site.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Los Angeles County Fire Department, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Pre-Construction, Construction, Operation.
- **Monitoring Frequency:** Prior to issuance of grading permit, periodically during construction.
- **Action Indicating Compliance:** Submittal of Human Health Risk Assessment, submittal of Soil Vapor Operations and Maintenance Plan as applicable.

G. Noise

Mitigation Measures

MM NOI-1: Construction Noise Reduction Measures. The following measures shall be implemented at the Project Site during construction to minimize the community exposure to construction noise:

- All construction equipment shall be outfitted with manufacturer-recommended mufflers and silencers.
- Staging and delivery areas shall be located as far as feasible from existing residences.
- Material hauling and deliveries shall be coordinated by the construction contractor to reduce the potential of trucks waiting to unload for protracted periods of time.
- To the extent feasible, hydraulic equipment shall be used instead of pneumatic impact tools, and electric powered equipment shall be used instead of diesel-powered equipment.
- For smaller equipment (such as air compressors and small pumps), line powered (electric) equipment shall be used to the extent feasible.
- Stationary noise sources (e.g., generators and air compressors) shall be located as far from sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, or insulation barriers.
- Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for

more than 5 minutes. The construction manager shall be responsible for enforcing this.

- At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, they shall investigate, take appropriate corrective action, and report the action to the City. The sign will have a minimum dimension of 48 inches wide by 24 inches high. The sign shall be placed 5 feet above ground level.
- Temporary noise barriers of 12 feet in height shall be erected along the project property boundaries adjacent to sensitive receivers. Barriers shall be constructed with a solid material that has a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier. Alternatively, if an acoustical blanket, curtain or equivalent absorptive material is used, it shall be rated sound transmission class (STC) 32 or higher.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Construction.
- **Monitoring Frequency:** Periodically during construction.
- **Action Indicating Compliance:** Field inspection sign-off.

MM NOI-2: Stationary Recreational Noise Reduction Measures. The following measure shall be included to minimize stationary recreational noise at the OSP Specific Plan Site:

- Prior to holding the first amplified event at any new site with amplified sound (e.g., at the youth sports field and bandshell), HACLA or its designee shall install signs at entry points that state prohibited activities during the event (e.g., use of air horns, unapproved audio amplification systems, loud activity in parking lots or streets upon exiting the facility). In addition, and prior to holding the first amplified event at the facility, the sound system contractor shall create a PA System Design Plan to minimize special event noise at nearby residences, to the extent feasible. Design measures may include, but are not limited to, bandwidth and peak limiter installation, and speaker angle and directivity techniques. Prior to the first amplified special event, the sound system contractor shall perform a system check to verify that the PA system meets the PA System Design Plan.
- Once the precise locations and design details of the Project's proposed youth sports field and other potential recreational uses, such as a skate park, bandshell, and/or dog park, is finalized, HACLA or its designee shall conduct a quantitative analysis of the operational noise levels from such sources to determine if the project's recreational uses would result in an exceedance of the City of Los

Angeles exterior noise level standards. If these recreational uses will not exceed established thresholds, no additional measures are necessary. However, if it is determined that these recreational uses could potentially result in exceedance of the City's adopted exterior noise standards, the Project Applicant shall be required to implement additional feasible measures to minimize noise generated at the recreational uses. Such additional measures to reduce recreational noise impacts may include, but are not limited to, operational hour restrictions, setbacks, barriers, and other shielding techniques. HACLA shall verify these additional measures are included on the final site plan prior to issuing construction permits for the recreational uses.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Pre-Construction, Construction.
- **Monitoring Frequency:** Prior to issuance of building permit for any recreational use and/or Certificate of Occupancy as applicable.
- **Action Indicating Compliance:** Department of City Planning review and approval of noise study of recreational uses and PA System Design Plan; Field inspection sign-off.

MM NOI-3: Construction Vibration Reduction Measures. Prior to the issuance of grading permits, the following measures shall be included as notes on all construction plans:

- If paving activities occur within 25 feet of off-site buildings or structures, a pneumatic or static roller shall be used in lieu of a vibratory roller.
- Grading and earthwork activities within 15 feet of adjacent residential structures shall be conducted with off-road equipment that is limited to 100 horsepower or less.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Pre-Construction, Construction.
- **Monitoring Frequency:** Prior to issuance of grading permit for each project, periodically during construction.
- **Action Indicating Compliance:** Submittal of construction plans with notes, field inspection sign-off.

MM NOI-4: Exterior Noise Reduction Measures. To mitigate exterior noise at future outdoor use areas along Harbor Boulevard, the following measures shall be required:

- Construct 5-foot-high barriers (as measured from the finished floor of the residential units) for balconies and patios with direct line-of-sight to Harbor Boulevard. Materials for the barriers may include solid masonry, plexiglass, 1/4-inch-thick glass, stucco veneer over wood framing or foam core, or a combination of these barrier types. The barrier shall be continuous from bottom to top, with no cracks or gaps.
- Construct a 6-foot-high barrier along the eastern portion of the OSP Specific Plan Site Construction Stage 10 courtyard. Materials may include those listed above.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Construction.
- **Monitoring Frequency:** Once at plan check; Once during field inspection.
- **Action Indicating Compliance:** Issuance of building permit; Field inspection sign-off.

MM NOI-5: Interior Noise Reduction Measures. The Applicant shall retain a qualified acoustical consultant to provide design-level review of site plans and make specific recommendations for ensuring that future traffic noise levels from Harbor Boulevard comply with HUD's interior noise level criteria at the future residential buildings in the Construction Stage 7 and Stage 10 areas of the OSP Specific Plan Site.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Pre-Construction.
- **Monitoring Frequency:** Prior to issuance of building permit for each project.
- **Action Indicating Compliance:** Submittal of documentation of acoustical consultant recommendations and verification of implementation of measures in building plans; Issuance of building permit.

H. Public Services

Project Design Features

PDF POL-1: Construction Security. During construction on the OSP Specific Plan Site, the Project Applicant will implement temporary security measures including security fencing (e.g., chain-link fencing), low-level security lighting, and locked entry (e.g., padlocked gates or guard-restricted access) to limit access by the general public. Regular private security patrols during non-construction hours will be provided.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Construction.
- **Monitoring Frequency:** Periodically during construction.
- **Action Indicating Compliance:** Field inspection sign-off.

PDF POL-2: Safety Lighting. The project will provide sufficient lighting of building entries and walkways to provide for pedestrian orientation and clearly identify a secure route between parking areas and points of entry into buildings. The project will also provide sufficient lighting of parking areas, elevators, and lobbies to maximize visibility and reduce areas of concealment.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Construction.
- **Monitoring Frequency:** Once at plan check, once at field inspection.
- **Action Indicating Compliance:** Issuance of building permit; Field inspection sign-off

PDF POL-3: Operational Security. The project will provide a security program to ensure the safety of residents, employees, and other visitors to the Project Site. The project would incorporate strategies in design and planning, as well as active security features. On-site security measures during project operation will include:

- Provide on-site security personnel whose duties shall include, but not be limited to, the following:
 - Monitoring entrances and exits;
 - Patrol the perimeter of the property;
 - Control and monitor activities in the public spaces and private outdoor areas;
 - Managing and monitoring fire/life/safety systems; and
 - Controlling and monitoring activities in the parking facilities.

- Install security industry standard security lighting at recommended locations, including parking areas, pedestrian pathways, and alleys.
- Install closed-circuit television at select locations, including, but not limited to, entry and exit points, lobby areas, outdoor open spaces, and parking areas.
- Provide adequate lighting of parking areas, elevators, and lobbies to reduce areas of concealment.
- Provide lighting of building entries and open spaces to provide pedestrian orientation and to clearly identify a secure route between the parking areas and access points.
- Prominently display throughout the Project Site the contact information for on-site security staff.
- **Enforcement Agency:** City of Los Angeles Department of City Planning.
- **Monitoring Agency:** City of Los Angeles Department of City Planning.
- **Monitoring Phase:** Post-Construction, Operation.
- **Monitoring Frequency:** Prior to issuance of Certificate of Occupancy.
- **Action Indicating Compliance:** Submittal of security program.

PDF LIB-1: Universal Wi-Fi. The proposed project will include free, publicly accessible Wi-Fi in the residential common areas and publicly accessible open space areas of the OSP Specific Plan Site.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Post-Construction, Operation.
- **Monitoring Frequency:** Prior to issuance of Certificate of Occupancy.
- **Action Indicating Compliance:** Field inspection sign-off.

I. Recreation

Project Design Features

PDF REC-1: Recreational Programming. Programming for the proposed parks will include the following:

- Palos Verdes Linear Park: The park will include a variety of playgrounds serving different ages and physical abilities, a picnic area, and an open field. Other

potential amenities could include a skate park, dog park, and bandshell, determined through future community engagement.

- Centre Street Park: The park will include both indoor and outdoor space amenities to provide opportunities for art, education, sports, and exercise.
- Harbor Plaza: Flexible seating will be provided within the space for the public. The plaza will also be designed to host a variety of informal and programmed activities, including, but not limited to, live entertainment, outdoor games, and other community programming.
- Paseo Plazas: These spaces will serve as gateways into the Project Site as an extension of the downtown San Pedro area, and will be intended to host dynamic public art. The paseos will include art such as climbable sculptures, outdoor galleries with rotating exhibits, kiosks for selling or creating art, and art walls.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Pre-Construction; Construction.
- **Monitoring Frequency:** Once at plan check; once at field inspection.
- **Action Indicating Compliance:** Issuance of building permits of relevant projects tied to recreation areas as required by Specific Plan; Field inspection sign-off.

J. Transportation

Project Design Features

PDF T-1: Construction Management Plan. Prior to the start of construction, a Construction Management Plan will be prepared and submitted to the City of Los Angeles Department of Transportation (LADOT) for review and approval in accordance with the time frames set forth in Executive Directive 1. The Construction Management Plan will include a Worksite Traffic Control Plan and Construction Worker Parking Plan that will facilitate traffic and pedestrian movement, minimize the potential conflicts between construction activities, street traffic, bicyclists and pedestrians, and ensure appropriate parking for construction workers is provided. Furthermore, the Construction Management Plan will include, but not be limited to, the following measures:

- A Worksite Traffic Control Plan(s), approved by the LADOT in accordance with the time frames set forth in Executive Directive 1, will be implemented to route vehicular traffic, transit, bicyclists, and pedestrians around any lane and/or sidewalk closures;
- Safety precautions for pedestrians and bicyclists will be implemented through such measures as alternate routing and protection barriers as appropriate, especially as it pertains to maintaining safe access to the Port of Los Angeles High School;

- Minimize obstruction to land uses in proximity to the Project Site during construction, including temporary traffic constraints, temporary loss of access, and temporary loss of bus stops or rerouting of bus lines;
- Parking for construction workers will be provided either on-site or at off-site, off-street locations; and
- Ensure adequate emergency access is maintained to the Project Site and neighboring businesses and residences.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Transportation, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Pre-Construction.
- **Monitoring Frequency:** Prior to issuance of building permit .
- **Action Indicating Compliance:** Submittal of Construction Management Plan.

Mitigation Measures

MM T-1: The following measures shall be implemented, upon approval by LADOT, to increase the space available for vehicle queueing at affected intersections:

- At the intersection of Gaffey Street and 1st Street, up to 75 feet of additional red curb shall be striped to increase the turning space length available for the de-facto westbound right-turn lane.
- At the intersection of Harbor Boulevard and SR 47 eastbound ramps/westbound off-ramp/Swinford Street, the northbound left-turn lane shall be extended by approximately 100 feet into the existing median to accommodate a longer turning queue.
- At the intersection of Harbor Boulevard and 1st Street, the eastbound left-turn lane shall be extended to start two blocks further to the west, which shall be accomplished within the existing right-of-way with striping.
- **Enforcement Agency:** City of Los Angeles Department of Transportation.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Bureau of Engineering, City of Los Angeles Department of Transportation.
- **Monitoring Phase:** Construction.
- **Monitoring Frequency:** Prior to issuance of Certificate of Occupancy for adjacent building permit(s).

- **Action Indicating Compliance:** Implementation of improvements.

K. Tribal Cultural Resources

Mitigation Measures

MM TCR-1: Native American Monitoring by the Gabrielino Tongva Indians of California Tribal Council. Consistent with Mitigation Measure CUL-5 in Section 4.3, Cultural Resources, a Native American monitor representing the Gabrielino Tongva Indians of California Tribal Council shall be invited to monitor during ground-disturbing activities for Project construction, including but not limited to site clearing, grubbing, demolition, trenching, and excavation, for the duration of the aforementioned activities or until the Project Archaeologist in consultation with the Native American monitor determines monitoring is no longer necessary based on soil conditions and negative findings, whichever occurs first. In the event a mutual agreement cannot be made between the Project Archaeologist and the Native American monitor to terminate monitoring services prior to the end of ground-disturbing activities, the Native American monitor shall be given the opportunity to continue monitoring for tribal cultural resources during ground-disturbing activities. The Project Applicant shall notify the Gabrielino Tongva Indians of California Tribal Council at least 30 days prior to commencement of ground-disturbing construction activities and request monitoring services. The Tribe must respond to the request for monitoring within 30 days of the notification. The Applicant shall provide HACL A with a copy of the executed tribal monitoring agreement with the Gabrielino Tongva Indians of California Tribal Council prior to commencement of construction. If no response from the Gabrielino Tongva Indians of California Tribal Council is received within 30 days, Project construction can commence without the monitoring services of the Gabrielino Tongva Indians of California Tribal Council for the duration of ground-disturbing construction activities.

The Native American monitor shall prepare daily monitoring logs that provide the location, type and description of the ground-disturbing construction activities performed, soil types, and cultural materials, if discovered. The daily monitoring logs shall describe Native American artifacts, remains, and places of significance, as well as any Native American human remains or burial goods, if identified. The Native American monitor shall submit weekly updates to HACL A. In addition, the Native American monitor shall prepare and submit a summary statement upon completion of monitoring to include in the Cultural Resources Monitoring Report prepared for the Project. The Project Archaeologist and HACL A shall review and include the statement as part of the Cultural Resources Monitoring Report prepared for the Project.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Construction.
- **Monitoring Frequency:** Periodically during construction.

- **Action Indicating Compliance:** Production of daily logs.

MM TCR-2: Consultation with the Gabrielino Tongva Indians of California Tribal Council in the Event of Inadvertent Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction, work within a 100-foot radius of the find shall be halted and redirected. HACLA shall consult with the Project Archaeologist and initiate Native American consultation procedures with the Project's consulting tribes. If HACLA, in consultation with the Native American monitor representing the Gabrielino Tongva Indians of California Tribal Council, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with the Gabrielino Tongva Indians of California Tribal Council and other consulting tribes. The mitigation plan may include, but would not be limited to, avoidance, capping in place, excavation and removal of the resource, interpretive displays, sensitive area signage, and/or other mutually agreed upon measures. The mitigation plan shall be prepared within 30 days of discovery of the find(s) and approved by the HACLA Chief Executive Officer or their designee. Procedures for the unanticipated discovery of human remains and associated grave goods are outlined in Mitigation Measure CUL-7 in Section 4.3, Cultural Resources.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Construction.
- **Monitoring Frequency:** Periodically during construction.
- **Action Indicating Compliance:** Submittal of mitigation plan in the event of a find.

MM CUL-3: Native American Monitoring by the Gabrieleño Band of Mission Indians – Kizh Nation. Consistent with Mitigation Measure CUL-5 in Section 4.3, Cultural Resources, a Native American monitor representing the Gabrieleño Band of Mission Indians – Kizh Nation shall be invited to monitor during ground-disturbing activities for Project construction, including but not limited to site clearing, grubbing, demolition, trenching, and excavation, for the duration of the aforementioned activities or until the Project Archaeologist in consultation with the Native American monitor determines monitoring is no longer necessary based on soil conditions and negative findings, whichever occurs first. In the event a mutual agreement cannot be made between the Project Archaeologist and the Native American monitor to terminate monitoring services prior to the end of ground-disturbing activities, the Native American monitor shall be given the opportunity to continue monitoring for tribal cultural resources during ground-disturbing activities. The Project Applicant shall notify the Gabrieleño Band of Mission Indians – Kizh Nation at least 30 days prior to commencement of ground-disturbing construction activities and request monitoring services. The Tribe must respond to the request for monitoring within 30 days of the notification. The Applicant shall provide HACLA with a copy of the executed tribal monitoring agreement with the Gabrielino Tongva Indians of California Tribal Council prior to commencement of construction. If no response from the Gabrieleño Band of Mission Indians – Kizh Nation is received within 30 days, Project construction can commence

without the monitoring services of the Gabrieleño Band of Mission Indians – Kizh Nation for the duration of ground-disturbing construction activities.

The Native American monitor shall prepare daily monitoring logs that will provide the location, type and description of the ground-disturbing construction activities performed, soil types, and cultural materials, if discovered. The daily monitoring logs shall describe Native American artifacts, remains, and places of significance, as well as any Native American human remains or burial goods, if identified. The Native American monitor shall submit weekly updates to HACLA. In addition, the Native American monitor shall prepare and submit a summary statement upon completion of monitoring to include in the Cultural Resources Monitoring Report prepared for the Project. The Project Archaeologist and HACLA shall review and include the statement as part of the Cultural Resources Monitoring Report prepared for the Project.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Construction.
- **Monitoring Frequency:** Periodically during construction.
- **Action Indicating Compliance:** Production of daily logs.

MM CUL-4: Consultation with the Gabrieleño Band of Mission Indians – Kizh Nation in the Event of Inadvertent Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction, work within a 100-foot radius of the find shall be halted and redirected. HACLA shall consult with the Project Archaeologist and initiate Native American consultation procedures with the Project's consulting tribes. If HACLA, in consultation with the Native American monitor representing the Gabrieleño Band of Mission Indians – Kizh Nation, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with the Gabrieleño Band of Mission Indians – Kizh Nation and other consulting tribes. The mitigation plan may include, but would not be limited to, avoidance, capping in place, excavation and removal of the resource, interpretive displays, sensitive area signage, and/or other mutually agreed upon measures. The mitigation plan shall be prepared within 30 days of discovery of the find(s) and approved by the HACLA Chief Executive Officer or their designee. Procedures for the unanticipated discovery of human remains and associated grave goods are outlined in Mitigation Measure CUL-7 in Section 4.3, Cultural Resources.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Construction.

- **Monitoring Frequency:** Periodically during construction.
- **Action Indicating Compliance:** Submittal of mitigation plan in the event of a find.

MM CUL-5: Tribal Cultural Resource Finds Dispute Resolution. In the event a resource(s) of Native American origin is identified during monitoring, including but not limited to projectile points, chipped stone, groundstone, beads, and shell artifacts, that cannot be directly associated with the Gabrielino Tongva Indians of California Tribal Council or the Gabrieleño Band of Mission Indians – Kizh Nation through analysis, such as deoxyribonucleic acid (DNA) analysis, HACLA shall request a consultation meeting with the Gabrielino Tongva Indians of California Tribal Council and the Gabrieleño Band of Mission Indians – Kizh Nation to consult on the disposition of the find(s). The tribes must respond within 30 days of the consultation request and the meeting shall occur no later than 45 days after HACLA transmits the request for a consultation meeting. As part of a good faith effort, HACLA shall reach out to the tribes via telephone up to two times during that 30-day period to attempt to schedule a consultation meeting. If any one tribe does not respond to HACLA's consultation request within 30 days, HACLA may consult with the responding tribe as to the disposition of the find(s). If both tribes respond to HACLA's consultation request within 30 days, HACLA shall consult with both tribes to determine final disposition of the find(s) and, if desired by the tribe(s), a reburial ceremony(ies).

Once the consultation effort is complete, HACLA shall notify the Gabrielino Tongva Indians of California Tribal Council and the Gabrieleño Band of Mission Indians – Kizh Nation in writing as to the final disposition of the find(s). The timing and location of any reburial efforts shall be determined by HACLA based on the construction schedule and availability of a reburial location. Construction activities may continue on site outside the 100-foot radius during the consultation effort and may resume at the location of the find(s) once the find(s) has been secured. In the event a mutual agreement on the treatment of the resource(s) cannot be made between the Gabrielino Tongva Indians of California Tribal Council and the Gabrieleño Band of Mission Indians – Kizh Nation within 30 days of the initial consultation meeting, the artifact(s) under review shall be reinterred on site in a location free from future ground-disturbing construction activities. In the event that neither tribe consults with HACLA on the find(s), HACLA shall rebury the artifact(s) on site in a location free from future ground-disturbing construction activities. This measure does not apply to the finding of human remains which must comply with California Health and Safety Code 7050.5.

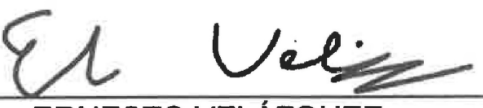
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety.
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety.
- **Monitoring Phase:** Construction.
- **Monitoring Frequency:** Periodically during construction.
- **Action Indicating Compliance:** Submittal of documentation regarding final disposition, as applicable.

Sec. 19. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

Pursuant to Charter Section 559, I **disapprove** this ordinance on behalf of the City Planning Commission and recommend that it **not** be adopted.

By 
ERNESTO VELÁZQUEZ
Deputy City Attorney


VINCENT P. BERTONI, AICP
Director of Planning

Date February 3, 2026

Date February 5, 2026

File No. 25-0150

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The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles **by a vote of not less than two-thirds** of all its members.

CITY CLERK

MAYOR





Ordinance Passed March 10, 2026

03/19/2026
Approved _____

Ordinance Posted: 03/20/2026
Ordinance Effective Date: 04/29/2026