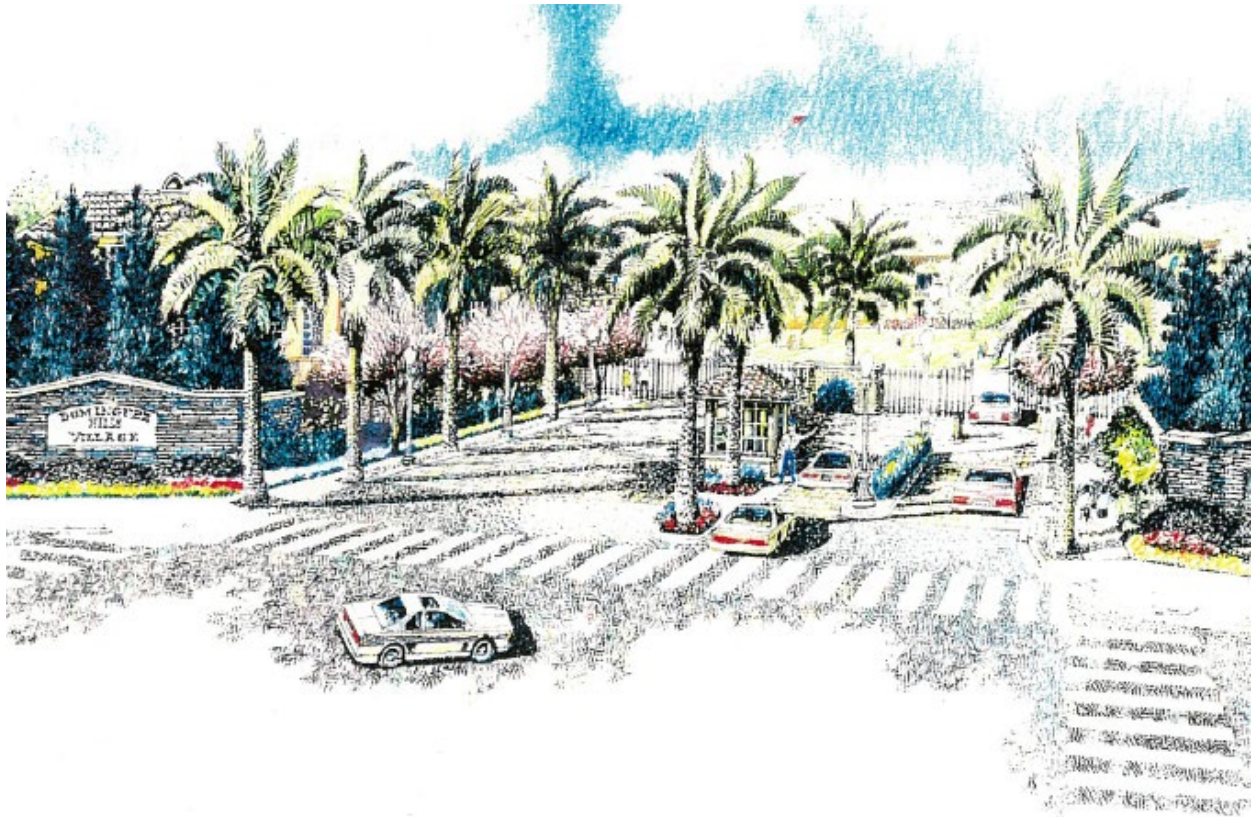


DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN No. 4-93 Rev. 3



DOMINGUEZ HILLS VILLAGE

SPECIFIC PLAN No. 4-93 Rev. 3

Adopted January 23, 1996 – Ordinance 96-1084
First Amendment, March 23, 1999 - Ordinance No. 99-1158
Second Amendment, September 7, 1999 - Ordinance No. 99-1170

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Third Amendment, June 18, 2019 – Resolution No. 19-117

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DOMINGUEZ HILLS VILLAGE

SPECIFIC PLAN No. 4-93 Rev. 3

Third Amendment, June 18, 2019 – Resolution No. 19-117

TABLE OF CONTENTS for THIRD AMENDMENT

Rescind the following sections:

Chapter V, Section 2.m (Planning Area Standards: Lot 11), pgs. V 90 - V92

Chapter VI, Section 2.b.6 (Landscape Design Guidelines), pg. VI 13

Rescind “Child Care Campus Entry” from Chapter VI, Section 2.j.3 (Plant Materials) pg. VI-30

Chapter VI, Section 3.g.6 (Architectural Design Guidelines), pgs. VI-66 through VI-68

Add the following sections:

IX. Specific Plan Amendment #1, Ordinance #99-1158

X. Specific Plan Amendment #2, Ordinance #99-1170

XI. Specific Plan Amendment #3, Resolution #19-117

1. PROJECT SUMMARY

a. Project Location

The site is approximately 1.57 acres and is located at 1007 East Victoria Street (Assessor's Parcel Numbers [APN] 7319-03-8900).

Regional access to the project site is provided via the Redondo Beach/Artesia Freeway (State Route 91 [SR-91]), the San Diego Freeway (Interstate 405 [I-405]), the Harbor Freeway (I-110), and the Long Beach Freeway (I-710).

Local access to the project site will be provided via East Victoria Street.

b. Project Summary

The project is a 36-unit townhome community distributed among six three-story buildings (Building Numbers 1 through 6); refer to Figure XI-1, Site Plan.

Building Type and Height

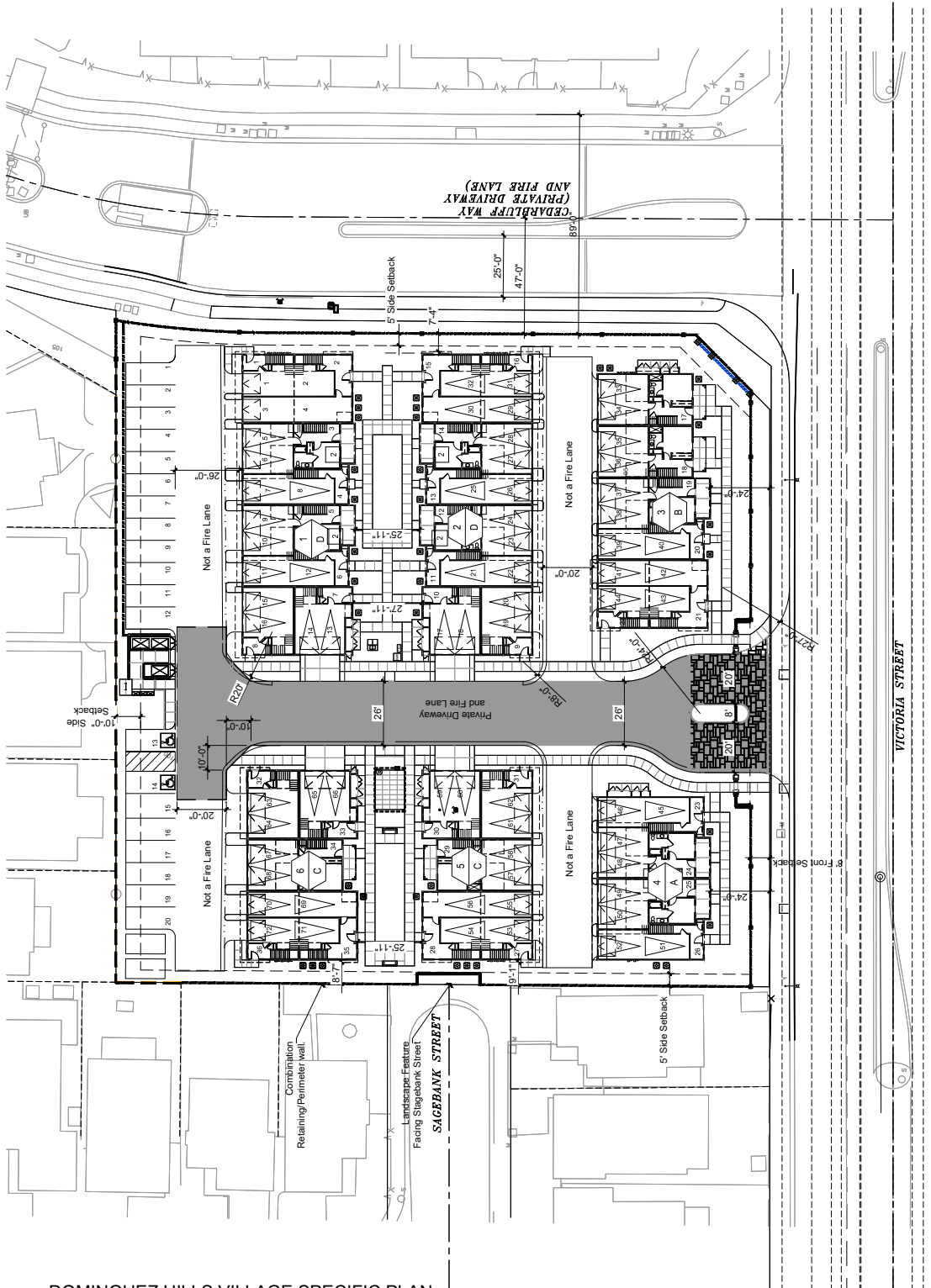
A total of four separate building types (Building Types A through D) are provided for Building Numbers 1 through 6, as shown in Figure XI-2a through Figure XI-2d. Elevations of each building type are shown in Figure XI-3a through Figure XI-3d. In addition, the offset elevation for Building Type D is shown in Figure XI-4a and Figure XI-4b, and a section view of Building Type D is shown in Figure XI-5.

Building Types A through D will range in size from 12,315 to 14,859 square feet with a maximum building height of up to 35 feet.

Building Number	Building Type	Gross Area	Number of Units
1	D	16,814 sf	8
2	D	16,814 sf	8
3	B	10,449 sf	6
4	A	8,967 sf	4
5	C	13,539 sf	5
6	C	13,539 sf	5
			Total Units: 36

Unit Size

Each unit will include two to four bedrooms and will range in size between 1,228 to 1,876 square feet. A breakdown by unit plan and size is provided below.



E. VICTORIA STREET



FIGURE XI-1 SITE PLAN

FIGURE XI-2a BUILDING TYPE A

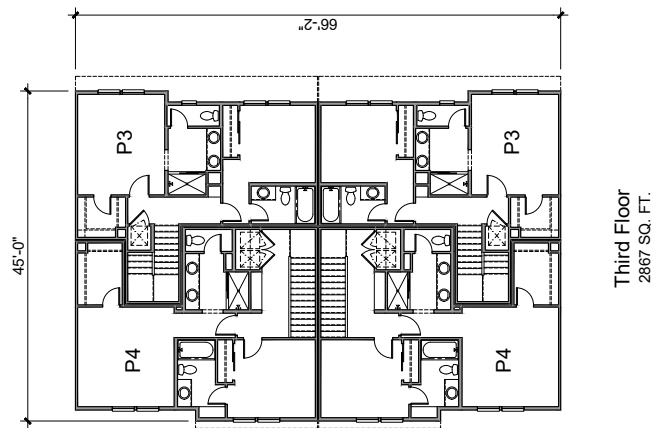
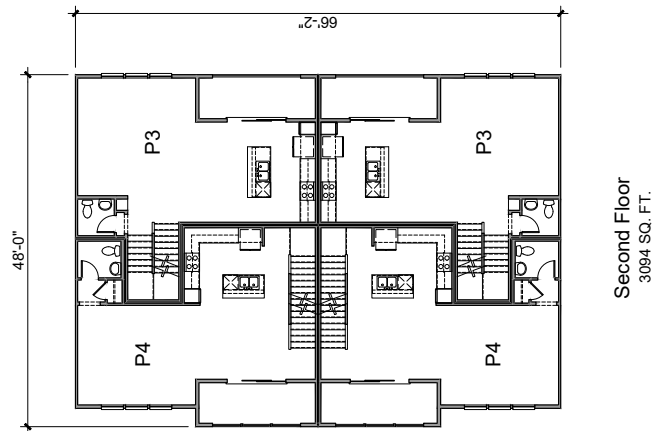
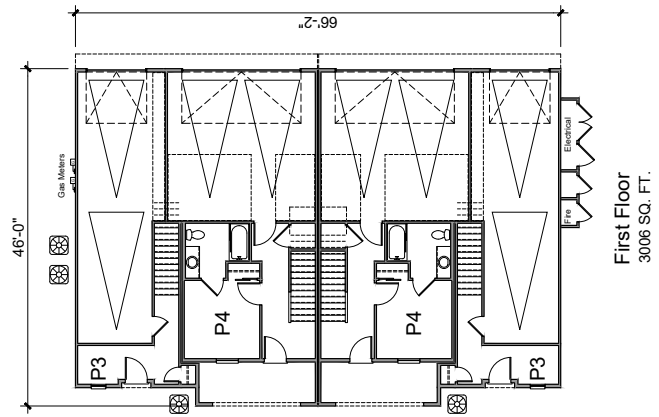


FIGURE XI-2b BUILDING TYPE B

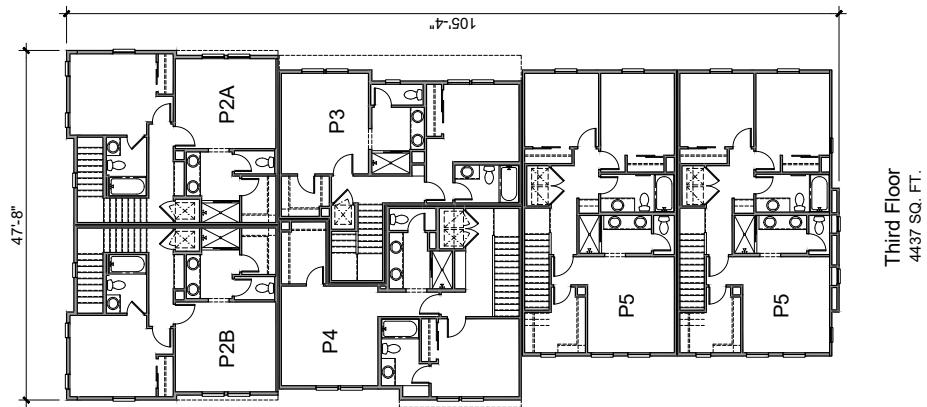
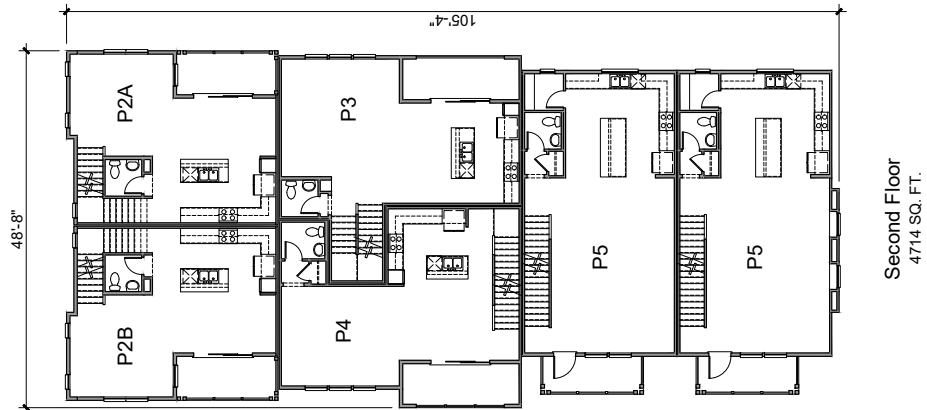
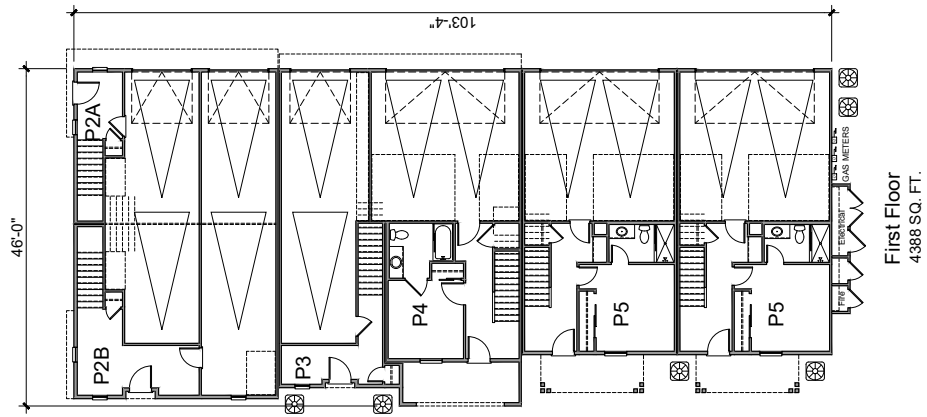
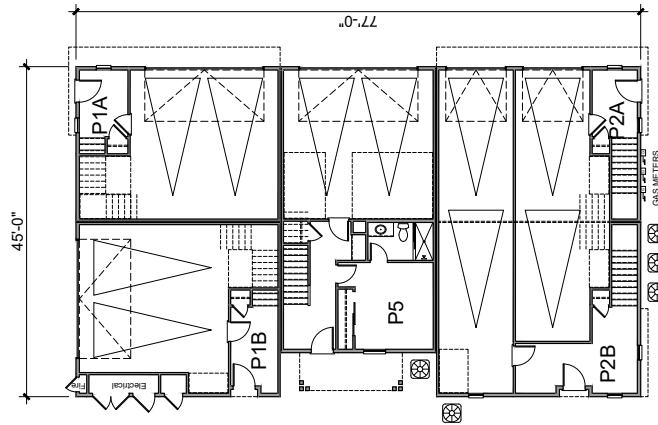
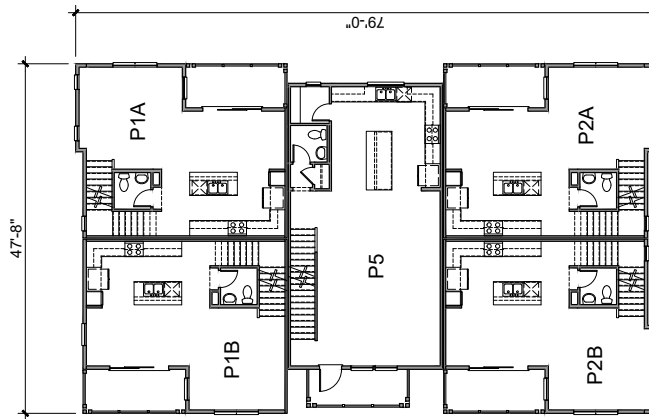


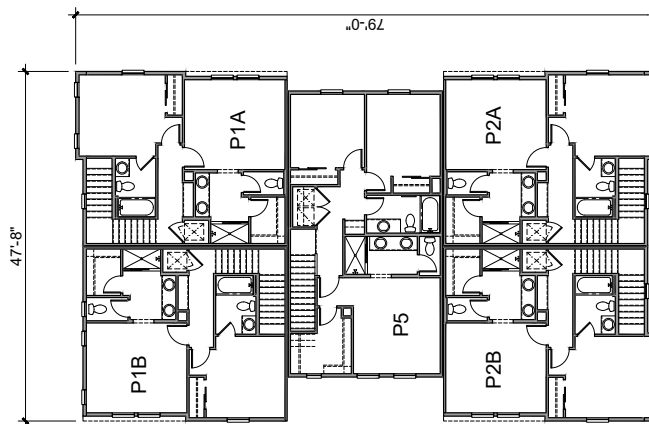
FIGURE XI-2c BUILDING TYPE C



First Floor
3337 SQ. FT.

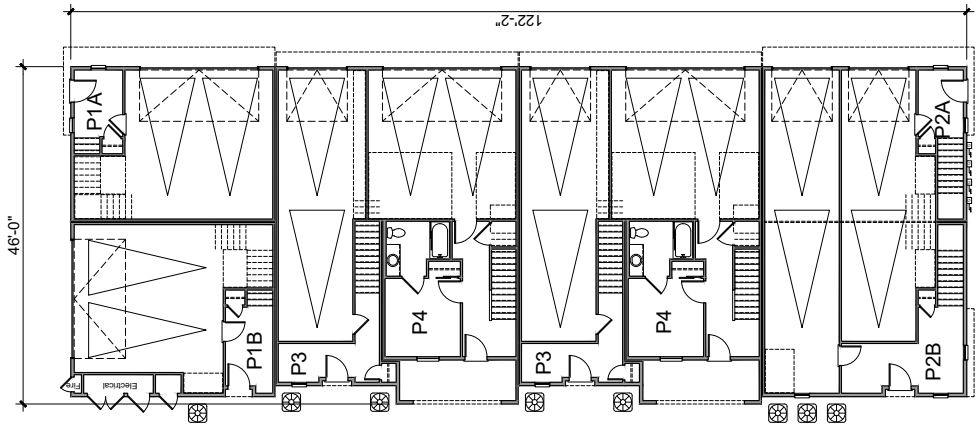


Second Floor
3628 SQ. FT.

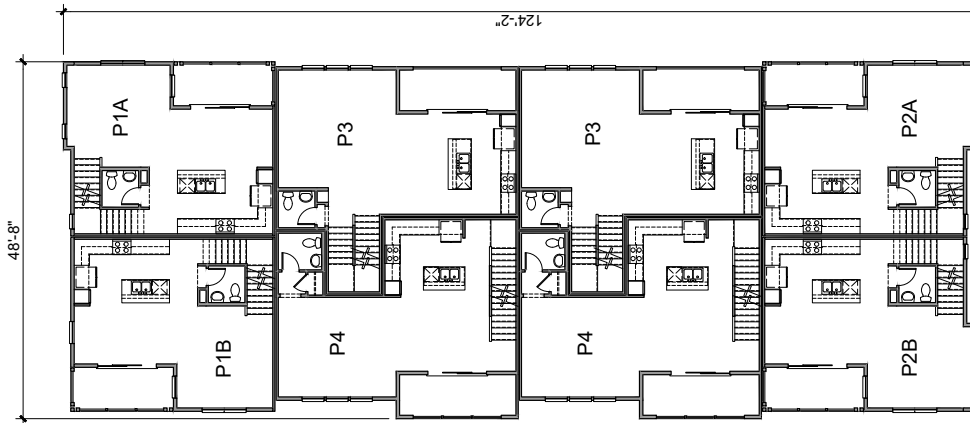


Third Floor
3484 SQ. FT.

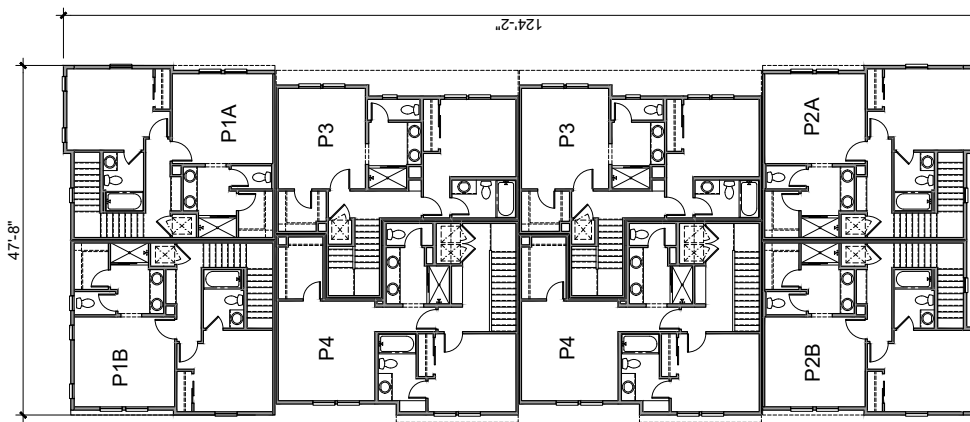
FIGURE XI-2d BUILDING TYPE D



First Floor
5481 SQ. FT.



Second Floor
5799 SQ. FT.



Third Floor
5534 SQ. FT.

FIGURE XI-3a BUILDING TYPE A

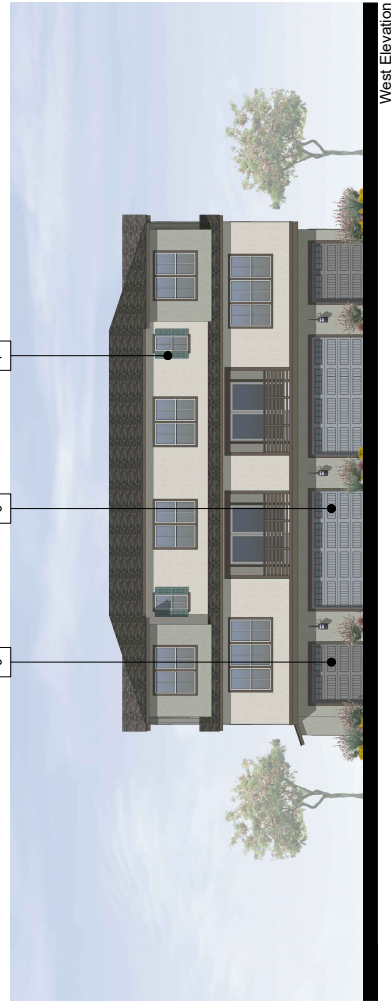
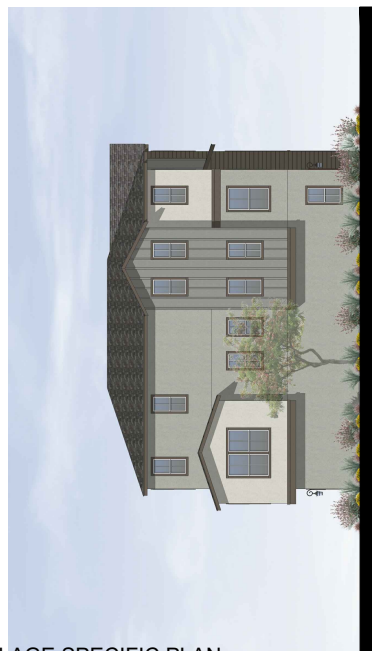


FIGURE XI-3b BUILDING TYPE B

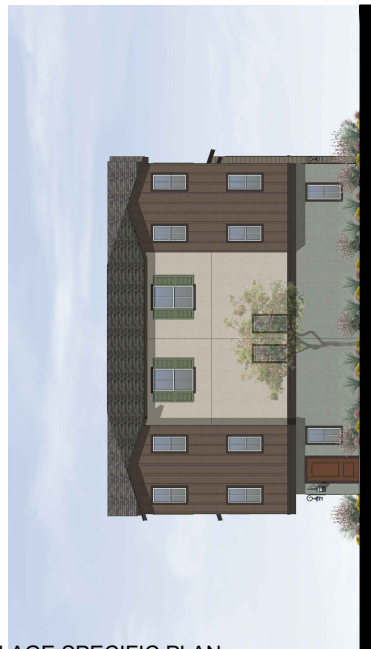


FIGURE XI-3c BUILDING TYPE C

- Material Legend**
1. Composite Shingle Roof
 2. Stucco
 3. Fiber Cement Trim
 4. Fiber Cement Siding
 5. Metal Garage Doors
 6. Wood Railing
 7. Decorative Shutter
 8. Light Fixture
 9. Vinyl Windows
 10. Utility Cabinet Doors

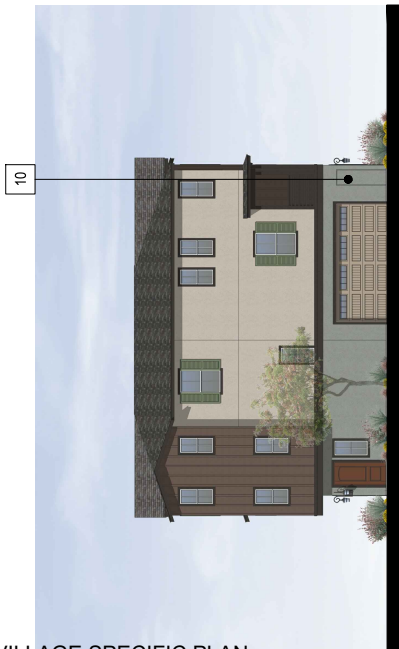
- Color Schedule**
- S1 - Siding 1
 - S2 - Siding 2
 - ST1 - Stucco 1
 - ST2 - Stucco 2
 - A1 - Accent 1
 - A2 - Accent 2
 - G1 - Garage 1
 - G2 - Garage 2
 - W1 - Window Frame 1
 - T1 - Trim 1
 - R1 - Roof 1



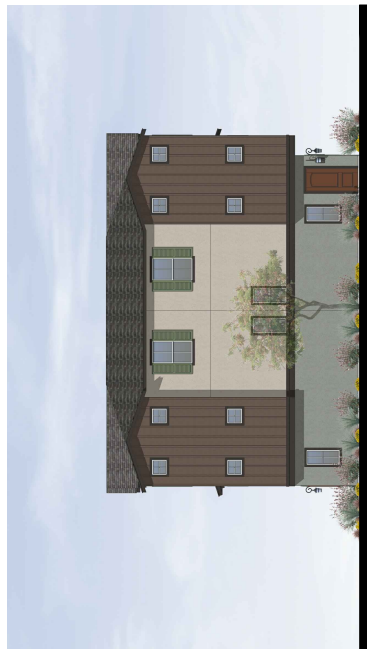
East/West Elevation



East/West Elevation

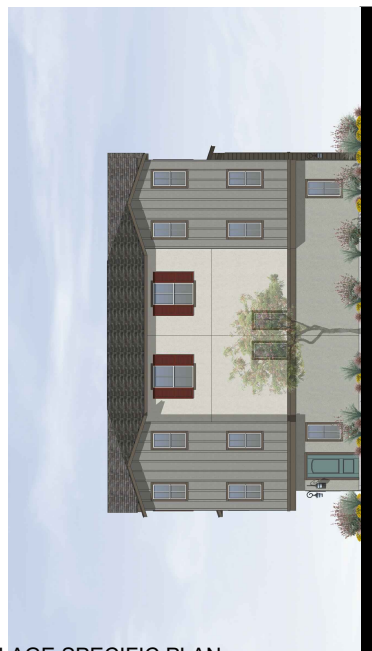


South Elevation



North Elevation

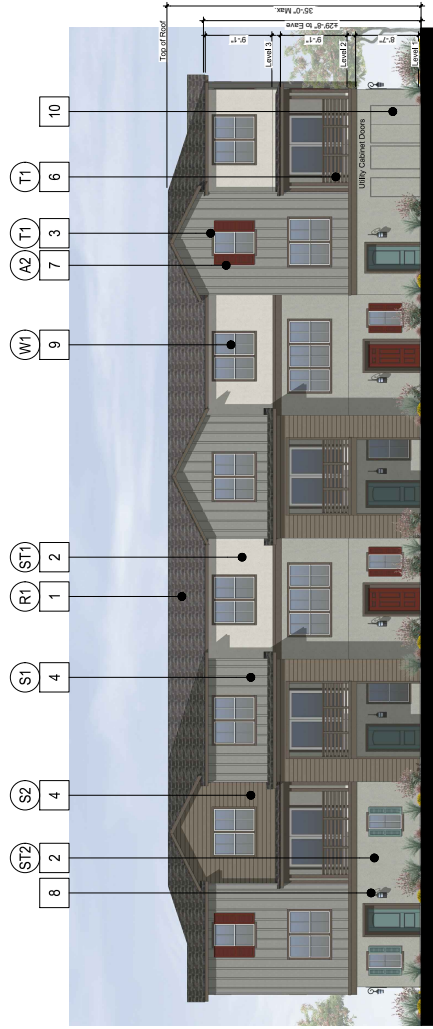
FIGURE XI-3d BUILDING TYPE D



South Elevation



North Elevation



East/West Elevation

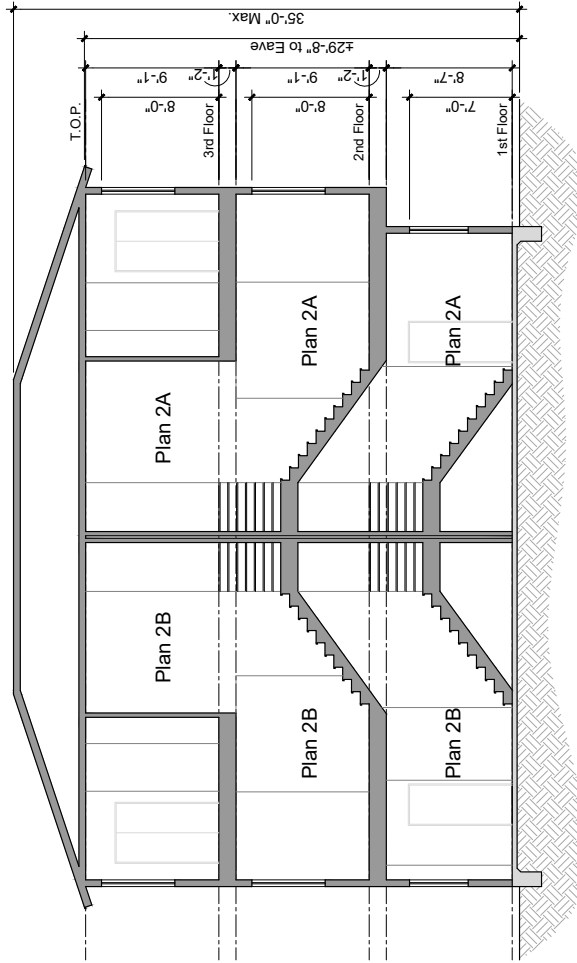
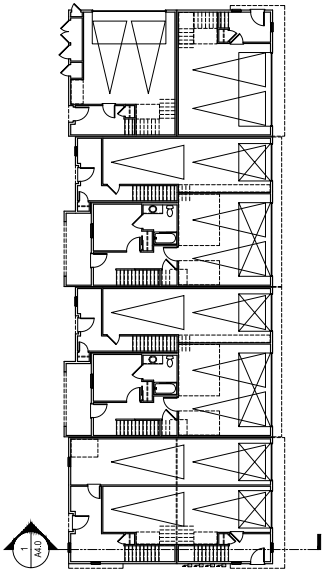


East/West Elevation

- Material Legend**
1. Composite Shingle Roof
 2. Stucco
 3. Fiber Cement Trim
 4. Fiber Cement Siding
 5. Metal Garage Doors
 6. Wood Railing
 7. Decorative Shutter
 8. Light Fixture
 9. Vinyl Windows
 10. Utility Cabinet Doors

- Color Schedule**
- S1 - Siding 1
 - S2 - Siding 2
 - ST1 - Stucco 1
 - ST2 - Stucco 2
 - A1 - Accent 1
 - A2 - Accent 2
 - G1 - Garage 1
 - G2 - Garage 2
 - W1 - Window Frame 1
 - T1 - Trim 1
 - R1 - Roof 1

FIGURE XI-5 SECTION BUILDING TYPE D



Building D
Plan 2B and 2A

Unit Plan	Plan Type	Quantity	Area
1A	2 bedroom/2.5 bath Side by Side Garage	4	1,239 sf
1B	2 bedroom/2.5 bath Side by Side Garage	4	1,228 sf
2A	2 bedroom/2.5 bath Tandem Garage	5	1,235 sf
2B	2 bedroom/2.5 bath Tandem Garage	5	1,321 sf
3	2 bedroom/2.5 bath Tandem Garage	7	1,344 sf
4	3 bedroom/2.5 bath Side by Side Garage	7	1,632 sf
5	4 bedroom/2.5 bath Side by Side Garage	4	1,876 sf
Total Units: 36			

Building Colors

The exterior building colors will include a variety of neutral earth tones (beiges, browns, taupes, and blues), while the exterior building materials will include composite shingle roofing, stucco, fiber cement trim and sliding, metal garage doors, wood railings, decorative shutters, light fixtures, and vinyl shutters.

Site Access

The existing driveways along East Victoria Street and Cedarbluff Way will be abandoned and a new central private driveway/fire lane will be constructed on-site off E Victoria Street.

Parking

A total of 92 parking spaces will be provided. This includes 72 spaces provided in private garages located on the first floors of Buildings 1 through 6 and 20 guest spaces located along the site's western boundary.

Open Space

The project includes 25,879 square feet of open space, including 3,924 square feet of private open space (patios and balconies), 16,578sf of planting, including a central community open space/pocket park; and hardscape.

Common Open Space

The central community open space/pocket park is located between Building Numbers 1 and 2 and Building Numbers 5 and 6. Amenities to be provided for use by the residents include a shade structure, freestanding barbeque, picnic table, and lawn area for social gatherings.

Private Open Space

A breakdown of private open space by unit plan type is provided below.

Unit Plan	Patio	Balcony	Quantity	Total Area
1A	0 sf	77 sf	4	308 sf
1B	0 sf	77 sf	4	308 sf
2A	0 sf	77 sf	5	385 sf
2B	0 sf	77 sf	5	385 sf
3	0 sf	90 sf	7	630 sf
4	88 sf	88 sf	7	1,232 sf
5	108 sf	61 sf	4	676 sf
TOTAL				3,924 sf

Landscaping And Tree Removal

A total of 16,578 square feet of landscaping will be installed throughout the site. Planting materials include a mix of trees, shrubs, and ground cover, and may include fruitless olive trees, "little gem" magnolia, shoestring acacia, Brisbane box trees, strawberry trees, Australian willow, paperback melaleuca, and Italian cypress; refer to Figure XI-6, Schematic Landscape Plan.

The new project entrance and private driveway/fire lane along E Victoria Street will require the removal of two existing street trees along E Victoria Street.

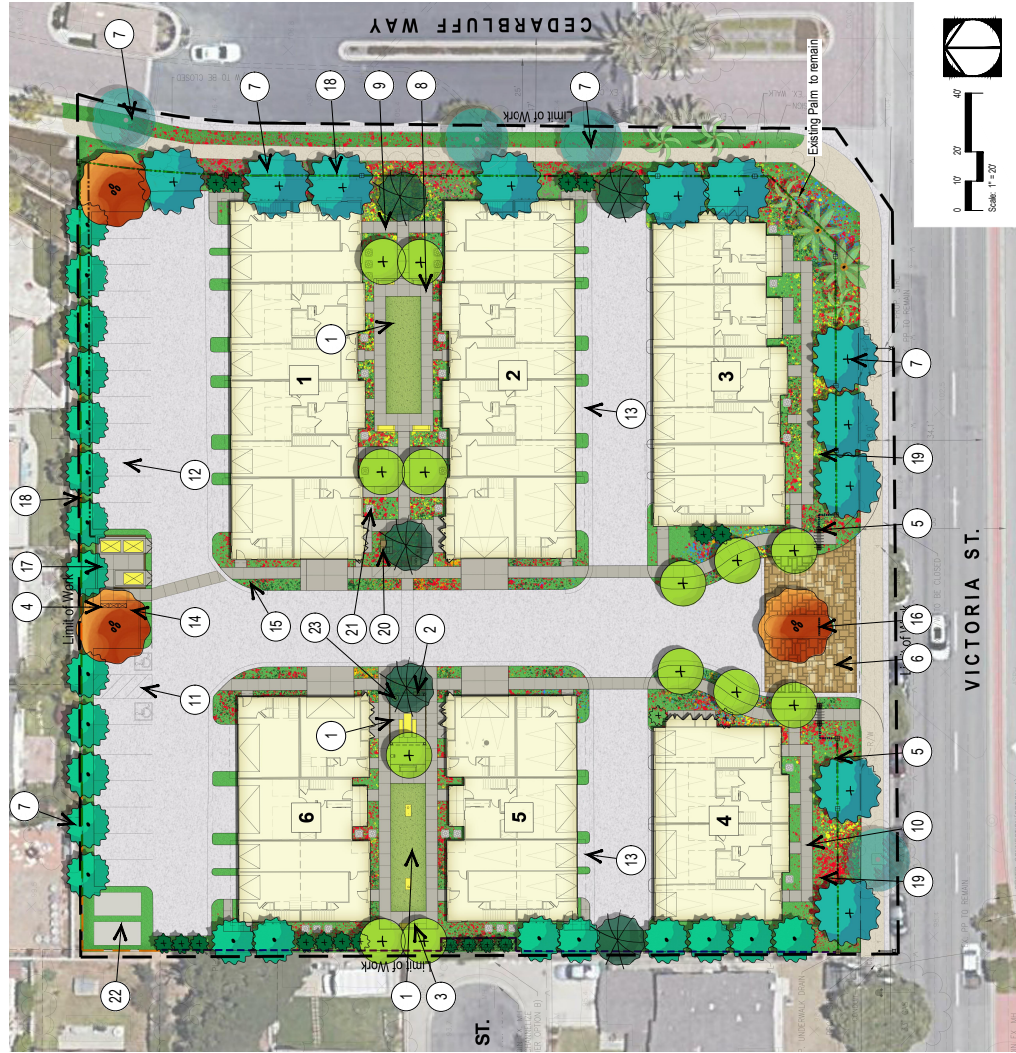
The four existing palm trees at the site's southeastern boundary and street trees along East Victoria Street will be protected in place or relocated.

Walls and Fences

An existing six-foot (6') high property line wall along the northern boundary will be protected in place.

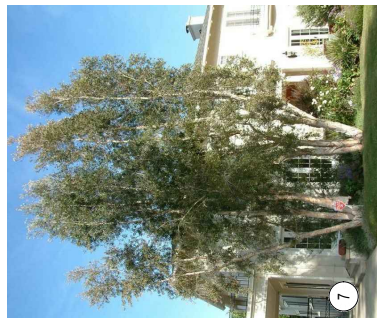
A six-foot high slump concrete masonry unit (CMU) wall with a two-inch (2") high slump cap will be installed along the majority of the western boundary and portions of the southern boundary, atop a 3' to 5' high retaining wall. The combined height of the retaining wall and screen wall will exceed 8' in some locations when viewed from residences situated in Stevenson Village. Along the southern boundary, a six foot (6') high slump block masonry wall will be constructed along with an enhanced entry featuring pedestrian portals, monument signage, and enhanced planting..

FIGURE XI-6 SCHEMATIC LANDSCAPE PLAN



LEGEND

1. Central community open space / courtyard parks, active uses to the west and passive uses to the east; refer to Engineering sheet L-2.
2. Free standing BBQ grill.
3. Metal bench (dark bronze color) around specimen canopy tree.
4. Three community cluster mailboxes, per USPS review and approval.
5. Proposed walls, plaster, gate or fence, per Wall & Fence Plan.
6. Enhanced vehicular paving (with stamped colored concrete) at main project entry.
7. Proposed and Existing trees per sheet L-4 (planting plan).
8. 4' wide common courtyard walkway, natural colored concrete, w/ light broom finish and narrow saw-cut joints.
9. 4' wide community natural colored concrete steps, w/ light broom finish & narrow toled joints.
10. 3' wide unit entry natural colored concrete walk (4' wide at ADA units), w/ light broom finish and narrow joints.
11. Guest parking stall and striping, per Civil plans.
12. Accessible parking stall and striping, per Civil plans.
13. Natural colored concrete driveway, with light broom finish and toled joints.
14. Proposed short-term bike rack / parking.
15. Common area landscape, builder installed and HOA maintained.
16. Community entry monument sign / wall to match D.H.V theme monuments, refer to sheet L-3.
17. Proposed trash enclosure, style and materials to complement proposed architecture, refer to sheet L-3.
18. Property line.
19. Existing street sidewalk / parkway to remain.
20. Proposed transformer to be screened with landscape, quantity and final locations to be determined.
21. Proposed AC units to be screened with fast growing evergreen shrubs min 36" height install.
22. Storm water management devices, per Civil Plans.
23. Proposed waste enclosures.



Conceptual images (provided herein are subject to change)



Conceptual images (provided herein are subject to change)

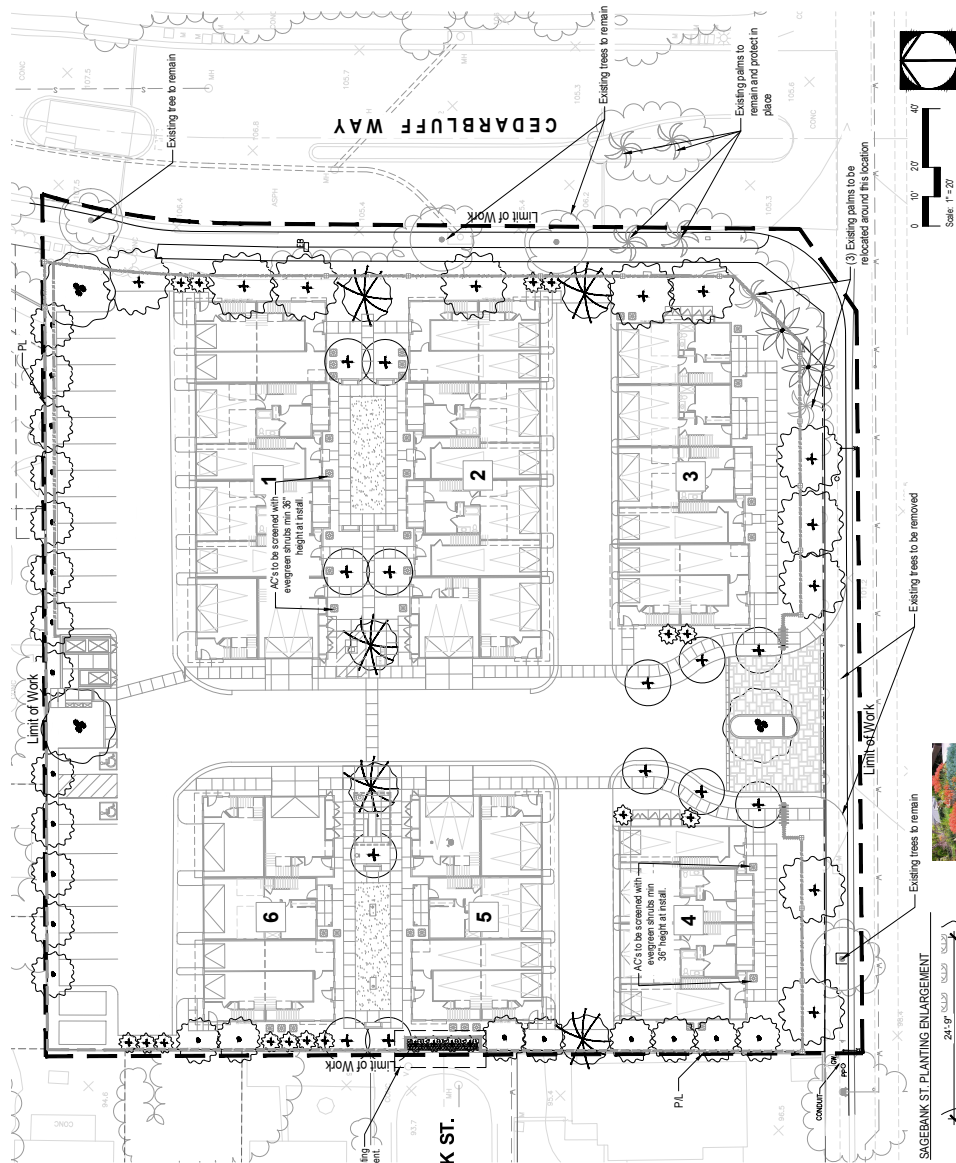
PLANTING LEGEND (WUCOLS Reg. 3)

Symbol	Type/Form	Suggestions	Trunk Size	Height x Width	Wucols Qty.
PALMS					
	Phoenix	Phoenix dactylifera (4 to Remain, Protect in Place; 3 to relocate)	Single 8TH-8 to 10'	Low	7
TREES					
	Focal	Magnolia grandiflora 'Little Gem' (Evergreen)	Single 24" Box	25'-40'Hx15'-30'W	Medium 5
	Canopy	Acacia stenophylla (Shoestring Acacia) (Evergreen)	Single 24" Box	30'-40'Hx20'-30'W	Low 3
	Street	Tristania confertifera (Brisbane Box) (Evergreen) Podocarpus gracilior (Evergreen) Jacaranda mimosifolia (Semi Evergreen)	Single 24" Box Single 24" Box	30'-50'Hx10'-30'W 40'-50'Hx25'-30'W 25'-40'Hx20'-30'W 25'-40'Hx15'-30'W	Medium 11
	Vertical Screen	Arbutus unedo (Strawberry Tree) (Evergreen) Geijera paniculata (Australian Willow) (Evergreen) Melaleuca quingii (Paperbark, Melaleuca) (Evergreen)	Single 24" Box Single 24" Box Single 15 gallon	8'-25'Hx6'-25'W 25'-30'H x 20'W 60'H x 5'W	Low 13 Low Low 21
	Columnar	Cupressus sempervirens (Italian Cypress) (Evergreen)	Single 15 gallon	60'H x 5'W	Low 19
	#1 #2 #3	Podocarpus gracilior (Evergreen) Jacaranda mimosifolia (Semi Evergreen) Koeberlinia elegans (Deciduous)	Existing Trees (To remain) Existing Trees (To be removed) Existing Trees (To remain)		3 2 1

Total Proposed Trees 74

PLANT LEGEND (Shrubs) (WUCOLS Reg. 3)

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Agave x Blue Glow	Blue Glow Agave	15 g	Low
Aloe striata	Coral Aloe	5 g	Low
Carex divisa	Barkley Sedge	1 g	Low
Dianella revoluta 'Little Rev'	Little Rev Flax Lily	1 g	Very Low
Grevillea lanigera 'Coastal Gem'	Coastal Gem Grevillea	5 g	Low
Lantana monteverdensis	Trailing Lantana	5 g	Low
Lantana 'New Gold'	New Gold Lantana	5 g	Low
Leucadendron x 'Crown Jubilee'	Conebush	5 g	Low
Muhlenbergia capillaris 'Regal Mist' TM	Pink Muhly Grass	5 g	Low
Salvia clevelandii	Cleveland Sage	5 g	Low
Salvia greggii 'Dark Pink'	Autumn Sage	5 g	Low
Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 g	Low
Senecio mandraliscae	Blue Finger	1 g	Low
Senecio villosus	Narrow Leaf Chalk Fingers	1 g	Low
'Westringia frutescens 'Low Horizon'	Groundcover Coast Rosemary	1 g	Low
'Westringia frutescens 'Morning Light'	Morning Light Rosemary	1 g	Low
Zauschneria septentrionalis 'Wayne's Silver'	California Fuchsia	5 g	Low



- NOTES:**
- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per California water regulations (AB 687) and local water efficient landscape ordinances.
 - Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
 - The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
 - All trees within 5' of hardscape to be installed with deep root barriers.
 - Planting and Irrigation at Sagerbank St. to be ROCK maintained.

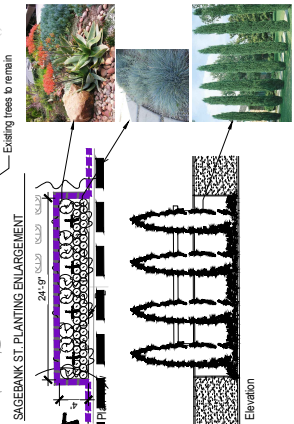


FIGURE XI-7 CONCEPT PLANTING PLAN

A two- to three-foot (2' – 3') high slump CMU retaining wall with two-inch high slump cap will be installed along the eastern boundary to retain the existing street grade and allow the building pads to be lowered. This wall will include a six foot high metal fence on top of the retaining wall along Cedarbluff Way.

The existing monument sign located on the northwest corner of East Victoria Street and Cedarbluff Way will be removed due to encroachment on private property

Refer to Figure XI-8, Schematic Wall & Fence Plan.

Trash

A covered trash enclosure area with trash bins for landfill and recycled waste is provided at the northern end of the private driveway/fire lane along the northern boundary.

Signage

A new lighted community entry monument will be installed in the median island at the project's entrance at E Victoria Street.

Utilities and Services

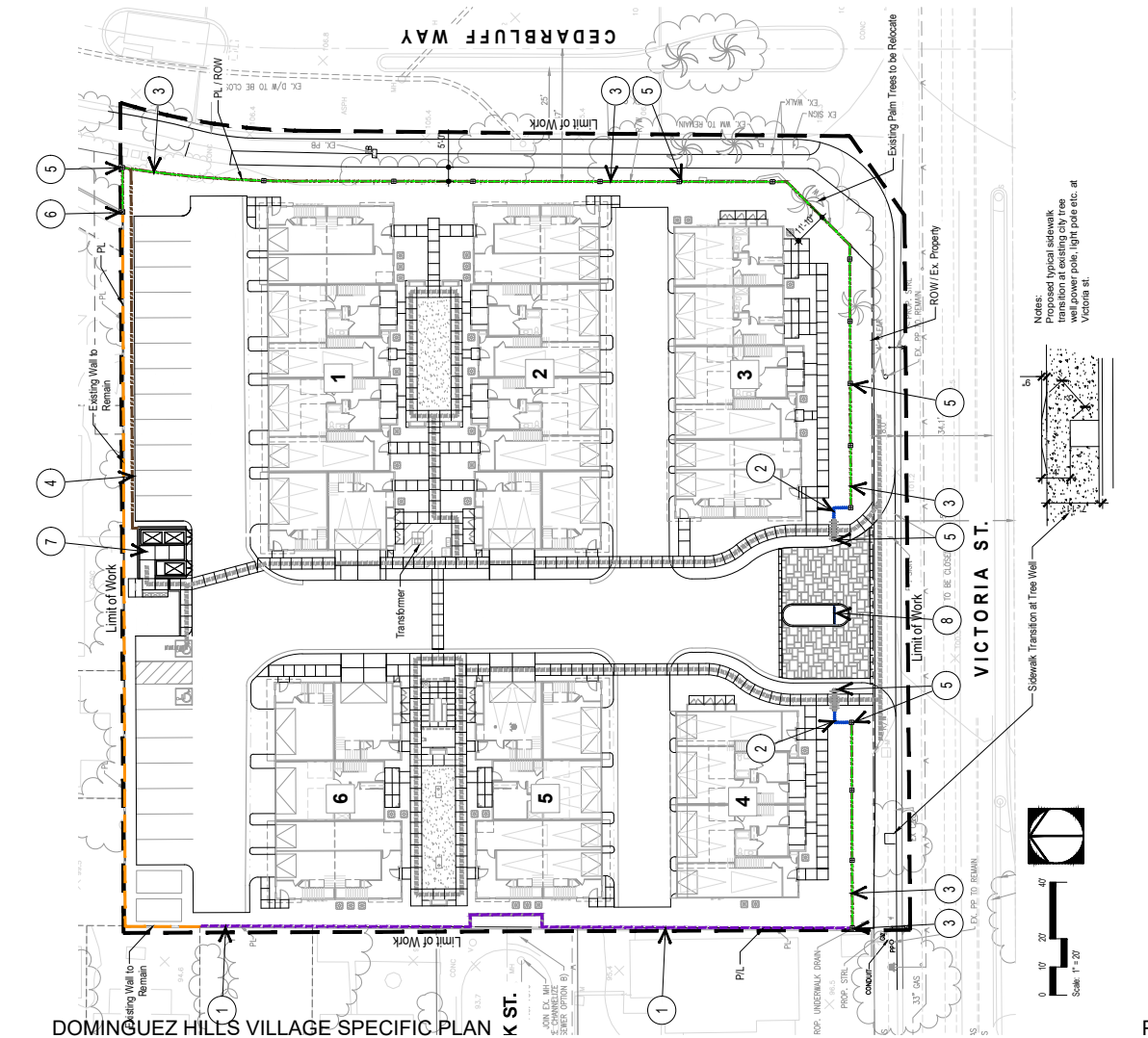
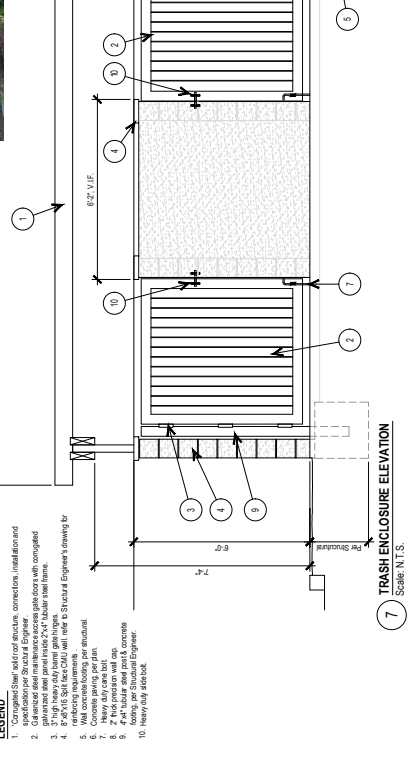
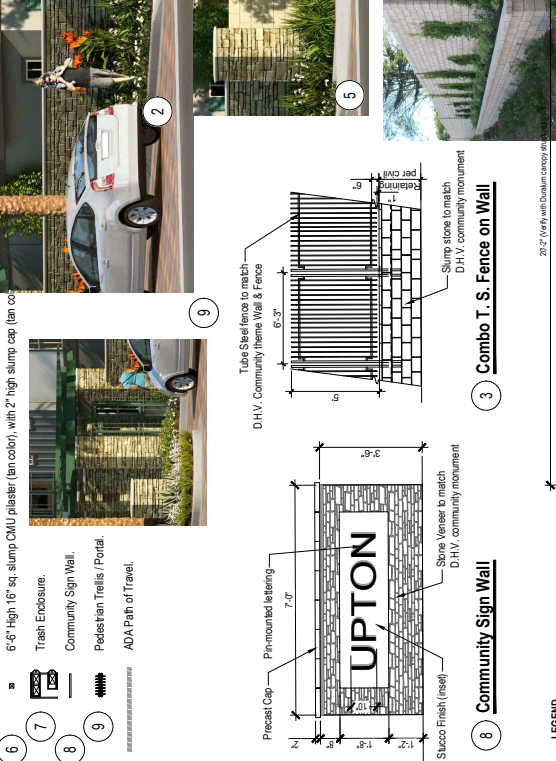
The following utilities and services will serve the project site:

Water. The project site will be served by Golden State Water Company's (GSWC) Southwest District water system from existing water facilities within East Victoria Street.

Sewer. The Sanitation Districts of Los Angeles County (Districts) will provide sanitary sewer service to the project site. The project applicant would construct a private 4-inch building lateral sewer system connecting to a new public sewer mainline on the main north/south drive, also to be constructed by the applicant. This sewer would tie into the public sewer located in E Victoria Street at manhole no. 129 and would flow west in E Victoria Street toward Avalon Street, then north to tie into the 15" Victoria Street Trunk. As an alternative, only if connection to the public sewer in E Victoria is infeasible, the applicant may opt to modify the western retaining wall and connect to the existing public sewer in Sagebank Street, after receiving approval of a supplemental sewer capacity study for this point of connection. This alternative, using a locally maintained line would flow westerly for conveyance to the District-owned 15" diameter Victoria Trunk Sewer, located in Albertoni Street at Avalon Boulevard, for treatment at the District's Joint Water Pollution Control Plan in the City of Carson.

Drainage. An on-site infiltration system designed to capture a 50-year storm event will be installed in the southwest portion of the site. Any flow in excess of the on-site infiltration system's capacity will bypass the filters and flow to public right-of-way via an under walk drain. Once in public right-of-way, stormwater runoff will flow to a County-maintained storm drain that ultimately outlets to the San Gabriel River.

- ### WALL LEGEND
- Existing +/- 6'-0" High property line wall, protect in place.
 - 6'-0" High slump CMU wall (tan color), with retaining and 2" high slump cap in tan color
 - 7'-0" High stone veneer over CMU wall, with retaining and precast cap in tan color
 - 4'-5" High combo slump CMU retaining wall with 2" high slump cap in tan color (9'-0" metal T.S. fence on top of wall).
 - 2'-3" High slump CMU retaining wall with 2" high slump cap in tan color.
 - 6'-6" High slump CMU retaining wall with wood abor (to match existing)
 - 6'-6" High 16" sq. slump CMU plaser (tan color), with 2" high slump cap (tan color)
 - Trash Enclosure.
 - Community Sign Wall.
 - Pedestrian Treils / Posts.
 - ADA Path of Travel.



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

FIGURE XI-8 SCHEMATIC WALL AND FENCE PLAN

b. Goals and Objectives

The project will implement the specific goals for Dominguez Hills Village Specific Plan identified in Chapter I, Section 2, which are restated below.

- Implement a comprehensive program for the physical and economic development of the property.
- Ensure that the type and intensity of land uses are compatible with the surrounding area's existing residential neighborhoods and California State University Dominguez Hills, and ensure that the development does not in any way detract from existing and proposed adjacent industrial uses.
- Establish a quality and character of development which will invite merchant builders to build a community which will enhance the image of the City of Carson in general, and the immediate area in particular.
- Provide a circulation system that meets transportation requirements and minimizes potential adverse impacts on the surrounding area.
- Ensure that infrastructure plans for water, wastewater, and drainage are adequately designed for the project.
- Ensure that the sequential phasing of the project development is accomplished in a logical, orderly manner, and in concert with the oil remediation and the extension of site infrastructure and recreational improvements for the site.

2. PLANNING AREA STANDARDS

a. General Planning Standards

Refer to Chapter V, Section 2.a.

b. Additional Planning Standards

Refer to Chapter V, Sections 2.b.3 through 2.b.33.

c. Planning Area Lot 11: Housing Type D

1) Descriptive Summary

- a) Planning Area Lot 11, as depicted in Figure XI- provides for the development of 1.57 acres of land devoted to residential use. Thirty-Six (36) dwelling units in a townhouse configuration are allowed. A density of 22.9 dwelling units per acre is planned.
- b) Building height: Three stories; 35 feet.
- c) Parking: Two covered parking spaces and one-half guest parking space per unit. The guest parking shall be provided within the Planning Area.
- d) Maximum lot coverage: Sixty percent (60%) of lot area.

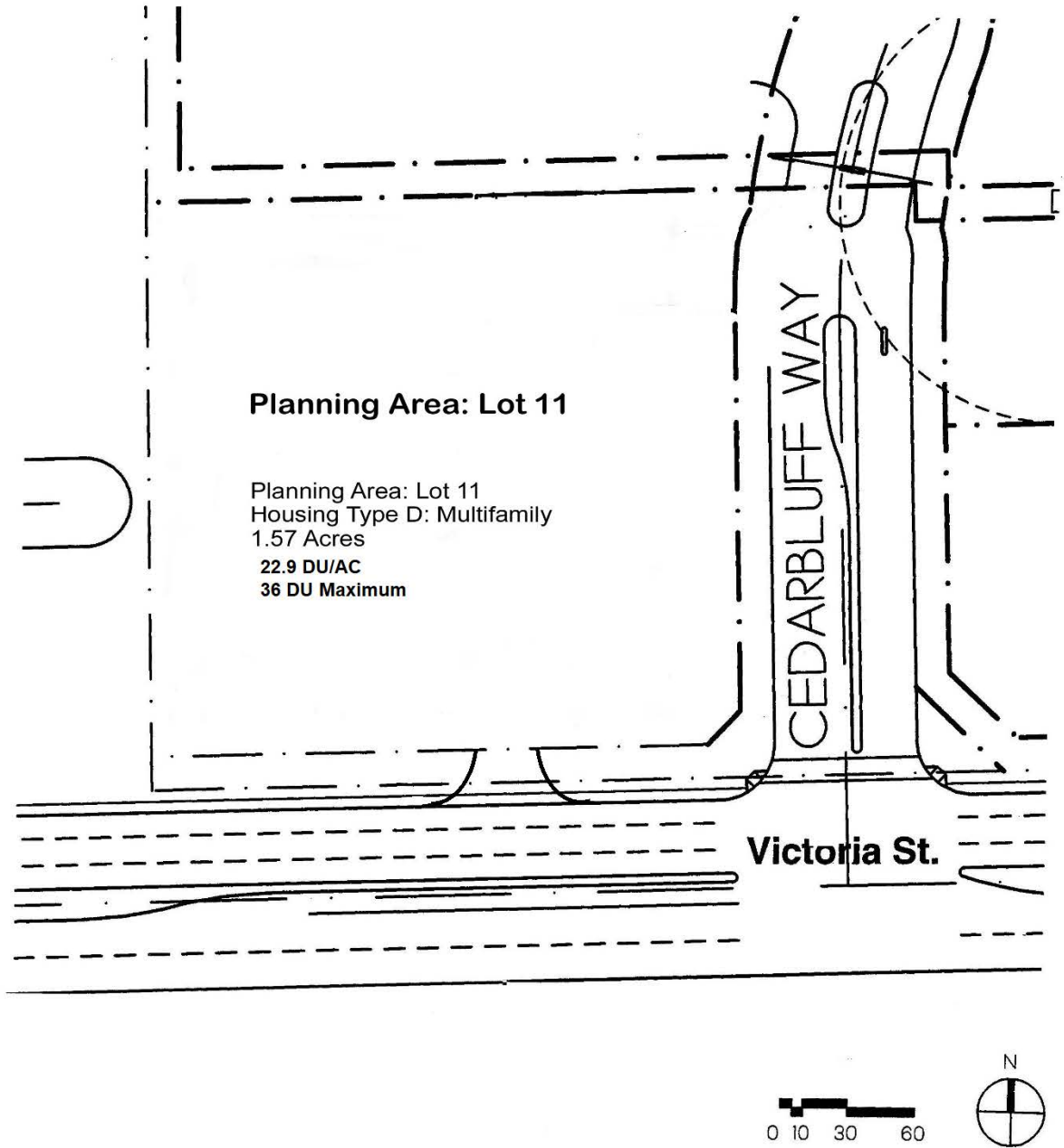
2) Development Standards

The table, which begins on page XI-25, summarizes development standards applicable to Lot 11.

3) Land Use and Development Standards

Refer to Ordinance Nos. 96-1084, 99-1158, and 99-1170.

Figure XI-9 Planning Area: Lot 11



LOT 11: HOUSING TYPE D DEVELOPMENT STANDARDS		
Topic	Standard	Source^{1,2}
Minimum Lot Area	5,000 sf	Zoning Ordinance §9125.2
Street Access	Primary access via E. Victoria Street.	SP 4-93, SPA No. 3
Driveway Widths, Approaches, and Sight Distance	Main drive aisle – 26 ft. Alley drive aisle- 26 ft with 20 ft choker at intersection with Main drive aisle; 20' ft. if non-fire lane location; min backup distance 26'	SP 4-93, SPA No. 3
Roadway Landscape	15 ft landscape easement along west side of Cedarbluff Way	SP 4-93, Page V-92 Planning Standards – b)
Minimum Lot Width (Corner Lot)	55 ft	Zoning Ordinance §9125.4
Street Frontage	50 ft	Zoning Ordinance §9125.3
Maximum Lot Coverage	60%	SP 4-93, Page V-92 Descriptive Summary – d)
Minimum Building Setback Requirements Front Yard Side Yard Rear Yard	8 ft for 3-story 5 ft for 3-story 10 ft for 3-story	SP 4-93, SPA No. 3 SP 4-93, SPA No. 3 SP 4-93, SPA No. 3
Maximum Allowable Density	22.9 du/ac	SP 4-93, SPA No. 3
Maximum Structure Height	3 stories/35 ft	SP 4-93, SPA No. 3
Minimum Space Between Buildings	10 ft between buildings 20 ft front-to-front buildings	Zoning Ordinance §9126.27
Minimum Private Storage	200 cubic feet of lockable storage space per unit	Zoning Ordinance §9128.15 & §9128.54
Minimum Private Open Space Per Unit	77 sf Such space shall have a configuration that would allow a horizontal rectangle or square of a minimum seventy-seven (77) square feet in area and a minimum dimension of five (5) feet eight (8) inches [5'-8] to be placed in said space.	SP 4-93, SPA No. 3
Minimum Common Space Per Unit & Recreational Facilities	140 sf + amenities	SP 4-93, Page V-53 Open Space and Recreation Plan Standards – i)
Parking Spaces	2 covered spaces per unit and ½ guest space per unit	SP 4-93, SPA No. 3

LOT 11: HOUSING TYPE D DEVELOPMENT STANDARDS		
Topic	Standard	Source^{1,2}
Garage Parking Spaces	Unobstructed minimum interior dimension of 20 ft in width by 20 ft in length.	Zoning Ordinance §9162.41
Garage Parking – Tandem Spaces	Unobstructed minimum interior dimension of 10 ft in width by 37 ft in length.	SP 4-93, SPA No. 3
Trash Storage, Enclosures	<p>For residential facilities of more than 12 units, trash areas shall be provided as follows:</p> <p>a. If individual trash areas are provided, the individual trash areas shall be at least 3 ft by 4 ft for each unit, and there shall be 1 additional area of at least 4½ ft by 6 ft.</p> <p>b. If a common trash area is provided, the common trash area shall be at least 4½ ft by 15 ft with an additional 5 sf of trash area for each unit over 13.</p>	Zoning Ordinance §9164.2.C.3
<p>Legend: ft = feet; sf = square feet; du = dwelling unit; ac = acre</p>		
<p>Sources: 1. Specific Plan 4-93 as amended through Specific Plan Amendment No. 2 (Ordinance No. 99-1170, September 7, 1999) 2. Carson Municipal Code, Article IX, Planning and Zoning (Zoning Ordinance)</p>		

4) Planning Standards

- a) A singular access to Lot 11 will be provided via E Victoria Street to the on-site private driveway/fire lane, and outside of the Dominguez Hills Village Security Gate. There shall be no direct access from Lot 11 onto or off Cedarbluff Way. The exact location of access points shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.
- b) Drive aisles used for fire access within 25' of a hydrant shall be a minimum width of 26'-0". Drive aisles not required for fire access or not within 25' of a hydrant shall be a minimum width of 20'-0" with a minimum automobile back up distance, including drive aprons, of 26'-0".
- c) 26"-0" wide alleys may incorporate a choker of 20'-0" where the alley meets a drive aisle.
- d) A roadway landscape treatment, as shown on Figure VI-6 and VI-7, is planned

along Cedarbluff Way and Victoria Street.

- e) A minimum 5'-0" community edge landscape buffer shall be provided along Victoria Street.
- f) Planning Area 11 landscaping and plant materials shall be designed and installed in compliance with Figure XI-7, Landscape Plan and Figure XI-8, Planting Plan.
- g) Pedestrian entries to Lot 11 are planned at the entry on E Victoria Street.
- h) Planning Area 11 provides for the development of 0.24 acres (10,380 square feet) of land devoted to common area open space for a central community open space/pocket park and amenities. Refer to Figure XI-9, Pocket Park.
- i) Walls and fences shall be constructed in compliance with Chapter VI, Section 2. Refer to Figure XI-10, Wall and Fence Plan.
- j) Planning Area 11 provides a common trash enclosure/storage area of 342 square feet of common trash at the northern end of the private driveway/fire lane along the northern boundary.
- k) Planning Area 11 provides a total of 3,924 square feet of private open space in the form of patios and balconies for residential units.
- l) Planning Area 11 provides a total of 10,380 square feet of common space in a central community open space/pocket park with amenities, which include a shade structure, freestanding barbeque, picnic table, and lawn area for social gatherings.
- m) Landscaping Standards: Refer to Chapter V, Section 1.h.2.

3. DESIGN GUIDELINES

- a. Landscape Design Guidelines: Refer to Chapter VI, Section 2.
- b. Architectural Design Guidelines: Refer to Chapter VI, Section 3.
- c. Specific Design Guidelines: Housing Type D, Three-Story Townhomes

The Specific Design Guidelines for Housing Type D supersede Landscape Design Guidelines and Architectural Design Guidelines referenced above in a and b, as applicable.

1. Building Massing and Scale

- a) This building type as envisaged is a higher density variation of the courtyard type, arranged in a linear configuration. The architectural style proposed is Contemporary Farmhouse.
- b) Building facades shall be varied in placement, size and material to avoid visual monotony and to create interest and human scale.
- c) Balconies, porches, walls, gates, entry court yards and entries shall be carefully incorporated to encourage street level activity and a human scale to the streetscape. Lattice structures over balconies, terraces, or entries are encouraged to provide shade and shelter, and to create visual richness.
- d) Architectural articulation of building facades and roof planes may be accomplished through the introduction of sub- elements, such as projections, dormers, roof ridge offsets, roof overhangs, and building face trims such as belt courses, recessed doorways, or entry courts.
- e) A hierarchy of openings should be created to mark the location of living spaces, with special attention to those with enhanced volumes.

2. Roof Forms and Materials

- a) Roofs should be hip or gable, pitched at ratios between 3-in-12 to 8-in-12. Roof planes and heights should be varied.
- b) Roof overhangs should be employed to lower the visual scale of the structure, and to provide sun shading and rain protection.
- c) Detailing such as gutters, wood fascias, gable vents, and exposed ridge beams should be used to provide roof accents.
- d) Roofing material should be architectural-grade composition roof shingles.

3. Architectural Features and Accents

- a) Detailed door, window and wall openings should be arranged in such a way as to maximize their visual interest. Window and door openings should be varied as to spacing, size, shape and location. They may be recessed or projected out of the wall with the purpose of conveying an impression of wall thickness.

- b) Garden walls and fences, entry gates, enhanced entries to units, pot shelves, enlarged window sills, and window balconies should be utilized to further enhance the individual identity of each home.
- c) The use of many different styles of windows should be avoided. The size and proportion of panes should correspond to the overall proportioning of the elevation. The use of divided lights is encouraged to reduce the scale of large windows, and to provide visual interest. The use of reflective or dark tinted glass is prohibited.
- d) Chimneys should be simple in design, having the same material and texture as the building to ensure a consistency in form, character, materials and color. They should not exceed those minimum heights required by Building Codes.
- e) Patio walls shall be constructed of a similar or complementary material as that used on the homes. The use of decorative metal work is encouraged.
- f) Fences and walls shall be constructed of a similar or complimentary material as that used on the homes, The use of decorative metal work is encouraged. All private rear and side at-grade private patios are to be enclosed by a fence or railing terraces.
- g) Utility meters should be accessible to utility company personnel, and screened from adjacent properties, street and neighborhood views. All air conditioning and heating equipment, as well as other mechanical equipment, shall be screened from view and meet Carson Municipal Code sound attenuation requirements.

4. Exterior Doors

- a) Entry doors shall be of wood or composite materials, suitably durable, or an approved equal material.
- b) Secondary doors to patios or balconies shall be wood encasement (French doors) or sliding doors (vinyl, metal, or an approved equal material).
- b) Garage doors shall be recessed from the front wall plane by a minimum of six inches (6"). Garage doors shall be overhead sectional panel type (wood or approval equal material) with a maximum width of sixteen feet (16'). All garage doors are required to have automatic garage door openers to assure that garage doors remain closed when not in use.

5. Windows

- a) Windows shall be vinyl, metal, wood, or an approved equal material.

6. Exterior Finishes

- a) All exterior finishes shall be approved by the Declarant or subsequent homeowners association. Wood trim shall be painted in matte and low sheen finishes. When repainting, the original color scheme shall be repeated, or a new color scheme shall be submitted for review.

7. Paving

- a) Enhanced paving shall be provided at key focal points in the Planning Area , which include the main project entry, driveways, and the private use area. The enhanced paving shall use concrete in colors, textures, and patterns, or interlocking pavers.

8. Outdoor Lighting: Street Lights

- a) Fixtures for street lighting within Planning Area 11 shall not exceed 25 feet (25') in height and shall be post mounted fixtures on a metal post.