

CENTURY BUSINESS CENTER SPECIFIC PLAN

**ADOPTED BY THE CITY COUNCIL ON OCTOBER 10,
2006**

RESOLUTION No. 7064

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RESOLUTION No. 7331

CITY OF HAWTHORNE

SPECIFIC PLAN APPLICATION No. 2006SP01

A PROJECT BY:

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CHAPTER 1
INTRODUCTION

1.1 WHAT IS A SPECIFIC PLAN?

A Specific Plan is a regulatory tool that local governments use to implement the General Plan and to guide development in a localized area. While the General Plan is the overall guide for growth and development in a community, a Specific Plan is able to focus on the unique characteristics of a special area by customizing the planning process and land use regulations to that area. The authority to enact Specific Plans is granted by Section 65450 et seq. of the California Government Code. The adopted Specific Plan must be consistent with the General Plan.

1.2 SPECIFIC PLAN AREA

The Century Business Center Specific Plan area is located in the City of Hawthorne, Los Angeles County, California (see Exhibit 1). It is approximately 86.3 gross (86 net) acres and is located on Broadway between Prairie Avenue and Crenshaw Boulevard. The site is bound by Crenshaw Boulevard to the east, Broadway to the south, Prairie Avenue to the west, and the Hawthorne Municipal Airport to the north. The site is situated 10 miles southwest of downtown Los Angeles. It is located south of Hawthorne Airport and east of the Pacific Ocean.

(See Exhibit 2).

The portion west of Crenshaw Boulevard encompasses approximately 86.3 acres

The Specific Plan area's topography is relatively level.

There are no historic districts, landmarks, buildings or objects of unique architecture at this site.

1.3 GENERAL DESCRIPTION OF THE CENTURY BUSINESS CENTER SPECIFIC PLAN

The Century Business Center Specific Plan is comprised of the text of this document, as amended by the City Council's conditions of approval, all Exhibits to this Specific Plan, including but not limited to Exhibits 3, 4 and 5 of this Plan, and shall include the parcel locations as depicted on Vesting Tentative Tract Map No. 65804 so that all such documents and components together, specify the planned location and distribution of all structures and buildings, the proposed product mix, conceptual site sections, and the proposed location of all common areas, driveways and public and private infrastructure and amenities.

1.4 PROPOSED DEVELOPMENT AND DEVELOPMENT TIMEFRAME

The project site is currently utilized for aircraft fuselage manufacturing by Vought Aircraft Industries. Vought Aircraft Industries previously occupied the site through late January 2006, when they vacated the eastern 43.1 acres of the site. Vought Industries will continue operations on the western 43.2 acres of the site until the year 2010 or later.

The project involves reuse and redevelopment of the site with a range of industrial, research and development, commercial, office, self storage, vehicle storage, and other uses permitted in the M-2 Zone. The 86.3-acre site is currently developed with 2.55 million square feet of buildings and industrial facilities, and most of the existing buildings will be re-used. Buildings which will not be re-used will be demolished to accommodate the revitalization of the site with new uses. There would be a minimum net decrease in total floor area of approximately 3,000 square feet.

The project development will occur over time and in phases. The first phase will involve re-use and redevelopment of the 43.1-acre eastern portion of the site west of Crenshaw Boulevard and is anticipated to be completed by 2008. As the Vought Aircraft manufacturing ceases, the westernmost 43.2-acre site will be redeveloped in the second phase anticipated to begin after year 2010 or later depending on whether or not Vought Aircraft Industries continues to lease the property through the year 2020.

Tentative Schedule for Development

Groundbreaking on Phase I	3 rd Quarter – 2006
Completion of Phase I	2008
Groundbreaking on Phase II (if Vought vacates western portion)	2011
Completion of Phase II	2015

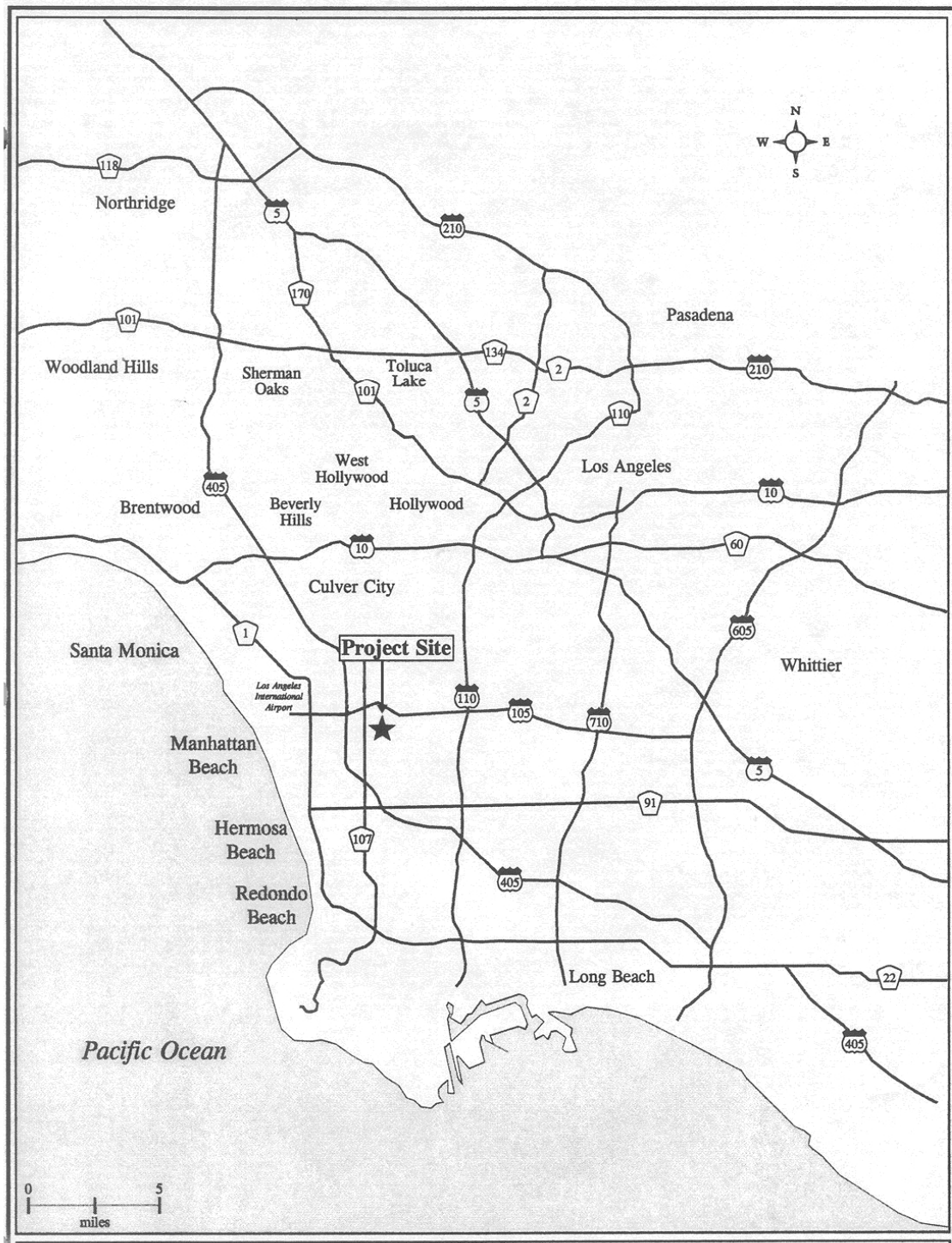


EXHIBIT 1
REGIONAL LOCATION MAP



EXHIBIT 2
LOCAL VICINITY MAP

1.5 Applicability and Conformity With The specific Plan

The provisions of this Specific Plan shall apply to all of the property included in the Specific Plan area. No construction, placement or installation of any building, structure, signage, landscaping, or any improvement shall occur, nor shall any new use commence on any lot, on or after the effective date of this Specific Plan, except in conformity with the provisions of this Specific Plan.

1.6 RELATIONSHIP OF THE SPECIFIC PLAN TO THE HAWTHORNE GENERAL PLAN

Adoption of this Specific Plan by the Hawthorne City Council establishes the Century Business Center Specific Plan land use designation and incorporates the Specific Plan into the General Plan.

The adoption and implementation of this Specific Plan is consistent with General Plan Land Use Policies 2.1 and 2.2 which require that the design of future development shall consider the constraints and opportunities that are provided by adjacent existing development, and the construction of very large buildings shall be discouraged where structures are incompatible with surrounding residential development.

1.7 RELATIONSHIP OF THE SPECIFIC PLAN TO THE HAWTHORNE ZONING CODE

Adoption of this Specific Plan by the Hawthorne City Council establishes the Century Business Center Specific Plan zone, which incorporates standards for land use and development set forth in this Specific Plan.

Where land use regulations and/or development standards of Title 17 (Zoning Code of the Hawthorne Municipal Code) are inconsistent with this Specific Plan, the standards and regulations of the Specific Plan shall control. Where specifically referenced, the standards contained in the Plan are intended to be used in conjunction with certain standards set forth in Title 17. Any issue not specifically covered in the Specific Plan shall be subject to the Zoning Code and/or Municipal Code or to interpretation by the Planning Director if not specifically covered in the City's existing regulations.

Buildings and uses which may become nonconforming due to the adoption of this Specific Plan shall be permitted subject to the requirements of Chapter 17.38 of the Hawthorne Municipal Code.

1.8 CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

The Century Business Center Specific Plan and related entitlements were approved in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines (Guidelines), and City policies adopted to implement CEQA and the Guidelines.

An Environmental Impact Report has been certified by the City of Hawthorne which establishes a maximum development within the Specific Plan area of 1,737,235 square feet of light industrial/business, park use, 635,000 square feet of storage for recreational and other vehicles, and 180,000 square feet of self-storage.

CHAPTER 2

OVERVIEW OF THE SPECIFIC PLAN STUDY AREA

2.1 THE COMMUNITY

The Century Business Center Specific Plan area extends westerly from the northeastern quadrant of the City of Hawthorne. The design and implementation of this Specific Plan relate directly to its position within this larger context.

2.1.1 Location Context

The City of Hawthorne is located in what is referred to as the South Bay Cities Subregion, and is often referred to as the “Hub of the South Bay”. The City of Hawthorne is adjacent to and south of the City of Inglewood and Los Angeles County; east of the Cities of El Segundo and Manhattan Beach and Los Angeles County; north of the Cities of Lawndale and Redondo Beach and Los Angeles County; and west of the City of Gardena and Los Angeles County. As shown in Exhibit 2, the site is a little over one-quarter mile south of the Glen Anderson Century Freeway (I-105), adjacent to Hawthorne Airport, and is approximately two miles east of the San Diego Freeway (I-405), and two miles southeast of the intersection of these two freeways.

The Century Business Center Specific Plan area is situated in the northern-most portion of the City of Hawthorne, approximately three miles southeast of the LAX. The site is bound by Crenshaw Boulevard to the east, Broadway to the south, Prairie Avenue to the west, and the Hawthorne Airport to the north.

2.1.2 Community Context

The City of Hawthorne was established in 1922. The City is highly urbanized, with a population of approximately 84,000 people in a six (6)-square mile area. The City experienced the majority of its population and housing growth after World War II, fueled by rapid growth in the aviation and commercial industries. The City was impacted by the regional recession in the early 1990s, which curbed job and housing growth for much of the decade. In spite of the recession, the City continued to have a steady increase in population, gaining over 12,000 residents over the past decade. This population increase has also led to a growth in the average household size, from 2.6 persons per household in 1990 to 2.9 in 2000.

In the last 20 years, the population of the City has become increasingly diverse. In 1990, the proportion of White, Black and Hispanic residents was generally evenly distributed with each one comprising about one third of the City’s population. By the year 2000, Hispanics became the largest ethnic group in the City (44 percent), with the proportion of White residents decreasing from 31 percent to 13 percent, and with the percentage of Black residents increasing slightly. The median age, according to the 2000 census, was 28.7 years.

2.1.3 Economic Context

According to the Southern California Association of Governments (SCAG) estimates, an estimated 32,000 jobs are available within the City. By the year 2020, the City employment base is projected to grow to 35,000 jobs. The existing number of employed residents is slightly higher than number of jobs within the City, meaning that the City is also a bedroom community to neighboring cities. There are ten companies operating within the City of Hawthorne which employ more than 200 employees. Major current employers include OSI Systems Inc., General Building Services, Vought Aircraft

Industries, and Home Depot, among others. The 2000 census reported household median income for the City at \$31,887, which is currently below the Los Angeles County median.

2.2 EXISTING SURROUNDING LAND USES AND SETTING

The Century Business Center Specific Plan area is south of the Glenn Anderson Freeway (I-105) and lies generally between Prairie Avenue and Crenshaw Boulevard. The adjacent properties to the north include Hawthorne Municipal Airport and commercial uses across 120th Street. To the east of Crenshaw Boulevard is a 6 acre surface parking lot and a County flood control channel and commercial and industrial land uses. A Union Pacific Railroad right-of-way abuts the property to the south of Broadway. There are industrial and residential properties to the south of the right-of-way. Across Prairie Avenue to the west of the site are commercial and residential properties.

2.3 EXISTING AND AVAILABLE UTILITIES, SERVICES, INFRASTRUCTURE AND SITE ACCESS

The following discussion outlines the utilities, services and infrastructure available to serve the new residential neighborhood.

2.3.1 Water Service

Water utility service is provided by the Southern California Water Company (SCWC).

2.3.2 Sewer Service

County Sanitation District #5 of Los Angeles provides service to the site.

2.3.3 Solid Waste Service

Solid waste service to the site will be provided by H & C Disposal.

2.3.4 Natural Gas Service

The Southern California Gas Company provides service to the site.

2.3.5 Electrical Service

The Southern California Edison Company (SCE) supplies electricity to the Specific Plan area.

2.3.6 Fire Protection

Los Angeles County Fire Department will provide service to the site, under the existing contract arrangements with the City of Hawthorne.

2.3.7 Police Protection

The project within the Century Business Center Specific Plan area will be served by the City of Hawthorne Police Department (HPD).

2.3.8 Schools

The Hawthorne School District and the Centinela Valley Union High School District serve the Specific Plan area. However, no residential uses are proposed in the Specific Plan area.

2.3.9 Libraries

The Los Angeles County Public Library (LACPL) system provides library service to the Specific Plan area. The Hawthorne County Library at 12700 Grevillea Avenue and the Crenshaw-Imperial Branch of the Inglewood Library at 11141 Crenshaw Boulevard are the closest facilities to the Century Business Center Specific Plan Area.

2.3.10 Parks

Open space and recreational amenities near the Specific Plan area will give employees in the Specific Plan area opportunities to be outdoors and to participate in recreational opportunities near the development. Several parks are located in the vicinity of the Century Business Center Specific Plan area. Hawthorne Memorial Park, which includes tennis, indoor basketball, and picnicking areas, is located approximately one-quarter mile south of the site at the intersection of Prairie Avenue and El Segundo Boulevard. Holly Park and Chester L. Washington Golf Course are located approximately one-half mile east of the site on Van Ness Boulevard between 120th Street and El Segundo Boulevard.

Several small parks are located within two miles of the Century Business Center Specific Plan area. They include Del Aire Park, Jim Thorpe Park, Bicentennial Park, and Eucalyptus Park in the City of Hawthorne. Rowley Park in the City of Gardena is approximately one-half mile south east of the site.

2.3.11 Existing Vehicular Site Access

The project site is accessible by a network of public streets and freeways. The two streets and freeways closest to the site are described below:

Freeways

The Glenn M. Anderson Freeway (Century Freeway/Interstate 105) is an east-west freeway located north and adjacent to 120th Street. This 17-mile, eight-lane facility connects the Los Angeles International Airport on the west, to the San Gabriel River Freeway (Interstate 605) and the City of Norwalk on the east. Access to the I-105 can be taken directly from Crenshaw Boulevard and Prairie Avenue. Additional freeway ramps are available west and east of the project site.

The San Diego Freeway (Interstate 405) is a north-south freeway facility located west of the project site. The San Diego Freeway provides access between residential areas and employment centers in the San Fernando Valley, West Los Angeles, LAX and into Orange County. Surface street ramp

access is available on El Segundo Boulevard and La Cienega Boulevard north of El Segundo Boulevard.

Streets

Crenshaw Boulevard is a six-lane north-south major arterial that serves the Specific Plan area.

Prairie Avenue is a four lane north-south major arterial that serves the Specific Plan area.

120th Street is a four lane east-west collector street that extends through the cities of El Segundo and Hawthorne, and further east to Gardena.

Broadway is a four lane east-west local street that extends between Prairie Avenue and Crenshaw Boulevard. Currently the street is closed to the public and serves as a private access road within the Century Business Center site.

EXISTING PUBLIC TRANSIT

The Los Angeles County Metropolitan Transportation Authority's (MTA) operates Routes 126 along 120th Street, Route 124 along El Segundo Boulevard, Routes 210 and 710 (rapid service) along Crenshaw Boulevard and Route 211 along Prairie Avenue. The Lawndale Beat Residential line also runs on Prairie Avenue. The MTA lines also connect with a network of other MTA and Torrance Transit routes in the South Bay making the project site accessible from most South Bay communities.

Site accessibility is also provided by the Norwalk-El Segundo Green Line, which provides a station at Crenshaw Boulevard on the north side of 120th Street, approximately one-eighth of a mile from the Specific Plan site. In addition to direct Green Line service, commuters on the Long Beach-Los Angeles Blue Line can transfer to the Green Line, increasing the number of commuters living east of the project who could access the project sites by public transit.

CHAPTER 3

GOALS AND POLICIES

3.1 INTRODUCTION

The purpose of this chapter is to establish goals and policies for the Century Business Center Specific Plan. The goals and policies set forth the framework for decision making and providing direction for the future. In turn, the land uses, development and design standards, and implementation strategies establish a framework for the evaluation of development proposals, public and private improvements, and the implementation of action plans. The goals and policies are consistent with the City of Hawthorne General Plan, as well as supportive of regional goals and objectives for the South Bay.

3.2 CENTURY BUSINESS CENTER SPECIFIC PLAN GOALS AND POLICIES

The following goals and policies are intended to supplement the existing City of Hawthorne General Plan. This plan is consistent with the General Plan.

The Century Business Center Specific Plan enhances commercial development (Land Use Element Goal 1.0), considers the constraints of surrounding properties such as Hawthorne Municipal Airport and residential uses to the south (Land Use Element Policy 2.1), provides for safe and efficient movement of people (Circulation Element Goal 1.0, and Policy 1.22) by providing traffic intersection improvements near the Specific Plan area, and provides for barriers to mitigate noise during construction (Noise Element Policy 1.1).

Land Use

The most compatible uses of land adjoining Hawthorne Airport to the north and predominantly industrial land uses to the south were determined to be light industrial and warehouse. The development of an industrial park with self-storage and vehicle storage that is a positive addition to the community should be consistent with the following goal and policies:

Goal 1.0: To provide for an attractive industrial business park development that promotes efficient use of land.

Policy 1.1: The Century Business Center Specific Plan shall provide a planning structure that will guide development in an orderly fashion, consistent with the 1989 Hawthorne General Plan, as amended.

Policy 1.2: The Century Business Center Specific Plan is intended to provide more flexibility for the development of a master planned industrial park that will be constructed in several phases.

Policy 1.3: The architecture will include design details and features that will make the development attractive into the future. Landscaping will be designed to complement the architecture and soften building lines.

Urban Design and Public Safety

The Century Business Center Specific Plan area is situated in the eastern portion of the City, just south of the I-105 Freeway. The design and quality of this development is directly related to the image of the City, can positively affect property values in the adjacent areas, and may beneficially

contribute to the quality of life in the community. Therefore, the development should comply with the following Urban Design and Public Safety goal and policies:

Goal 2.0: To create an attractive new project and to create a new image for the Specific Plan area that expresses a development that is inviting and of high quality.

Policy 2.1: Through City review, ensure that new development enhances the character of the Specific Plan area by requiring design qualities and elements that contribute to a high quality industrial business park, and by ensuring that architectural elements support the desired intent of creating a cohesive center.

Policy 2.2: New development in the Specific Plan area shall provide adequate landscaping. Major activity centers within the Specific Plan area shall be located to minimize impacts on neighboring properties.

Policy 2.3: Internal lighting shall be adequate throughout the Specific Plan area and shielded to minimize off-site illumination.

Policy 2.4: The site design and operation shall comply with fire and police safety standards with regard to site layout, building configurations, and infrastructure requirements.

Policy 2.5: The project should be a comprehensive and integrated design, providing its own off-street parking and amenities.

Policy 2.6: The layout of structures and other facilities should effect conservation in street, driveway, curb cut, utility and other public- or quasi- public improvements. Additionally, structures should be designed to consider, within the context of accepted architectural practice, the consumption of natural resources either directly or indirectly.

Landscaping and Open Space Treatment

Quality landscaping is a critical component of the Century Business Center Specific Plan area. This section will ensure that adequate landscaping area and permanent maintenance is provided for all new development. The following goal and policies shall be incorporated into the implementation and maintenance of new landscaping and common areas within the Specific Plan area:

Goal 3.0: To create an attractive new project which includes appropriate landscaping and open space treatments that will be maintained throughout the life of the project.

Policy 3.1: The Specific Plan area will utilize planting materials and attractive hardscape, including rock, brick, or concrete between buildings and around the site's perimeter. Where existing perimeter landscaping is in place, it shall be maintained.

Policy 3.2: The layout of new buildings and open space within the project should establish, through the use of structure and man-made and landscape materials, a perceptible spatial transition from the street, through the semi-privacy of the new common areas, to the privacy of the individual buildings.

Policy 3.3: New Landscaping and fences/walls within the new development should soften and buffer the edge of the property from the adjacent uses, as well as public rights-of-way, to ensure the following conditions:

- A. Reduction of visual impacts from the developed site.
- B. Reduction of the heat gain of parking areas through landscaping to shade the parking areas.
- C. Encouraging the use of drought tolerant plant material and water conserving landscape and irrigation systems.

Policy 3.4: Maintenance of the open space areas, common areas and frontage landscaping improvements shall be assured through an assessment district and/or the Conditions, Covenants and Restrictions (CC&Rs) administered by the Property Owners Association.

Circulation and Parking

The Specific Plan area is accessible from Prairie Avenue, Broadway, and Crenshaw Boulevard. The entrances to the Specific Plan area would be located in a manner that provides access to all areas of the project site. Circulation in and around the Specific Plan area shall comply with the following goals and policies:

Goal 4.0: Circulation for the Specific Plan area should be integrated into the existing off-site transportation improvements, and on-site circulation should efficiently move vehicles, emergency vehicles, and pedestrians through the Specific Plan area. Parking shall be provided on-site in sufficient quantity to satisfy tenant and visitor parking needs.

Policy 4.1: Development within the Specific Plan area will have sufficient parking to serve the needs of the businesses and their customers. A clear circulation pattern for traffic will be provided within each area with direct vehicle access to parking surface parking lots.

Policy 4.2: All parking necessary for new development shall be accommodated within the Specific Plan area. Joint use parking is permitted within the Specific Plan area.

Policy 4.3: Development within the Specific Plan will allow pedestrian access to adjacent public streets in order to facilitate and promote use of available public transit options.

Policy 4.4: An efficient internal circulation system will be provided to facilitate the movement and safe interaction of vehicles, public safety vehicles, and pedestrians on site.

Policy 4.5: New development shall be designed to accommodate access for emergency vehicles.

Policy 4.6: The Specific Plan will provide pedestrian and handicap access between buildings and to the adjoining rights-of-way of Prairie Avenue, Broadway, and Crenshaw Boulevard.

Policy 4.7: Parking for the western 43.2 acres to be continued to be occupied by Vought will be consistent with the industrial parking standards in the Hawthorne Municipal code.

CHAPTER 4

DEVELOPMENT STANDARDS

4.1 INTRODUCTION

This chapter includes Development Standards that will guide development of the Specific Plan area and assure that development is consistent with the intent of this Specific Plan. Requirements of the Building Department and Fire Department are included as a guide for final project development

4.2 PERMITTED USES

The following uses only are permitted, and as specifically provided and allowed by this chapter:

1. Acid manufacture, other than those requiring a conditional use permit;
2. Aircraft factories;
3. Airport related facilities such as hangers and maintenance buildings;
4. Ambulance service;
5. Asbestos, manufacture of;
6. Assaying;
7. Assembly of electrical appliances such as electronic instruments and devices, radios, phonographs and televisions, including manufacture of small parts, such as coils;
~~Auction houses or stores;~~ **(amended Reso. 7246)**
8. Automobile body and fender works, when operated and maintained within an entirely enclosed building;
9. Automobile painting, providing all painting, sanding and baking shall be conducted within an entirely enclosed building;
10. Automobile parking structures;
11. Automobile rental agencies;
12. Automobile, truck, motor home, and recreation vehicle sales, leasing, or rental, new or used, subject to the following standards:
 - a. Service, repair or maintenance facilities shall be operated only as an incidental use in conjunction with the above stated uses. Such areas, including the egress and ingress to such areas, shall be visually screened from the street by walls of a building, block walls or a variation as approved by the planning commission,
 - b. All vehicles offered for sale shall be kept clean, on a daily basis,
 - c. The price of the vehicles offered for sale shall not be hand-lettered,
 - d. No vehicles offered for sale shall be parked or stored on the public thoroughfares at any time,
 - e. All signs shall comply with Chapter 17.35 of the HMC,
 - f. All lights shall be reflected away from adjacent uses,
 - g. Landscape plans shall be reviewed and approved by the planning commission,

- h. The decor, treatment and architectural style of the improvements, including sales office, repair and maintenance facilities, landscaping, fencing and signing shall be reviewed for aesthetic qualities that will enhance and complement the surrounding developments,
- 13. Automotive parts and accessories installation and minor service, subject to the following development standards:
 - a. All installation and service activities shall be performed within an approved structure,
 - b. All installation and service facilities shall be visually screened from the street by walls of a building or block walls or a variation as approved by the planning commission,
 - c. Trash areas shall be completely enclosed with materials compatible in color and texture with the primarily visible structure(s),
 - d. All signs shall comply with Section 17.35 of the HMC,
 - e. All lights shall be reflected away from adjacent uses,
 - f. No used or discarded parts or equipment shall be located outside of the installation and service facilities,
 - g. In addition to the parking requirements which are contained in Section 17.58 of the HMC, a designated area must be provided for the temporary storage of vehicles or equipment awaiting installation or service. The area provided must be the equivalent of two parking spaces per service bay,
 - h. No vehicles, equipment, boats, trucks or motorcycles shall be stored for impound or for any other purpose other than installation or service under a work order,
 - i. The decor, treatment and architectural style of the improvements, including retail facilities, the installation and service facilities, landscaping, fencing and signing shall be reviewed for aesthetic qualities that will enhance and complement the surrounding developments,
 - j. Premises shall be maintained in a neat, orderly and environmentally safe manner, and all improvements shall be continuously maintained,
- 14. Aviaries;
- 15. Awning shops, custom made from prepared materials;
- 16. Bag cleaning and conditioning;
- 17. Bakeries, wholesale and retail;
- 18. Banks and lending institutions;
- 19. Battery manufacturing and rebuilding;
- 20. Bicycle shops, including repairs;
- 21. Bleaching and dyeing plants;
- 22. Blueprinting and photostating;
- 23. Boat building and repair;
- 24. Boat sales, new and used;

25. Boiler works;
26. Bookbinding;
27. Bottling plants;
28. Breweries and distilleries;
29. Broom and brush manufacture;
30. Building materials storage yards;
31. Business service establishments such as electronic computer facilities, web hosting, internet data centers, and internet service providers;
32. Cabinet shops or carpenter shops;
33. Candle manufacturing;
34. Carbon manufacturing;
35. Carpet and rug cleaning plants;
36. Cellulose materials manufacture;
37. Ceramic products, manufacture of, including wall and floor tile;
38. Chain and cable manufacture;
39. Cleaning and pressing establishments, not including self-serve laundries or laundromats or establishments with cleaning plants on premises;
40. Clothes cleaning or clothes dyeing plants;
41. Conservatories of music, dance, drama and instrument instruction;
42. Contractors' storage yards;
43. **Convention Center; which for purposes of this Specific Plan is defined to be a facility used for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions, along with accessory functions including temporary outdoor displays, and food and beverage preparation and service for on-premise consumption. Convention Center uses shall be restricted to, and shall not be located anywhere in the Specific Plan except on, Lot 22 of Vesting Tentative Tract Map No. 65804 (also known as building 3-10). (amended Reso. 7246)**
44. Cosmetics, manufacture of;
45. Creameries, and dairy products manufacture or processing, including dock retail milk sales (but no animals shall be kept on the premises);
46. Decorator shops (interior);
~~Department stores;~~ **(amended Reso. 7246)**
47. Disinfectants manufacture;
~~Drugstores;~~ **(amended Reso. 7246)**
48. Dry kilns;
49. Dyestuffs manufacture;
50. Electric distribution and transmission substations, including microwave transmitters incorporated as a part of a public utility installation;

51. Electric or neon sign manufacturing, servicing and repairing;
52. Electrical appliances, manufacture and assembly of;
53. Electric fixtures, custom made;
54. Electric generating plants;
55. Electroplating, silver, chrome, copper, etc.;
56. Emery cloth and sandpaper manufacture;
57. Employment agencies;
58. Enameling;
59. Engineering and industrial design consultant;
60. Equipment rental and sales, including heavy duty and mechanical equipment;
61. Fabric manufacture;
62. Feed and cereal mills;
63. Feed and fuel yards (but not including butane, propane and other flammable liquid gases);
64. Fire stations;
- ~~Food markets and grocery stores; (amended Reso. 7246)~~
65. Food products manufacture, storage, processing and packaging of;
66. Foundries, when in an entirely enclosed building except for incidental storage;
67. Furniture repair;
68. Galvanizing and lead plating, including heating and dipping;
69. Garden supply shops, including plants in pots and containers and auxiliary supplies, but not including bulk fertilizer;
70. Garment manufacture;
71. Gas distribution, meter and control stations of a public utility;
72. Glass edging, beveling and silvering in connection with the sales of mirrors and glass-decorated furniture;
73. Glass, or glass products manufacture;
74. Glass studios—stained glass;
75. Governmental, legislative;
76. Grinding shops;
77. Health clubs, **including gymnasiums; (amended Reso. 7331)**
78. Heating and ventilating service shops, including incidental forming of ducts;
79. House trailer sales, new and used;
80. Ice storage and retail dispensing (packaged only);
81. Jewelry, manufacture of;
82. Laboratories, experimental and testing involving chemistry, physics, biochemistry or biology on a laboratory scale as distinguished from manufacturing and testing of large fabricated equipment such as aircraft, automobiles, etc.;

83. Laboratories, x-ray;
84. Lapidary shops;
85. Laundries, hand and commercial;
86. Lampshades, manufacture of;
87. Lubrication grease manufacture or oil compounding;
88. Lumber yards;
89. Machine shops with a punch press up to twenty tons capacity when contained within an entirely enclosed building, but no hammer or drop forge;
90. Machinery manufacture;
91. Manufacture, processing or treatment of articles from previously prepared materials;
92. Medical-dental buildings and clinics;
93. Metal, manufacture and fabrication of products from, (except major structural steel forms, boiler-making and similar activities involving excessive noise, or major trucking in terms of over-standard dimensions per unit or over-standard dimensions of load);
94. Mortuaries, subject to the issuance of a conditional use permit;
95. Motion picture and television production and post-production facilities;
~~Movie theaters;~~ **(amended Reso. 7246)**
96. Offices, including medical, professional and general;
97. Oil cloth or linoleum manufacture;
98. Oxygen manufacture;
99. Packaging plant;
100. Paint, manufacture of;
101. Paint shops (painting contractor);
102. Paper box manufacture;
103. Parking lots;
104. Passenger terminals;
105. Petroleum distributing stations for delivery to wholesale and retail trade;
106. Pharmaceuticals, manufacturing, processing, packaging and storage of, including drugs, perfumes, toiletries and soap (cold mix only);
107. Photo engraving;
108. Pipe line booster or pumping plant in connection with water, oil, petroleum, gas, gasoline or other petroleum products;
109. Plastics, fabrication from;
110. Plastics manufacture;
111. Plywood manufacture;
112. Plumbing shops;

113. Plumbing supply yards;
114. Prefabricated buildings, manufacture of (no concrete);
115. Printing establishments, including newspapers;
116. Printing ink manufacture;
117. Public utility service yards;
118. Radio and television repair shops;
119. Railroad yards;
120. Research and electronic industries;
121. Research and development facilities;
122. Restaurants, take-out and walk-up restaurants and cafeterias, cafes, with drive-thru service (subject to a conditional use permit);
123. Retail sales and services (excluding off-site alcohol sales);
124. Rope manufacture;
125. Rubber, fabrication of products made from finished rubber;
126. Salt works;
127. Sand blasting or cutting;
128. Saw and filing shops;
133. Self storage and storage of boats, automobiles, recreational and other vehicles, subject to the requirements of Section 4.4.5, shall be the only permitted use on the lots depicted as Lots 5-18 on Vesting Tentative Tract Map No. 65804; provided, however that in lieu of self storage and storage of boats, automobiles, recreational and other vehicles or equivalent permitted use, a maximum of **420,000** square feet of building area on such lots may be used as permitted in Section 4.2. **(amended Reso. 7092)**
129. Sheet metal shops;
130. Shoddy manufacture;
131. Shoe manufacture;
132. Small animal hospitals, kennels and veterinary offices; provided, the building or structure is completely soundproofed; all run areas are completely surrounded by an eight-foot solid wall; the animal runs are constructed in such a manner that no animal can see any other animal; and an incinerator of a type recommended by the health department shall be installed;
133. Soap and soap compounds, manufacture of;
134. Soda and cleaning compound manufacture;
135. Special effects studios;
136. Starch, glucose or dextrine manufacture;
137. Stationery stores, including incidental printing;
138. Steel fabrication plants;
139. Stone works;
140. Studios, recording, dance;

- 141. Studio/sound stage(s) and other support facilities;
- 142. Telegraph offices and telephone exchanges;
- 143. Textile manufacture, processing or treatment;
- 144. Tinsmiths;
- 145. Tire rebuilding, recapping and retreading;
- 146. Trade schools, all such uses subject to a conditional use permit;
- 147. Transmission substations;
- 148. Truck servicing, repairing and overhauling, when conducted in an entirely enclosed building;
- 149. Upholstering;
- 150. Upholstering, custom work;
- 151. Vacuum metalization;
- 152. Vegetable oil manufacturing, refining or storage, but excluding fat rendering;
- 153. Warehousing;
- 154. Welding shops and sheet metal shops;
- 155. Wholesale business and storage;
- 156. Wood planing mill, or woodworking plant;
- 157. Yeast plant;
- 158. Accessory buildings and uses customarily incident to any permitted uses when located on the same site with the main building and use. One single-family dwelling, only, utilized exclusively by a caretaker or superintendent and family is permitted as an accessory use when located on the same lot or parcel of land with an industrial use; provided, however, that no dwelling shall be permitted on any industrial site containing an area of less than one acre; and provided, that if the industrial use is vacated or otherwise abandoned, the dwelling shall be vacated until the site is again occupied by an industrial use;
- 159. Similar rental services, professional or commercial recreational establishments when interpreted by the planning commission as to performance standards as set forth in Chapter 17.10 of the HMC;

4.3 CONDITIONAL USES

- A. Any use conditionally permitted in the M-2 Zone;
- B. Automobile service stations, subject to a Conditional Use Permit;
- C. Beauty shops, barber shops, and nails salons subject to a Conditional Use Permit;
- D. Cellular antennae sites, subject to a Conditional Use Permit;
- E. Recreational areas, commercial, including tennis clubs and similar activities.

4.4 DEVELOPMENT STANDARDS

Site and Development plans are subject to review as outlined in Chapter 5 of this Specific Plan.

4.4.1 Lot Area

No minimum lot area shall be required except that that total number of lots within the Specific Plan area shall not exceed the number of lots shown on Vesting Tentative Tract Map No. 65804, or any subsequent amendment thereto.

4.4.2 Height

A maximum height of 75 feet is allowed, subject to FAA restrictions.

4.4.3 Setbacks

No minimum setbacks shall be required.

4.4.4 Lot Frontage

No minimum lot frontage shall be required.

4.4.5 Self Storage and Vehicle Storage Requirements **Special Standards**

A. Convention Center (amended Resos. 7246 & 7331)

- 1. Convention Center use is permitted only on the lot depicted as Lot 22 of Vesting Tentative Tract Map No. 65804 (also known as building 3-10).**
- 2. Prohibited Events. The following events shall not be permitted:**
 - a. dances, private, sponsored by individuals or businesses for profit**
 - b. rave parties & public dances**
 - c. political, religious, or other First Amendment assemblies or similar events**
- 3. Permitted Events. The following events shall be permitted, subject to restrictions below, provided that the principal activity does not fall into the category of a prohibited event:**
 - a. Charity & fundraising events**
 - b. Athletic events, & human fights and cage fights**
 - c. Basketball, volleyball, cheerleading, gymnastics, wrestling, ping pong, badminton, dodge ball, karate, football, track and field, handball, soccer, hockey, yoga, boxing and mixed martial arts events ~~not~~ exceeding 615 total persons ~~and not~~ or involving the sale of alcohol. Otherwise these activities**

are to be permitted by right as incidental to an active business license for a health club (gymnasium) use.

- d. **Car Shows**
 - e. **Film & television production, subject to provisions of HMC 5.96**
 - f. **Trade shows**
 - g. **Meetings & conferences**
 - h. **Film screenings, theatrical events, concerts and fashion shows, provided that the event is set up to include seating in chairs or on benches for all attendees, does not exceed 615 persons and does not involve the sale of alcohol.**
 - i. **Private parties, receptions and weddings when the applicant is a non-profit entity or when the total attendance is 100 guests or less.**
 - j. **Other similar events.**
4. **Approval Process for Events. Approval of events shall be determined in part by the size of the event as follows:**
- a. **Tier 1 Events: Events involving up to 615 persons, including staff, security, caterers, etc. All Tier 1 Events shall require a Special Event Permit as described in Subsection 4 (parts i-v) below.**
 - b. **Tier 2 Events: Events in this classification involve more than 615 persons, including staff, security, caterers, etc. In addition to a Special Event Permit as described in Subsection 4 below, Tier 2 Events shall require an approved Parking Plan, as described in Section 4.4.8 of this Specific Plan.**
5. **Special Event Permit. Special Event Permit applications shall be made to the Director of Planning. All applications for Special Event Permit must be approved by the City prior to entering into a rental agreement for the use of the facility. The following requirements, restrictions and processes shall apply:**
- a. **An application for a Special Event Permit shall include the following information:**
 - i. **A description of the proposed use, event, or activity;**
 - ii. **The date or dates and the specific times, including set-up and tear-down, that the facility is to be utilized for the described event;**
 - iii. **The name, address and telephone number of the person, entity or**

organization sponsoring or conducting the proposed event;

- iv. The name, address and telephone number of the person or persons to be contacted regarding the application or permit;**
- v. A written Security Plan designed to maintain a safe environment, preserve order, and prevent patrons of the special events from trespassing on the adjoining properties. Each event security plan must provide for adequate on-site lighting in the parking areas and a combination of bonded and licensed security guards and police officers as determined necessary to preserve public order by the Chief of Police or his designee.-Additional bonded and licensed security guards may be provided in lieu of or in combination with police officers with prior written consent of the Chief of Police or his designee.**
- vi. A written Parking Plan as described in Section 4.4.8. Tier 1 events are exempt from requiring a Parking Plan;**
- vii. A written Solid Waste and Recycling Management Plan.**
- viii. Any additional information requested by the Director of Planning, or other reviewing body of the City (i.e. Chief of Police) when reasonably based on the City’s experience with similar events in the past.**
- b. The Director of Planning may refer the application to such City departments or personnel deemed necessary from the nature of the application for review, evaluation, investigation and to make recommendations regarding approval, disapproval, and/or conditions to be imposed on approval of the application;**
- c. An application must be submitted a minimum of 31 days (excluding days when City Hall is closed) prior to the event and reviewed in accordance with the time limits established in administrative regulations. Application shall be submitted with application fee and deposit for estimated fees to cover any and all city fees including, but not limited to, police officers and/or other city staff;**
- d. Review Process for Special Event Permit Applications.**

In deciding whether to approve an application, no consideration may be given to the message of the event, the content of speech, the identity or associational relationships of the applicant, or to any assumptions or predictions as to the amount of hostility which may be aroused in the public by the content of speech or message conveyed by the event. The Director of Planning shall issue a permit, if it is determined that all of the following criteria have been met:

- i. The preparation for or the conduct of the proposed use, event or**

- activity will not unreasonably or unfeasibly burden City resources necessary to preserve the security of the general public;
- ii. The proposed use, event, or activity does not otherwise present a substantial or unwarranted safety, noise, or traffic hazard;
 - iii. The proposed event will be of a nature and size appropriate to the proposed location, and will fall within the frequency limitations established by any administrative guidelines adopted by the City;
 - iv. The proposed event will not cause other adverse impacts on health or safety to surrounding uses, which cannot be effectively mitigated.
- e. Denial/Revocation of Special Event Permit.
- i. The Director of Planning shall deny an application for a Special Event Permit if any of the following are found:
 - 1. One or more of the approval criteria specified above is not met;
 - 2. The applicant has knowingly made a false, misleading or fraudulent statement of fact to the City in the application process;
 - 3. The application does not contain the information required by Subsection (a) above;
 - 4. The application does not satisfy the requirements of this Section;
 - 5. The applicant fails to comply with any conditions of approval, including, but not limited to: 1. Remittance of fees, charges or deposits; 2. Submittal of an indemnification agreement; 3. Timely receipt of all required approvals;
 - 6. Past events of the same applicant, or of a similar nature by any applicant, involved illegal activity or the actual attendance at an event exceeded the estimate attendance stated in the application by more than twenty-five
 - 7. A past event of the same applicant misrepresented the nature of the event.
 - 8. The application does not contain required information concerning the security measures that will be undertaken to ensure the health, safety and welfare of event patrons, residents, workers and other visitors, to protect adjoining property, to prevent event patrons from trespassing on adjoining properties, and to deter the occurrence of illegal activity from occurring.

ii. The Director of Planning shall revoke a permit if any of the following are found:

- 1. The applicant has knowingly made a false, misleading or fraudulent statement of fact to the City in the application process;**
- 2. The applicant fails to comply with any conditions of approval;**

f. Special Event Permit Fees.

Except as otherwise provided by this Section or any other applicable law, rule or regulation, the application for a Special Event Permit shall be accompanied by a fee. , which shall be established by resolution duly adopted by the City Council.

g. Appeal of Denial of Application.

Any applicant aggrieved by an adverse decision under this Section may appeal such decision of the Director of Planning. Decisions of the Director of Planning are appealable to the Planning Commission subject to HMC Section 17.06.070.

h. Hold Harmless for Special Event Permit

Each permittee shall execute a hold harmless agreement in a form approved by the city agreeing to defend, indemnify, and hold harmless the city against losses and liabilities arising from the event or incurred from the conduct of the permittee or its officers, employees, and agents.

- 6. Alcohol. Special events that involve alcohol are exempt from the provisions of HMC 17.76. Events involving alcohol may be denied by the City if it is determined that detrimental impacts related to the availability of alcohol cannot be reasonably mitigated by conditions of approval. Alternately, the event may be approved without alcohol.**

B. Self Storage and Vehicle Storage

1. Self storage and storage of vehicles is permitted only on the lots depicted as Lots 5-18 and Lot 20 Lot 5 of Vesting Tentative Tract Map No. 65804 (also known as building 3-55 and 3-31).
2. All boats, automobiles, recreational and other vehicles shall be stored within a fully enclosed building or otherwise screened from public view;
3. Maintenance, mechanical repairs, and washing of stored vehicles must be within an enclosed building or otherwise screened from public view.
4. An on-site dump station may be provided for on-site customers only, subject to

approval by appropriate agencies.

5. No storage unit or recreational vehicle may be used for habitation.
6. No hazardous materials may be stored in a storage unit or recreational vehicle.
7. No business may be conducted from a storage unit or recreational vehicle.

4.4.6 Walls and Fences

The following standards shall apply to walls and fences in the Specific Plan area:

- A. Internal fences, walls, retaining walls and hedges shall comply with Section 17.48 of the HMC.
- B. All external equipment shall be screened from view from any public right of way.

4.4.7 Access

Primary vehicular ingress/egress to the site shall be provided along Broadway.

4.4.8 Parking Facilities

- A. All parking shall be provided without charge, except that parking fees may be charged for events involving more than 50 individuals. (amended Resos. 7246 & 7331)**
- B. On the lots depicted as Lots 64-112 of Vesting Tentative Tract Map No. 65804 (Vought occupied portion of Specific Plan Area) for any use permitted in the Specific Plan, except for those uses set forth below, the required number of parking spaces shall be provided as follows, until such time as Vought vacates these properties at which time the required parking will be subject to Section 4.4.8 B.:
 1. Buildings of Less than 100,000 Square Feet on One Lot or on Contiguous Lots under Single Ownership. For a building or a group of buildings that collectively are less than 100,000 square feet in size and situated on the same lot or on contiguous lots under a single ownership, the required number of vehicular parking spaces shall be the greater of: (i) two (2) parking spaces per 1,000 square feet of gross floor area; or (ii) one (1) parking space for each two (2) employees on the largest shift. In no case shall less than three (3) parking spaces be provided.
 2. Buildings of 100,000 to 250,000 Square Feet on One Lot or on Contiguous Lots under Single Ownership. For a building or a group of buildings that collectively are at least 100,000 square feet in size but less than 250,000 square feet in size and situated on the same lot or on contiguous lots under a single ownership, the required number of vehicular parking spaces shall be the greater of: (i) 1.67 parking spaces per 1,000 square feet of gross floor area; or (ii) one (1) space for each two (2) employees on the largest shift. In no case shall less than two hundred (200) parking spaces be provided.

3. Buildings of 250,000 Square Feet or More on One Lot or on Contiguous Lots under Single Ownership. For a building or a group of buildings that collectively are at least 250,000 square feet and situated on the same lot or on contiguous lots under a single ownership, the required number of vehicular parking spaces shall be the lesser of: (i) 1.33 parking spaces per 1,000 square feet of gross floor area; or (ii) one (1) parking space for each two (2) employees on the largest shift. In no case shall less than four hundred twenty (420) parking spaces be provided nor shall the number of required parking spaces be less than sixty-seven percent (67%) of the number of parking spaces as calculated based on the gross floor area of the building or buildings.
 - (a) Lumberyards, equipment yards and other outdoor sales or storage areas: one space for each two thousand square feet of gross lot area so utilized.
 - (b) Warehouses or portions of buildings used for warehousing: one space for each two thousand square feet of gross floor area or the first ten thousand square feet and one space for each four thousand square feet thereafter.
- C. For any use located on lots depicted as Lots 1-63 of Vesting Tentative Tract Map No. 65804, the required number of parking spaces shall be provided as follows:
 1. Industrial uses:
 - (a) One and two-thirds (1.67) parking spaces per 1,000 square feet of gross floor area or one (1) space for each two (2) employees on the largest shift, whichever is greater.
 2. Airport related facilities such as hangers and maintenance buildings:
 - (a) One-half space (0.5) parking spaces per 1,000 square feet of gross floor area;
 3. Other uses permitted in the M-2 Zone.
 - (a) The parking requirements shall comply with Section 17.58.030 of the HMC.
- D. Self storage and storage of vehicles on lots depicted as Lots 5-18 on Vesting Tentative Tract Map No. 65804:
 1. A minimum of 20 parking spaces shall be required for customer and employee parking.
 2. Parking spaces within a building may be used for required parking.
 3. Parking for any other use on lots 5-18 on Vesting Tentative Tract Map No. 65804 shall comply with Section 4.4.8 B.
- E. **Convention Center shall require one space for every 3 attendees of special events, (including staff, security, caterers, etc.). An approved Parking Plan is required prior to each Tier 2 Event, as defined in Section 4.4.5. The Parking Plan shall include the following information: (amended Reso. 7246)**

1. **Description or plan of on-site locations to be used for vehicle and equipment loading/unloading, vehicle stacking (waiting to unload), vehicle storage, plans to prevent parking in unauthorized areas, and fees to be charged for valet service.**
2. **Number of personnel involved in parking activities, as well as contact information for parking service provider. If utilizing a valet service, company must be licensed and approved by the City of Hawthorne.**
3. **If applicable, a description or plan of off-site locations to be used for vehicle parking, as well as a description of related services to be provided, including but not limited to shuttle busses and crossing guards. If utilizing a Shuttle Bus Service, Company must be licensed and approved by the City of Hawthorne.**
4. **Copy of all agreements and contracts securing use of neighboring properties.**
5. **The Director of Planning shall have the authority to impose reasonable changes or conditions of approval related to parking and circulation.**

F. Off-site parking, subject to the requirements of Section 17.58.040 D of the HCM and 5.1.1, shall be permitted. The required parking for any building may be located on another lot(s) within the Specific Plan area so long as the required parking is also maintained for building or use on the lot(s) which will provide the parking. The developer shall prepare an initial off-site parking plan for all parcels within the Specific Plan area that shall be subject to the review and approval of the Director of Planning.

G. Joint-use Parking

Joint-use parking shall comply with Section 17.58.010 D of the HCM. No reduction in the total number of parking spaces is allowed.

4.4.9 Signage

A Master Sign Program shall be prepared, subject to the review and approval of the Director of Planning. In addition to the requirements in Chapter 17.35 of the HMC, the following development standards shall apply to signs within the Specific Plan area.

- A. One indirectly illuminated sign identifying the name of the development shall be permitted at each of the following primary project entrances, not to exceed 100 square feet each :
 1. Crenshaw Boulevard and Broadway
 2. Prairie Avenue and Broadway.
- B. The signage shall be appropriately placed and scaled to the development. All on-site signage is subject to review by the Planning Director pursuant to Sections 5.1.1.

- C. Re-sale or leasing of individual buildings shall be regulated by the development's CC&Rs.
- D. Temporary banners, signs, pennants and flags are permitted during the initial sale of units consistent with Section 17.35.230 of the HMC.
- E. No billboards shall be permitted within the Specific Plan area.
- F. Address Signs. All building structures shall display addresses in a location that are visible from the interior roadways. Street names and address numbers shall be determined by the Department of Public Works and be referenced on the building permit.

4.4.10 Trash Container Storage and Collection

Trash container storage and pickup locations within the Specific Plan area shall be designated and shown on design and building permit plans and approved in accordance with Section 5.1.1. Storage is not required to comply with Chapter 17.54 of the Hawthorne Municipal Code. However, it must be demonstrated that the provision for trash container storage, design and pickup locations are adequate to serve the project and that the storage locations shall be screened from view. Any current requirements for green waste and recycling containers shall be met. The size, location, design and materials to be used for trash enclosures shall be subject to review and approval by the Planning Director and Planning Commission pursuant to Sections 4.5.1 and 5.1.1.

4.5 LANDSCAPE STANDARDS

4.5.1 External Landscape

Landscaping shall be maintained by the Century Business Center Property Owners Association. The final landscape plan shall be subject to the review and approval of the Planning Director pursuant to Sections 4.5.1 and 5.1.1.

Street trees in the public right-of-way are to be reviewed by the Planning Director and Chief of Public Works for variety, spacing and maintenance provisions.

4.5.2 Internal Project Landscape

A combination of soft and hard landscape material shall be installed in harmony with the overall design of the development. New landscaping shall only be required adjacent to new buildings. Existing landscaping may remain around existing buildings. The design of the landscaping shall incorporate a variety of heights, textures, and colors to enhance and soften building perimeters and unify the development. Hardscape improvements shall also be used in a manner to unify the development area. A permanent irrigation system shall be installed for the new internal project landscaping. Landscaping shall be maintained by the Century Business Center Association. The final landscape plan shall be approved by the Planning Director.

The CC&R's shall require proper maintenance and pruning by the Century Business Center Property Owners Association

4.6 BUILDING AND SAFETY DEPARTMENT REQUIREMENTS:

The following requirements of the Hawthorne Municipal Code shall be applicable to all new construction:

- A. Building Code (HMC §15.04.050):
 - 1. Self-storage buildings are exempt from Section 419 of HMC §15.04.050.
- B. Mechanical Equipment (HMC §17.21.100)
- C. Common Vents and Drain Lines (HMC §17.21.110)
- D. Security Ordinance Compliance.
 - 1. Compliance with the Security Ordinance shall be reviewed and approved by the Director of Planning and Chief of Police as part of the building permit plan check process.

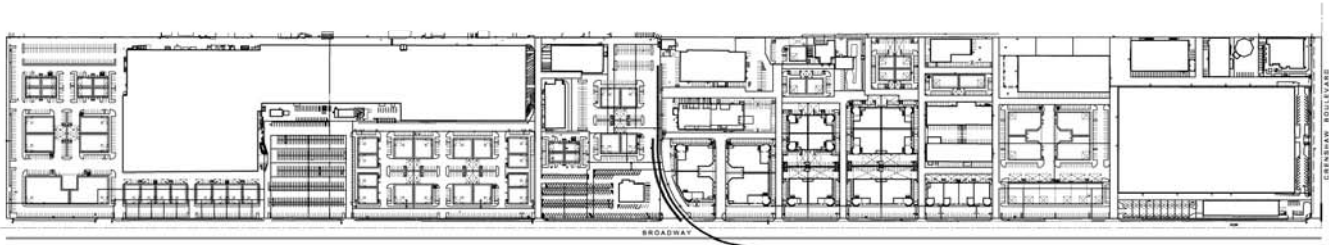
4.7 PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, REQUIREMENTS:

- A. If the development contains private streets, provision shall be made for public utility easements over the entire private street network. The Public Works Department, Engineering Division, may also require public utility easements adjacent to public streets or over other portions of the project to accommodate fire hydrants, water meters, storm drainage, sanitary sewers, water and gas mains, and electrical lines. All easements that may be found necessary under the provisions of Sections 17.21.180 through 17.21.270 of the Hawthorne Municipal Code shall be dedicated to the public with the underlying fee held in the same manner as the other common space within the project (HMC 17.21.270).
- B. Demolition, grading and building permits, landscaping and street improvement plans may be issued before the recording of a final map.
- C. New Utilities, cable television, etc., shall be underground.
- D. Building plans shall indicate the location of all utilities in proximity to the site.
- E. Approval by Southern California Edison is required.
- F. Approval by the Gas Company is required, if applicable.
- G. Approval by the water company is required.
- H. Drainage plans per Engineering Department requirements, shall be required with building plans.
- I. Sewer calculations and point of connections shall be shown on plans per Engineering Department requirements.

- J. A permit from the Los Angeles County Sanitation District is required prior to connecting to the sewer system.
- K. Addresses for units in the project shall be verified with the Engineering Department.
- L. No sidewalks shall be required along the internal roadway/driveway network.
- M. Rolled curbs may be used along internal streets within the development.

4.8 FIRE DEPARTMENT REQUIREMENTS:

- A. All weather access shall be provided. All weather access may require paving.
- B. Fire Department access shall be provided to within 150 feet distance of any exterior portion of all structures.
- C. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
- D. Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- E. All access driveways shall provide a minimum unobstructed width of 26.0 feet clear to the sky.
- F. The minimum turning radius for fire equipment shall be 42 feet, measured along the centerline.
- G. All new buildings over 5,000 square feet shall be sprinklered.
- H. A Knox Box or other access provisions shall be provided to access the project through any gated entrances.
- I. Provide water mains, fire hydrants and fire flows as required by the Los Angeles County Fire Department, for all land shown on map which shall be recorded.
- J. Conditions attached to Tentative Tract Map No. 65804 approval.



CENTURY BUSINESS CENTER
2015 - SCENARIO #3

EXHIBIT 3
CONCEPTUAL SITE PLAN



Century Business Center
Sample Elevations

EXHIBIT 4
CONCEPTUAL BUILDING ELEVATIONS

Chapter 5
ADMINISTRATION

5.1 RESPONSIBILITIES

The Planning Director is delegated the responsibility for the overall administration and decisions related to and enforcement of the provisions of this Specific Plan, including but not limited to: application and processing assistance, Interpretations of provisions, specification of conditions of approval and phasing. The Planning Commission is also responsible for variances to the Specific Plan. The Planning Commission is responsible for and any appeals from administrative decisions. The Planning Commission shall also be requested to make recommendations regarding Specific Plan amendments to the City Council.

The City Council is responsible for adopting amendments to the Specific Plan and acting on appeals from the Planning Commission regarding decisions to the Specific Plan.

5.1.1 Planning Director’s Review

The purpose of the Planning Director’s review is to properly determine whether or not a proposed development will comply with the provisions and development standards of this Specific Plan. The Director is involved in decisions related to Interpretations of the Specific Plan; determinations related to uses of the Plan; minor modifications to development standards specified in the Plan; and determinations regarding issues, conditions, or situations that arise that are not addressed by this Plan. The Planning Director may refer questions of interpretations to the Planning Commission for review at his/her discretion or require a site plan for any use, development of land, structures, buildings or modification of standards that involve the approval of the Director. The Director may also require other documents as deemed necessary to determine compliance with the Specific Plan and in preparing any conditions that may be specified in granting approval of the use, development or modification. The review by the Director shall be consistent with the following standard:

Interpretations: If ambiguity arises concerning the meaning or appropriate application of provisions of this Specific Plan, the Planning Director or Planning Commission shall consider the following factors in making the appropriate determination:

- The case is similar to previous Interpretations of similar provisions;
- The Interpretation is consistent with the vision, intent, and purpose of the Specific Plan;
- The resulting project is consistent with the General Plan;
- The decision constitutes a sound precedent for other similar situations; and
- The Interpretation does not alter the policy intent of the Specific Plan.

All Final EIR mitigation measures relevant to the Century Business Center Specific Plan area shall become conditions of approval of the Specific Plan and the City shall be responsible for enforcing the implementation and satisfaction of the terms and conditions of the mitigation monitoring program.

5.1.2 Standards Not Listed

Any issue or standard not specifically covered in this Specific Plan shall be subject to Title 17

{Zoning Code of the Hawthorne Municipal Code (“HMC”)}. In cases where development standards set forth in this Specific Plan are inconsistent with Title 17, the standards of the Specific Plan shall control.

5.1.3 Project Review

All new construction, new additions to buildings built under the Specific Plan, and any other exterior improvements that require issuance of a building permit shall be subject to the standards and guidelines set forth in this Specific Plan. Review of plans for consistency with the requirements and standards of this Specific Plan is the responsibility of the Planning Director. Review by other City Departments and agencies may be required depending on the nature of the proposed improvement.

5.1.4 Variances

Variances may be granted from the development standards contained in this Specific Plan pursuant to the procedures set forth in Chapter 17.40 of the HMC. The appeal period of the Planning Commission’s decision shall be limited to 10 calendar days from the date of the Planning Commission’s decision.

5.1.5 Off-Site Parking

The developer shall prepare an off-site parking plan for all parcels within the Specific Plan area that shall be subject to the review and approval of the Director of Planning.

5.1.6 Joint-Use Parking

The Planning Commission may waive or modify the requirements set forth in Section 17.58.010 D of the HMC establishing the amount of required parking for uses described in Section 17.58.030 of the HMC pursuant to Section 5.1.1.

5.1.6 Appeals

Appeals on an administrative Determination or Interpretation by the Planning Director or other City officials may be made in accordance with Sections 17.40.190 – 17.40.220 of the HMC.

Appeals on variances may be made by the applicant or an aggrieved party and shall be taken to the City Council pursuant to the procedures as set forth in Chapter 17.40 of the HMC.

5.1.7 Relationship to Development Agreement

If there is any inconsistency between this Specific Plan and a Development Agreement affecting this property, the Development Agreement shall prevail.

5.2 DEVELOPMENT PROCESSING

5.2.1 Concept Site Plan Review and Adjustments of the Overall Project and Individual Development Phases

The Concept Site Plan included in this Specific Plan is one component of the Specific Plan. The

purpose of the Concept Site Plan is to document that the Specific Plan area is comprehensively planned with respect to site layout for buildings, parking, internal circulation, ingress/egress points, pedestrian circulation, and linkages to adjacent uses.

The Concept Site Plan may be adjusted, if necessary, for each individual development request to assure that densities for each development area and overall project amenities are consistent with the standards outlined in this Specific Plan.

The Planning Director will consider the following criteria prior to final action on a Concept Site Plan:

- Continuity of height, mass and location of development building types.
- Continuity and adequacy of the circulation and infrastructure systems to support the proposed development and/or phase.
- Continuity and design quality of architectural and landscape architectural treatments.
- Compliance with other provisions of this Specific Plan, including the Development Standards.
- The Planning Director's Determination shall be made within fifteen (15) working days of acceptance of a Concept Site Plan. Appeals to the Planning Director's review shall be subject to Section 5.1.5 of this Specific Plan.

5.2.2 Subdivisions

Vesting Tentative Tract Map No. 65804 or any other tentative subdivision map of the property within the Century Business Center Specific Plan area shall be conditioned on the following entitlements having been approved and becoming effective prior to the recording of the final subdivision map: (i) Change of Zone 2006CZ03 (Century Business Center); (ii) the Century Business Center Specific Plan; and (iii) the Century Business Center Development Agreement.

Divisions of land for the purpose of sale, lease, or financing are governed by the State Subdivision Map Act and the City Subdivision Ordinance. The procedures and processing of tentative and final maps for this Specific Plan shall be in accordance with the HMC. The following determinations and Interpretations shall be made by the Public Works Department or the Planning Department through an administrative process. No further discretionary applications (including an amended or revised map) shall be necessary. Appeals on an Administrative Determination or Interpretation by the Planning Director or other City officials may be made in accordance with Sections 17.40.190 – 17.40.220 of the HMC. The following additional provisions shall apply:

- Grade elevations shown on the tentative map are approximate. The Public Works Director and Planning Director may approve subsequent changes in grade elevations.
- Lot lines can be adjusted after tentative map and final map approval, with the exception of Lots 5-18 of Vesting Tentative Tract Map No. 65804, provided that no additional buildable lots are created. The degree of adjustment is within the discretion of the subdivider provided

such adjustments are consistent with the State Subdivision Map Act, and the Development Standards of the Specific Plan.

- Alignment, location, and geometrics of streets and driveway are approximate. Adjustments can be made provided they are consistent with Public Works Department standards or prior discretionary approval.
- Building footprints and parking locations that are shown on the map or accompanying site plan are only for illustrative purposes. Actual building locations, footprint, and parking layouts may vary and will be reviewed during Conceptual Site Plan approval, and shall be granted provided the proposed building satisfies existing codes and ordinances, and standards specified herein.
- Permission is granted for unit phasing and multiple final map recordation.
- Permission is granted to combine lots, provided that the design of the project is consistent with the approved Concept Site Plan, or any subsequently modified Concept Site Plan.
- Permission is granted to reduce the number of lots and have less floor area than permitted.

If modifications are sought to the approved tentative or final map, the only conditions that may be imposed by the City are those that relate to the requested modifications, 5.2.3 Adjustment and Transfer Regulations

5.2.3 Adjustment and Transfer Regulations

The Adjustment and Transfer regulations affecting lot lines and building floor area are intended to provide flexibility during implementation of the Specific Plan, while ensuring that the overall limits of development are monitored and maintained. Flexibility is needed over the development horizon to respond to future market dynamics that create changes in demand for the mix and type of industrial uses. This flexibility will allow for adjustments to boundaries separating various building product types, and the transfer of density within the Specific Plan area, provided the maximum overall density for the entire development is not exceeded. Adjustment and transfer documentation and the Allocation Table(s) discussed in 5.2.1 shall be maintained in the administrative file. Adjustments in boundaries resulting from final road and/or driveway alignments, more precise surveys, and detailed subdivision mapping and engineering shall only require an administrative approval. Changes to building density, internal roadway geometrics and lot lines may be adjusted to the satisfaction of the Planning Director and Director of Public Works.

5.2.4 Specific Plan Amendment

Amendments to this Specific Plan shall be prepared and processed in accordance with Government Code Section 65453 and in a manner similar to the adoption of the Specific Plan or City General Plan Amendment.

5.2.5 Severability

If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Specific Plan or any part hereof is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Specific Plan or any part hereof. The City Council of the City of Hawthorne hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared invalid.

5.2.5 Violations, Enforcement and Penalties. (amended Reso. 7331)

Violations of the terms and conditions of this Specific Plan shall constitute a violation of the Hawthorne Zoning Ordinance and a misdemeanor pursuant to Chapter 1.20 of the Hawthorne Municipal Code. In addition, the City may require compliance with the terms and conditions of this Specific Plan through any other remedy permitted by law, including but not limited to, the City’s application of its Administrative Remedies Ordinance contained in Chapters 1.23A or 1.23B of the Hawthorne Municipal Code.

Appendix A - Century Business Center Specific Plan Legal Description

(West of Crenshaw)

PARCEL 1:

THAT PORTION OF THE EAST HALF OF THE SOUTHWEST 114 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HAWTHORNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, LYING NORTHERLY OF A LINE 80 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY DESCRIBED IN DEED RECORDED IN BOOK 6154 PAGE 75, OF DEEDS.

EXCEPT THE NORTHERLY 705 FEET THEREOF.

ALSO EXCEPT FROM SAID PARCELS ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED IN A DEED RECORDED IN BOOK 14205 PAGE 59 AND IN BOOK 17123 PAGE 266, ALL OF OFFICIAL RECORDS.

THE SOUTHERLY PORTION OF THE EAST HALF OF THE SOUTHWEST 114 OF SAID SECTION 10 HAS BEEN SUBDIVIDED AND IS SHOWN AS BLOCKS 1,2,3 AND 4, WITH THE DEDICATED STREETS AND ALLEY ADJOINING SAID BLOCKS OF TRACT 9681 ON A MAP THEREOF RECORDED IN BOOK 134 PAGES 8 AND 9 OF MAPS, RECORDS OF SAID COUNTY.

THE PORTIONS OF THE STREETS AND THE ALLEY SHOWN ON SAID MAP WITHIN THE ABOVE DESCRIBED LAND HAVE BEEN VACATED BY ORDINANCE NO. 332 OF SAID CITY APRIL 28, 1941, RECORDED IN BOOK 18491 PAGE 342, OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE RIGHTS OF WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY AS DESCRIBED IN THE DEEDS RECORDED IN BOOK 6143 PAGE 224, AND IN BOOK 6154 PAGE 75, ALL OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHERLY 705 FEET THEREOF.

ALSO EXCEPT THE SOUTH 80 FEET THEREOF LYING NORTH OF THE NORTH LINE OF THE RIGHTS OF WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY AS DESCRIBED IN A DEED RECORDED IN BOOK 6154 PAGE 75, OF DEEDS.

PARCEL 3:

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF HAWTHORNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND

MANAGEMENT LYING NORTHERLY OF A LINE 80 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY, AS DESCRIBED IN DEED RECORDED IN BOOK 6133 PAGE 270, OF DEEDS.

EXCEPT THEREFROM THE NORTHERLY 705 FEET THEREOF.

ALSO EXCEPT THEREFROM THE WEST 30 FEET THEREOF WITHIN THE LINES OF PRAIRIE AVENUE.

SAID PARCEL IS SHOWN AS A PORTION OF TRACT 8636 ON MAP RECORDED IN BOOK 124 PAGES 34 TO 36 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS AND PARKING AND FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, TELEVISION, WATER, SEWER, STORM DRAIN AND GAS FACILITIES OVER, UNDER AND ACROSS A STRIP OF LAND 80 FEET WIDE LYING SOUTHERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY AS DESCRIBED IN BOOK 6154 PAGE 74 OF DEEDS AND BETWEEN CRENSHAW BLVD. AND PRAIRIE AVE. IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN AS MORE FULLY DESCRIBED IN THAT CERTAIN AGREEMENT BETWEEN OWNERS OF LAND AND GRANT OF EASEMENTS RECORDED MARCH 20, 1995 AS INSTRUMENT NO 95-406548.

APN: 4049-013-002 and 4049-017-005 and 4049-017-006