

PRESTIGE VILLAS SPECIFIC PLAN

**APPLICATION NO. 2007SP01
MAY 17, 2007**

CITY OF HAWTHORNE

**A PROJECT BY:
RAMONA GARDENS, L.L.C.**

Prestige Villas Specific Plan

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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. An adopted Specific Plan must be consistent with the General Plan.

1.2 SPECIFIC PLAN AREA

The Prestige Villas Specific Plan area is located in the City of Hawthorne, Los Angeles County, California (see Exhibit 1). The site is located at 4500 W. 116th St. between Ramona Avenue and Grevillea Avenue and between 116th Street and 118th Street. The site consists of the closed Robert F. Kennedy Medical Center Hospital buildings. The Specific Plan site is approximately 8 acres.

The proposed Prestige Villas Specific Plan consists of the redevelopment of the existing commercial site. Current improvements on the site include the existing hospital buildings with surface parking lots, which will be demolished to accommodate the proposed project. The Specific Plan area's topography is relatively level. There are no historic districts, landmarks, buildings or objects of unique architecture on this site.

1.3 GENERAL DESCRIPTION OF THE PRESTIGE VILLAS SPECIFIC PLAN

The Prestige Villas 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 1 through 5 of this Plan, and shall include the approximate building locations, footprints, heights and parking areas as depicted on Vesting Tentative Tract Map. No. 68016 so that all such documents and components together, specify the planned location of all structures, 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 TIME FRAME

The proposed development would consist of a 128 detached dwelling unit gated residential development.

A "condominium" is a type of ownership of property where residents have an exclusive title to individual dwellings (whether attached or detached), as well as having joint ownership with all other owners in the property's common areas. The residential project would have a maximum average density of 16 dwelling units per acre. Based on the site size, a maximum of 139 Dwelling Units could be developed. However, at the developer's discretion, 128 detached Dwelling Units, two-stories in height would be constructed. The project would be developed with on-site resident and guest parking facilities, private open spaces, recreation area, and common area improvements. Primary access to the project site will be provided from 116th Street, with secondary residential access from Grevillea Avenue. The dwelling units are detached and will be for-sale. The dwelling units will be constructed in three or phases.

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 CITY OF HAWTHORNE GENERAL PLAN

Adoption of this Specific Plan by the Hawthorne City Council will be consistent with the Hawthorne General Plan if the General Plan Amendment that accompanies this Specific Plan is also adopted. That General Plan Amendment will change the General Plan land use designation of the Property from C-3 (General Commercial) to R-3 (High Density Residential). The residential land uses permitted by this Specific Plan are consistent with categories of uses allowed in the R-3 land use designation.

Adoption of this Specific Plan by the Hawthorne City Council establishes the Prestige Villas Specific Plan land use designation and incorporates the Specific Plan into the General Plan. This will establish a new General Plan land use designation for the property located within the Specific Plan boundary.

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 discourages the construction of buildings which are incompatible with surrounding residential development. The Specific Plan's gated residential community of 128 single family detached dwelling units is designed to be a compatible transition to the existing commercial developments to the East. The North, South and West will serve as an appropriate transition between these existing residential and commercial uses.

1.7 RELATIONSHIP OF THE SPECIFIC PLAN TO THE CITY OF HAWTHORNE ZONING CODE

Adoption of this Specific Plan by the Hawthorne City Council establishes the Prestige Villas 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 Specific 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 Commission if not specifically covered in the City's existing regulations.

1.8 RELATIONSHIP OF THE SPECIFIC PLAN TO THE REDEVELOPMENT PROJECT AREAS

The Specific Plan site is located within a Redevelopment Project Area No. 2 as established in 1984.

1.9 CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

The Prestige Villas 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 analyzes a maximum residential development of 128 dwelling units within the Specific Plan area.

CHAPTER 2

OVERVIEW OF THE SPECIFIC PLAN STUDY AREA

2.1 THE COMMUNITY

The Prestige Villas Specific Plan area occupies 8 acres within the northern portion of the City of Hawthorne. The gated residential community of 128 single family detached dwelling units represent an appropriate transition between existing uses.

2.1.1 Location Context

The City of Hawthorne is located in what is referred to as the South Bay Cities Sub region, 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 the Los Angeles County; north of the Cities of Lawndale and Redondo Beach and the Los Angeles County; and west of the City of Gardena and Los Angeles County. As shown in Exhibit 1, the site is less than 600 feet south of the Glen Anderson Century Freeway (1-105), the Los Angeles County Metro Green Line station.

The site is bounded on the north by 116th Street, on the east by Grevillea Avenue, on the west by Ramona Avenue and on the south by a 118th St. A block wall and ample planting are provided along the property line to provide screening for the homeowners.

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 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 the year 2000, Hispanics were the largest ethnic group in the City (44 percent), with African-Americans representing approximately 34 percent of the population. The median age, according to the 2000 census, was 28.7 years.

Housing in the City of Hawthorne offers a variety of housing types. About two-thirds of the residential units in the City consist of rental units, and one-third is comprised of owner-occupied units. Since 1990, very limited residential development has occurred in the City, due in large part to the economic downturn of the first half of the decade. As the economy has recovered, the housing market in Hawthorne has improved. Several new residential projects are currently under construction or in the early stages of securing entitlements. These projects will provide rental and homeownership opportunities for residents; however, few are anticipated to provide single-family home opportunities. The new residential units provided by Prestige Villas will further increase housing options for residents and those interested in living in the South Bay area by offering detached single-family residences.

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 approximately ten companies

operating within the City of Hawthorne which employ more than 200 employees. Major current employers include OSI Systems Inc., Northrop Grumman, General Building Services, 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 Prestige Villas Specific Plan area is south of the Century Freeway (1-105) and west of Hawthorne Boulevard. The adjacent property to the East of the site is commercial with office usage. North, South and West of the project site is zoned R-3 with medium density apartments among single family homes.

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 city contracted services.

2.3.4 Natural Gas Service

The 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 Cable

Time Warner provides cable service to the Specific Plan area.

2.3.7 Fire Protection

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

2.3.8 Police Protection

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

2.3.9 Schools

Hawthorne School District and Centinela Union High School District

2.3.10 Libraries

The Los Angeles County Public Library (LACPL) system provides library service to the Specific Plan area. The Hawthorne Branch libraries is the closest facilities to the Prestige Villas Specific Plan Area.

2.3.11 Parks

Open space and recreational amenities within the development will give residents opportunities to be outdoors and to participate in recreational opportunities within the development. In addition, several parks are located in the vicinity of the Prestige Villas Specific Plan area. Hawthorne Memorial Park is located within two miles of the Specific Plan area. Hawthorne Memorial Park is approximately __ acres. It is used for picnicking, barbequing, Boche Ball, tennis, basketball, horseshoes, shuffleboard, a tot lot and a wading pool. Also located within 1 mile of the Specific Plan area is Eucalyptus Park with a skate park and typical playground and park facilities.

2.3.12 Existing Vehicular Site Access

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

Freeways

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 Imperial west of the project site.

The Glenn M. Anderson Freeway (Century Freeway/Interstate 105) is an east-west freeway located adjacent to Imperial Highway and is located just north of the site. 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 1-105 can be taken from the 1-405 or directly to/from Hawthorne Boulevard east of the project site.

Streets

Grevillea Avenue, 116th Street and 118th Street are local streets that serve the Specific Plan area. 116th Street is 80 feet in width through the project area and provides one lane of traffic in both directions.

Ramona Avenue is a collector street that serves as the eastern boundary of the project site. Grevillea Avenue adjacent to the project site is approximately 60 feet in width, with one lane of traffic in both directions.

2.3.13 Existing Public Transit

The project site is accessible by public transit from most areas of the South Bay.

Bus Service: Hawthorne Blvd. is a major thoroughfare within 300 feet of the site. It contains numerous City Transportation Services such as The Los Angeles County Metropolitan Transportation Authority's (MTA), The (MAX) Torrance Transit which all serve the LAX City Bus Center.

Rail Service: Site accessibility is also provided by the Norwalk-El Segundo Green Line, which provides a station on the east side of Hawthorne Boulevard at Imperial, less than 1,500 feet 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 site by public transit.

CHAPTER 3

GOALS AND POLICIES

3.1 INTRODUCTION

The purpose of this chapter is to establish goals and policies for the Prestige Villas 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 SPECIFIC PLAN GOALS AND POLICIES

The following goals and policies are intended to supplement the existing City of Hawthorne General Plan. Where this Specific Plan proposes deviations from the General Plan or Zoning Code, the Specific Plan shall prevail.

Land Use

The most compatible use of land to the adjoining residential uses was determined to be residential. The development of a residential neighborhood is a positive addition to the community and it should be consistent with the following goal and policies:

Goal 1.0: To provide for an attractive residential development that adds to the availability and diversity of housing types within the City of Hawthorne:

Policy 1.1: The Prestige Villas 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: Common open space shall be provided to benefit residents within the Specific Plan area and to lessen the impact of the development on existing parks in the vicinity.

Policy 1.3: The project will include design details and features that will make the development attractive and livable into the future. Landscaping will be designed to complement the design and enhance the entire area.

Urban Design and Public Safety

The design and quality of this development is directly related to the image of the City and will 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 residential community that is inviting, of high quality and is connected to the open space, public transit and new and existing commercial retail developments in the immediate area.

Policy 2.1: Ensure that new development enhances the character of the Specific Plan area with design qualities and elements that contribute to a high quality residential community, by ensuring that pedestrian connections support the desired intent of creating a cohesive neighborhood.

Policy 2.2: New development in the Specific Plan area shall provide adequate landscaping and pedestrian amenities.

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 open space, off-street parking and recreational amenities.

Landscaping and Open Space Treatment

Quality landscaping is a critical component of the Prestige Villas 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 landscaping and open spaces 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 between buildings and around the site's perimeter.

Policy 3.2: The layout of units and open space within the project should establish a transition from the street, through the semi-privacy of the common areas, to the privacy of the unit.

Policy 3.3: 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.
- D. Accommodation of walkways with treatments such as seating areas, landscape buffers, courts, or trellis structures accented with pedestrian-scale lighting.
- E. A block wall and ample planting shall be provided along the all boundaries Specific Plan area to buffer the residential areas.

Policy 3.4: Planting of trees along the perimeter of the residential portion of the site is encouraged to soften views into and from the site.

Policy 3.5: Uses within the larger open space areas shall be programmed with landscaping or recreational improvements that will benefit and encourage use by the residents.

Policy 3.6: Maintenance of the open space areas, recreation areas, common areas and frontage landscaping improvements of the residential portion of the plan area shall be assured through the Conditions, Covenants and Restrictions (CC&Rs) administered by the Homeowners Association.

Circulation and Parking

The Specific Plan area is accessible from a primary residential and guest entry on 116th Street, a secondary residential entry off Grevillea Avenue. 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.

Policy 4.1: Development within the residential portion of the Specific Plan area will have sufficient parking to serve the needs of the residents and their guests. A clear circulation pattern for traffic will be provided within each area with direct vehicle access to parking areas and private garages.

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

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

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: Ample provision shall be made for trucks access, such as trash truck's, fire trucks, etc.

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. The Specific Plan area will have a residential use, and the development standards, landscape standards, and unit specific standards and requirements are included in this Section. This Section also requires that specific items be reflected in the Covenants, Conditions and Restrictions (CC&Rs) of the site to assure that the project is well maintained as an asset to the City into the future.

4.2 PERMITTED USES

The following Residential Uses are permitted, without discretionary review, not to exceed 128 units, or 16 units per acre for the site area of 8 acres.

A. For Sale, single family detached residential dwelling units.

4.3 PERMITTED ACCESSORY USES AND STRUCTURES IN RESIDENTIAL AREA

- A. Home occupations pursuant to the requirements of Chapter 17.72 of the Hawthorne Municipal Code.
- B. Clubhouses or recreational buildings or facilities.
- C. Detached accessory structures to include covered walkways, gazebos, pool / pool equipment, B-B-Q pits/grills, hard-court, tot lot/equipment in common recreational areas only.

4.4 DEVELOPMENT STANDARDS

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 68016

4.4.2 Living area.

The proposed bedroom count and floor area for each of the proposed residential units shall be governed by HMC.

4.4.3 Setbacks / Encroachments

Development within the Specific Plan area shall observe the following setbacks:

1. The block wall and planting shall be required as specified in 4.4.5.
2. Residences shall be setback at least twelve (12) feet from the public right of way.(Grevillea Avenue, Ramona Avenue, 116th Street and 118th Street)
3. Building setbacks from interior lot lines are determined with a zero lot lines.

4.4.4 Lot Frontage

No minimum lot frontage shall be required.

4.4.5 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. A block wall and plantings shall be required along all boundaries of the Specific Plan area adjacent to public rights-of-way The wall shall be constructed of decorative concrete block or similar material, graffiti resistant, and shall be six (6) feet in height.

- C. All external equipment shall be screened from view from any common area driveway, roadway or public right of way.

4.4.6 Vehicular Access

Primary vehicular ingress/egress to the residential portion of the site shall be provided off 116th Street. Gates and an entry kiosk will be provided at this primary access point. Secondary access with gates shall be provided off Grevillea Avenue as indicated on Vesting Tentative Tract Map No. 68016.

4.4.7 Parking

- A. Each detached residential unit shall be provided with at least two per (2) enclosed covered parking spaces within a private garage and one (1) additional parking space for each bedroom above two (2) per HMC.
- B. Guest parking shall be provided at the ratio of 0.33 spaces per detached residential unit (one guest space for each three residential units). Guest parking shall be distributed throughout the development to ensure access to all residential units.

Guest parking may be permitted in common parking areas throughout the development, providing that the minimum driveway and fire lane widths are kept free and clear of vehicles. Signs shall be posted specifying which parking space/areas are for guest parking. Provisions shall be included in the CC&R's to ensure compliance with the guest parking restrictions and enforcement by the Homeowners Association.

C. Parking Stall and Garage Size

- (1) For standard stalls: 8-1/2 feet by 18 feet.*
- (2) Garages for detached residential units shall have a minimum interior dimension of 18 feet by 19 feet.

*For end stalls abutting a wall, fence, building or other obstructions, one foot shall be added to stall width for each side of stall which is obstructed.

4.4.8 Residential Roadway Pavement Widths

Subject to the approval of the Vesting Tentative Tract Map and satisfying "Fire Lane" conditions herein, the City, and the Fire Department, shall require the following minimum roadway widths (curb-to-curb) for general circulation purposes:

- A. Internal, common access way to clustered housing product - 26 feet.

4.4.9 Residential Open Space

A total of 500 square feet of open space shall be provided per residential unit. Open space can be provided either as private useable open space, common passive open space (accessible landscaped areas), or common active open space (open space improved with amenities such as pedestrian trails, tot lots, pool areas, cabanas, meeting rooms, or similar improvements). The 500 square feet

of open space per dwelling unit shall include one-quarter acre per 100 dwelling units of active, useable open space with a minimum dimension of 30 feet.

A. Private useable open space.

Each detached dwelling unit shall have a minimum of 300 square feet of private useable open space, with no dimension less than ten (10) linear feet.

All enclosed setback areas, if directly accessible to a residential unit, and meeting the minimum dimension of ten (10) feet, shall be counted as private open space.

Balconies are encouraged, but shall not be counted toward required private open space.

B. Common Open Space

Common Open Space shall consist of all areas not covered by structures (except as subsequently noted), roadways, driveways or private open space. Common open space may include, but is not limited to, required setback areas, walkways through landscaped areas, and common project recreational amenities including clubhouses, pool areas, cabanas, and play structures. Landscaping and those portions of the setback area between a wall or fence and the Grevillea Avenue right-of-way, 116th Street right-of-way, 118th Street right-of-way, Ramona Avenue right-of-way shall not be counted as open space. For 128 units, there shall be at least 21,780 S.F. (1/2 acre) of common active open space within the development (based on one-quarter acre per 100 dwelling units of active, useable open space with a minimum dimension of thirty feet). The total common open space does not have to be in one location on the site, see

The recreational area designated on Vesting Tentative Tract Map No. 68016 shall be developed and used as a common open space area with enhanced amenities (the "Enhanced Amenity Area") and shall include the following: (i) a clubhouse and/or assembly room with ancillary support facilities including bathrooms, BBQ area, and other associated amenities; and (ii) a swimming pool of sufficient size or other suitable facility approved by the Planning Dept. to support the scope of the development.

Additional open space as designated on Vesting Tentative Tract 68016 shall be developed for a tot-lot open space area / green belt area.

4.4.10 Signage

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 project entrance, not to exceed 30 square feet each (consistent with Section 17.35.120 of the HMC):
- B. Real estate signs for the sale of individual units shall comply with Section 17.35.270 of the HMC (i.e., six square feet per unit).

- C. Re-sale or leasing of individual dwelling units shall be regulated by the development's CC&Rs.
- D. Subdivision signs are permitted per Section 17.35.280 of the HMC.
- E. Temporary banners, signs, pennants and flags are permitted during the initial sale of units consistent with Section 17.35.020 of the HMC, ending December 31, 2010.
- F. No billboards shall be permitted within the Specific Plan area.
- G. Address Signs. All residences and/or 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.

4.4.11 Trash Container Storage

All trash container storage within the residential portion of the Specific Plan area shall be within private garages or otherwise in compliance with Chapter 17.54 of the Hawthorne Municipal Code.

4.5 NOISE STANDARDS

4.5.1 Perimeter Walls

A block wall shall be required along all the boundaries of the site. The wall shall be constructed of decorative concrete block or similar material, graffiti resistant, and shall be six (6) feet in height. Landscaping at the exterior of the walls will also be provided.

Along 116th Street, Grevillea Avenue, Ramona Avenue, and 118th Street, landscape pockets shall be provided at intervals to enhance the residential character of the development and landscaped openings shall be provided at interior street ends to allow views into the project from the street.

4.6 LANDSCAPE STANDARDS

4.6.1 Property Entry Area and External Landscape

Landscaping at the Specific Plan entrances shall be accentuated with a distinctive theme. Decorative fencing and walls with planting between the wall and back of sidewalk (external landscaping) shall be provided. This landscaping shall include vines, shrubs, or other similar materials designed to reduce any potential aesthetic impact of the walls. A permanent irrigation system shall be installed at the property entry area and for all external landscaping. Landscaping shall be maintained by the Homeowners Association.

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

4.6.2 Internal Project Landscape

The design of the landscaping shall incorporate a variety of heights, textures, and colors to unify the development. Hardscape improvements shall also be used in a manner to unify the development area. Pathways shall be included through open space areas, providing a pedestrian access system for residents.

A permanent irrigation system shall be installed for the internal project landscaping. Common area landscaping shall be maintained by the Homeowners Association.

4.6.3 Internal Pedestrian Walkways

A master pedestrian walkway plan shall be prepared that complements the landscape plan and provides a safe and logical internal walkway system.

4.7 ITEMS TO BE INCLUDED IN CONDITIONS, COVENANTS, AND RESTRICTIONS:

The CC&R's recorded against the property shall address all applicable items outlined in Sections 17.21.180 through 17.21.260 of the Hawthorne Municipal Code (HMC). The draft CC & R's shall be submitted to the Planning Director and City Attorney, and approved, prior to recordation of the final map.

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 responsible for approval of modifications and variances to the Specific Plan 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 specific 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, if referred by the Planning Director, the 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 Prestige Villas 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 except that the appeal period of the Planning Commission decision shall be limited to 10 calendar days from the date of the Planning Commission decision not 10 days from date of notification to the applicant.

5.1.5 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. Appeals from the Planning Commission shall be taken to the City Council.

5.2 DEVELOPMENT PROCESSING

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

The Site Plan included in this Specific Plan as Exhibit __ is an integral component of the Specific Plan. The purpose of the Site Plan is to document that the Specific Plan area is comprehensively planned with respect to site layout for buildings, parking, ingress/egress points, pedestrian circulation, and linkages to adjacent uses.

The Site Plan may be modified or adjusted, if necessary, to assure compliance with the Specific Plan as well as allowing flexibility for the developer. The Site Plan and the percentage of residential uses may be adjusted up or down by 10% by the Planning Director so long as the overall density for the Project does not increase by more than 10%. In addition, a Unit Allocation Table shall be submitted with each request for transfer of dwelling units indicating the number of units proposed for each lot, building permits granted,

number of units already built, open space calculations, product type proposed for each lot, and ultimate disposition of all remainder properties.

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

Continuity of height, mass and location of development product 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 Project is consistent with the Architecture Review criteria contained in Section 5.2.6.

The Planning Director's Determination shall be made within a timely manner of acceptance of a 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. 68016 or any other tentative subdivision map of the property within the Prestige Villas Specific Plan area shall be conditioned on the following entitlements having been approved and becoming effective prior to the filing of the final subdivision map:

(i) General Plan Amendment No.2006GA03 (Prestige Villas) (ii) Change of Zone No.2006CZ207 (Prestige Villas) and (iii) Planned Unit Development No. 2006PD06.

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 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, the density limits of the Specific Plan, 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 that are shown on the map or accompanying site plan are only for illustrative purposes. Actual building locations and footprint may vary and will be reviewed during 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 final map recordation.
- Permission is granted to combine lots, provided that the design of the Project is consistent with the approved Site Plan, or any subsequently modified Site Plan.
- Permission is granted to reduce the number of residential lots and have fewer units 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 dwelling units 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 residential uses. This flexibility will allow for adjustments to boundaries separating various residential product types, and the transfer of residential units and 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 alignments, more precise surveys, and detailed subdivision mapping and engineering shall only require an administrative approval. In order to change housing product or 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 Building Permits

In order to ensure that the subject property is developed with for-sale condominium units rather than with for-rent apartment units, no building permit shall be issued for the construction of housing units within the Specific Plan area unless and until: (i) a final subdivision map has been approved and recorded to divide the proposed structure or the land on which the units are to be constructed into condominium units; and (ii) covenants, conditions and restrictions (CC&RS) have been approved by the City and recorded with the County Recorder. Notwithstanding the

preceding limitation, one model home or model unit may be constructed within the specific plan area for each, product type (detached home, cluster home, stacked flat, etc.) prior to the recordation of a final map, provided no certificate of occupancy shall be issued for those model homes or units until the final map is recorded.

5.2.5 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.

5.2.6 Architecture Review Criteria

- A. The Specific Plan is unique in nature due to the provision for the construction of mixed housing product types. It is important that the development plan assures a visual continuity, appearance, and function. To accomplish these goals, this Specific Plan incorporates the renderings and elevations in Exhibit 4 & 5. Development shall be in accordance with the renderings and elevations, as determined by the Planning Director pursuant to Section 5.1.1. All other development must first seek a variance, pursuant to Chapter 17.40 of the HMC, 5.1.9. or amendment to this Specific Plan pursuant to Section 5.2.5.

5.2.7 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.

CHAPTER 6

IMPLEMENTATION

6.1 IMPLEMENTATION

Development of the property within the Specific Plan area shall be in accordance with the mandatory requirements of applicable State law and City ordinances and shall conform substantially with the approved Specific Plan unless otherwise amended.