# *DRAFT* ADDENDUM TO THE DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

# FOR VICTORIA GREENS

# (SP NO. 4-93 Amendment 4)


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# PREAMBLE

This document serves as an addendum to the Dominguez Hills Village Specific Plan No. 4-93, last amended January 5, 1999, and pertains to the development of the Victoria Greens project (herein referred to as “Victoria Greens” or “project”), which constitutes Specific Plan No. 4-93 Amendment 4. The contents of this addendum replaces certain sections and text of the Dominguez Hills Village Specific Plan as it pertains to the project area.

Specifically, this addendum replaces the following chapters of the Dominguez Hills Specific Plan as they pertain to the project area:

**Chapter I, Executive Summary**

**Chapter II, Introduction**

**Chapter III, General Plan Conformance**

**Chapter IV, Oil Production**

**Chapter V, Specific Plan**

**Chapter VI, Design Guidelines**

For chapters not included within this specific plan addendum, such as Chapter VII, Fiscal Impact Analysis, the Dominguez Hills Village Specific Plan remains the appropriate regulatory document.

## Project History

The Dominguez Hills Village Specific Plan No. 4-93 was amended by Ordinance 99-1158 in March of 1999 to reduce the maximum number of dwelling units from 893 to 650, and was amended again by Ordinance 99-1170 in September of 1999 to restrict truck access east of Central Avenue within the commercial/industrial area. This addendum constitutes Amendment 4. Amendment 4 is consistent with the 1996 Dominguez Hills Village Specific Plan and EIR, which allowed for a full buildout of the specific plan area to a maximum of 893 homes. The 1996 EIR analyzed up to 893 units and no supplemental or subsequent environmental analysis was conducted for the 1999 revision to the Dominguez Hills Village Specific Plan.

The 1996 Dominguez Hills Village Specific Plan and EIR planned for a maximum of 893 homes would be constructed on Parcel 1, along with a 1.6-acre childcare center, 3.3 acres of open space, and associated residential roadways and landscaping at full buildout. Parcel 1, intended as the residential element, would provide single-family detached homes, duplex homes, courtyard type townhomes, and two-story townhomes.

Parcel 2 was originally set aside for a 50,000-square-foot retail center and 350,000-square-foot industrial lease space. The retail center was to serve the adjacent community residences on Parcel 1. Parcel 2 was also intended to house a tank farm, which is an oil production, storage, and distribution facility to be relocated from Parcel 1. At the time the original Dominguez Hills Village Specific Plan was prepared, Parcel 2 was used as an oil production facility. Since the approval of the Specific Plan, Parcel 1 to the west of S. Central Avenue has been built out as described previously. Parcel 2 is developed primarily with industrial uses along E. Victoria Street and includes the vacant project site.

Parcel 1 has been built out to the west of S. Central Avenue. To date, a total of 574 residential units have been built within the specific plan area. This addendum, allows for a 175-unit multifamily resulting in up to 749 total residential units. This is below the 893 maximum residential units analyzed in the 1996 EIR.

Based on the 1999 revision to the Dominguez Hills Village Specific Plan, which allowed for up to 650 maximum residential units, this addendum results in 99 additional units. However, as previously stated, the 1996 EIR analyzed up to 893 units and no supplemental or subsequent environmental analysis was conducted for the 1999 revision to the Dominguez Hills Village Specific Plan.

# I. EXECUTIVE SUMMARY

## 1. Project Summary

This addendum provides the City of Carson, community groups, public service districts, and future developers a comprehensive set of plans, conditions and programs for guiding the systematic, quality development of Victoria Greens. This addendum assures development of Victoria Greens as a coordinated project involving the orderly phasing of residential and open space uses

Victoria Greens is located at the northeastern edge of the City of Carson. More specifically, the project area consists of approximately eight acres located on the northeast corner of Central Avenue and Victoria Street, and encompasses Lot 2, 3 and 4 of Parcel Map No. 24971, which is referred to as Parcel 2 in the  of the Dominguez Hills Village Specific Plan. The northern portion of the project area, Lot 2, was formerly designated as a tank farm for oil production in the Dominguez Hills Village Specific Plan. The southern portion of the project area, encompassing Lot 3, was formerly designated as retail and Lot 4 was formerly shows as street right of way. This addendum designates the project area, as Housing Type D and Open Space and does not change land use designations for any other properties; refer to Figure I-1, Land Use Plan, which includes the entire specific plan area for reference.

The project is a 175-unit multifamily residential community consisting of 95 three-story row townhome units and 80 three-story stacked flat units, a recreation center, a dog park, and a linear park contained in a secured, gated community. The townhome and stacked flat units would each contain four two- and three-bedroom floor plans ranging from approximately 1,400 square feet to 2,100 square feet. At full buildout, the project would include 51 two-bedroom units and 124 three-bedroom units.

The project would wrap around the northeast, eastern, and southern sides of an existing Verizon communications tower facility, and also the Southern California Gas Co pipeline facility. The project would include 8-foot-high split face block walls to shield the project area from this neighboring facility.

There are eight abandoned oil wells within the project area, which have been contemplated in the project design as required by current environmental law. The project area will be remediated to comply with current residential standards prior to construction.

## 2. Project Goals and Objectives

In order to ensure environmental compatibility, aesthetic satisfaction and functional integrity, the design philosophy of the Victoria Greens is based on the following goals and objectives, which are consistent with the Dominguez Village Specific Plan:

- 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 at 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.
- 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 oil remediation and the extension of site infrastructure and recreational improvements for the site.

# II. INTRODUCTION

## 1. Purpose of the Addendum

This document has been prepared for the purpose of establishing guidelines for the orderly development of Victoria Greens, focused primarily on residential and recreational open space uses.

An accompanying Mitigated Negative Declaration (MND) has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended (Public Resources Code Section 15000, et seq.). The MND evaluates potential environmental impacts resulting from the implementation of this addendum to the Dominguez Hills Village Specific Plan.

## 2. Organization of the Addendum

The content of each chapter is described below.

**Chapter I, Executive Summary,** summarizes the purpose and scope of the addendum, and provides a list of project objectives.

**Chapter II, Introduction,** describes the intent, purpose, structure, and authority of the addendum in relation to the Dominguez Hills Village Specific Plan.

**Chapter III, General Plan Conformance,** describes the project's relationship to the City's General Plan and generally describes the project's conformance.

**Chapter IV, Oil Production,** summarizes background information related to oil production within the project area.

**Chapter V, Specific Plan,** sets forth the site development standards, allowed land uses, parking, signage restrictions, and other regulations.

**Chapter VI, Design Guidelines,** address design themes, site planning, landscape and architectural themes within the addendum.

## 3. Authority and Scope

As previously described in the Executive Summary, this document serves as an addendum to the Dominguez Hills Village Specific Plan and pertains to the development of Victoria Greens, which constitutes Specific Plan No. 4-93 Amendment 4. The contents of this addendum replace certain sections and text of the Dominguez Hills Village Specific Plan as it pertains to the project area.

Dominguez Hills Village Specific Plan was prepared pursuant to the provisions of the California Government Code Section 65450, and was last amended January

5, 1999. Government Code Section 65450 grants local planning agencies the authority to prepare a Specific Plan for the development of any area covered by a General Plan for the purpose of establishing systematic methods of implementation pursuant to the intent of the agency's General Plan. Refer to the Dominguez Hills Village Specific Plan for further details regarding the authority and scope of the overall specific plan document.

The uses in this addendum will be subject to approval of the following discretionary actions:

- Site Plan and Design Review (DOR) No. 1695-18
- Conditional Use Permit (CUP) No. 1040-18
- Vesting Tentative Tract Map (TTM) No. 78226-18
- Specific Plan (SP) No. 4-93 Amendment 4

The addendum will be used by the public agencies in connection with their subsequent corresponding decisions:

1) City Planning Commission.

    a) Recommendation to the City Council as to adoption of the MND.

    b) Recommendation to the City Council regarding approval of this addendum, also referred to a SP No. -93 Amendment 4.

    c) Approval of discretionary actions: DOR No. 1695-18; CUP No. 1040-18; TTM No. 78226-18.

2) City Council.

    a) MND and Mitigation Monitoring and Reporting Program (MMRP) adoption.

b) Adoption by Resolution of Specific Plan (SP) No. 4-93 Amendment 4, by resolution. Any future development proposed within this Victoria Greens project area that is not in substantial conformance with the design guidelines and development standards herein shall be subject to additional Site Plan and Design Review in accordance with Carson Municipal Code (CMC) Section 9172.23.

# III. GENERAL PLAN CONFORMANCE

The project is consistent with the City's General Plan because the project does not require a general plan amendment. The City's General Plan was last updated and adopted October 11, 2004. As part of this update, all elements of the General Plan were reviewed, revised, reorganized and reformatted.

The General Plan includes the seven mandated elements (shown in bold) and three permissive elements listed below:

- **Land Use Element - Chapter 2.0**
- Economic Development Element – Chapter 3.0
- **Transportation and Infrastructure Element – Chapter 4.0**
- **Housing Element – Chapter 5.0**
- **Safety Element – Chapter 6.0**
- **Noise Element – Chapter 7.0**
- **Open Space and Conservation Element – Chapter 8.0**
- Parks, Recreation and Human Services Element – Chapter 9.0
- Air Quality Element – Chapter 10.0

The City's guiding principle pertaining to land use is as follows:

*The City of Carson is committed to providing a sustainable balance of land uses, including residential, commercial, industrial, educational, recreational, and open space. The City is also committed to providing quality development which incorporate features such as integrated, walkable, and mixed use neighborhoods. Furthermore, the City is committed to facilitating the adaptive reuse of former landfills and contaminated sites. The City of Carson is committed to creating an attractive environment for its citizens by developing, implementing and enforcing community design guidelines which will assure quality development and the maintenance and beautification of properties.*

Consistency: The project is consistent with the current land use designation Mixed Use- Residential (MU-R) by providing residential and recreational open space uses. The project provides a sustainable balance of uses that complement the entire specific plan area. Furthermore, the project facilitates reuse of a former oil production site. Therefore, the project is consistent with this guiding principle, and with the City's general plan in its entirety as it is consistent with the land use designation and intended use of the project area.

# IV. OIL PRODUCTION AND OIL WELL ABANDONEMENT

Historically, the project area was part of a larger parcel of land that was previously used for oil exploration activities from the 1920s through the late 1990s, known as the “Hellman Property”; refer to the Dominguez Hills Village Specific Plan, Chapter IV, Oil Production, for further details regarding the history of oil exploration activities. There are eight abandoned oil exploration wells within the project area; see Figure IV-1, Oil Well Locations and Figure IV-2, Easements. As part of the decommissioning of the oil exploration, several site investigations identified areas of shallow soils that were impacted by total petroleum hydrocarbons (TPH), metals, and volatile organic compounds (VOCs). The project area underwent remediation activities in the 1990s. On August 13, 2008, the Regional Water Quality Control Board (RWQCB) granted the project area a conditional site closure.

In order to develop the site, the Los Angeles RWQCB opened a new case to provide regulatory oversight for the investigation and remediation warranted to modify the project site’s land use restriction and allow for residential. Thus, a new case was opened by the RWQCB as of March 30, 2018. The RWQCB contracted with the State Office of Environmental Health Hazard Assessment to have their toxicologists review and comment on risk assessment reports associated with the project. Therefore, the Department of Toxic Substances Control reviewed the Revised Human Health Risk Assessment and Remedial Action Plan received on November 14, 2018. The Human Health Risk Assessment concluded that the cumulative cancer risks and non- cancer His (Hazzard Quotient) associated with any remaining soil and soil gas chemical concentrations after completion of the proposed soil excavation will not exceed the incremental cancer range of $10^{-6}$ (ten in one billion for cancer risk) and the target non-cancer HI of one. The Department of Toxic Substances Control concurred with the conclusions and approved the Heath Risk Assessment. The Los Angeles RWQCB has finalized review and the project site’s current case status is “Closed.” In a letter dated April 23, 2019, the RWQCB approved the proposed RAP for the project site’s redevelopment as a residential use.

The eight abandoned oil wells within the project area have been contemplated in the project design as required by current environmental law. The project area will be remediated to comply with current residential standards prior to construction.

# V. SPECIFIC PLAN

## 1. Development Plans and Standards

### a. Specific Land Use Plan.

1) Project Description:

The project is a 175-unit multifamily residential community consisting of 95 three-story row townhome units and 80 three-story stacked flat units, a recreation center, a dog park, and a linear park contained in a secured, gated community. The townhome and stacked flat units would each contain four two- and three-bedroom floor plans ranging from approximately 1,400 square feet to 2,100 square feet. At full buildout, the project would include 51 two-bedroom units and 124 three-bedroom units. The overall density for the project area is 21.69 DU/Acre.

Table I, *Project Summary: Victoria Greens- Residential (VG-Residential),* summarizes the potential and maximum limit of the land use for Victoria Greens. For purposes of the development regulations set forth in Chapter V of this document, the project area is called Victoria Greens- Residential (VG- Residential).

**Table I, Project Summary: Victoria Greens- Residential (VG-Residential)**

| Land Use | Lot Number(s) | Area | Units/ Leasable Footage | Density |
|---|---|---|---|---|
| Housing Type D: Townhomes and Flats | 2, 3, 4 | 7.55 AC | 175 | 21.69 DU/AC[1] |
| Open Space: Recreation | 2, 3 | 0.52 AC | N/A | N/A |
| **TOTAL VG-Residential** | | 8.07 AC | 175 | 21.69 DU/AC |

[1] Density is calculated using the total lot area (8.07 acres).

The project would wrap around the northeast, eastern, and southern sides of an existing Verizon communications tower facility . The project would include 8-foot-high split face block walls to shield the project area from this neighboring facility.

The landscaped roadways, open space, and residential amenities are of the highest quality design to ensure visual beauty, active and passive recreational opportunities.

2) Land Use Development Standards.

To ensure the orderly and sensitive development of the residential and open space/recreational uses for Victoria Greens, special criteria have been created for the project area (Lots 2, 3, 4), which are consistent with the overall intent of the Dominguez Hills Village Specific Plan. These area-specific standards will assist in accommodating the proposed development and provide adequate transitions between neighboring uses.

These standards are as follows:

a.) Planning Area Standards for Lots 2, 3, 4: VG- Residential.

1) Land Use Development Summary:

a) Planning Area Lots 2, 3, 4 as depicted in Figure V-1, Illustrative Site Plan, provides for the development of approximately 8 acres of multifamily housing and ancillary residential serving uses. Up to 175 units are allowed, consisting of 95 three-story townhome units and 80 three-story flat units. The units will be built as townhome and flat units (Housing Type D) at a density of 21.69 DU/acre; refer to Figure V-2, Housing Type D.

The townhomes and stacked flat units would each contain four two- and three-bedroom floor plans ranging from approximately 1,400 square feet to 2,100 square feet. Up to 24 units located along Victoria Street would include an enclosed front patio/private open space area.

b) Building heights: three stories; 40 feet.

c) Parking; 2.38 spaces per unit.

d) Lot coverage shall comply with the City of Carson Zoning Ordinance CMC Section 9126.21 at the time the addendum is adopted, which requires total ground coverage not exceed 40 percent of the net lot area and

e) Recreation shall comply with the City of Carson Zoning Ordinance at the time the addendum is adopted, which requires 70 square feet of recreation per 2-bedroom unit and 144 square feet per 3-bedroom unit.

f) Setbacks:

Front yard: 20’-0" between residences facing courtyards. Minimum of 17.5’-0” in a street condition.

Side yard: 10'-0" for buildings of three or more units, 5’-0” for duplexes. Minimum setback of 20’-0” between buildings if both have three or more units and 3’-6” between duplex buildings;

Rear yard: None. 20'-0" minimums between structures with facing garages.

b. Circulation Plan.

1) Circulation Description

Regional access to the site is primarily from State Route 91 to the north. On and off ramps are provided on this freeway at Central Avenue, approximately one half mile from the site. Additional access to the site is from Interstate 405, about 4.5 miles south of the site.

Access to the project area is provided by one driveway off Central Avenue, opposite Aspen Hill Road; see Figures V-3a, V-3b, and V-3c, Intersections. A second driveway off Victoria Street will be gated and provide emergency vehicles only access to the project in case the Central Avenue driveway is blocked.

Roadways within the project area are illustrated in Figure V-4, Circulation Element Key Plan.

2) Circulation Development Standards

The street sections will be built as specified in Figures V-5a and V-5b, Public Street Sections and Figures V-6a and V-6b, Private Street Sections. The Project’s Traffic Impact Analysis determined that the project would maintain the City level of service standards and that no new traffic signals are required.

c. Drainage Plan.

1) Existing Drainage Plan

Under the existing conditions, a 27-inch reinforced concrete pipe (RCP) municipal storm drain main is located in Central Avenue, and a catch basin is located on the project site at the northeast corner of Central Avenue and Victoria Street. This existing RCP storm drain would provide the point of connection for the project's stormwater system.

2) Proposed Drainage Plan

Before discussing the proposed drainage system for the proposed project, it is necessary to explain some of the terminology used.

The amount of rainwater runoff from a plot of land, usually measured in cubic feet per second (CFS), is called the "Q". An undeveloped parcel of land with its permeable surface (dirt) is generally assumed to produce less "Q" than a developed parcel with its impermeable pavement, roofs and sidewalks. The difference between the amount of runoff from an existing undeveloped plot and the runoff "Q" from a developed parcel is called the incremental increase in "Q". The Federal Government has instituted a policy of requiring new developments to limit the discharge of pollutants into streams, lakes, and oceans via storm drain systems.

Drainage for the project shall be by way of surface runoff, an underground pipe system, and underground detention systems. The drainage system will closely resemble the existing drainage pattern in that there will be no diversion of runoff from existing points of discharge, since the runoff ultimately enters the existing storm drain system. Proposed Drainage is depicted in Figures V-7, Concept Drainage Plan, and V-8, Concept Storm Drain Plan.

The drainage plan for the project area would drain westerly toward Central Avenue. The site would include multiple biofiltration treatment systems and two detention systems.

Any increase in "Q" will be reviewed by the City Engineer during the site approval process.

d. Water and Sewer Plan.

1) Water Plan (see Figure V-9).

A proposed layout for domestic water distribution is illustrated in Figure V-9, Concept Water Plan. This concept is subject to modification by the Dominguez District of Cal Water, which serves the project area. Refer to Figure IV-2 Easements, for the location of water service easements.

The water districts serving the proposed development will prepare their own plans for domestic water distribution.

2) Sewer Plan.

There are two options for the conceptual sewer plan, which are described as follows and both are illustrated in Figure V-10, Concept Sewer Plan:

Option 1: All wastewater flow will be conveyed to the existing City of Carson sewer via a proposed 8-inch vitrified clay pipe (VCP) gravity sewer system on Central Avenue, followed by an existing 10-inch VCP sewer line that transitions to a 12-inch VCP sewer and eventually will discharge into the existing Los Angeles County Sanitation District 15-inch VCP trunk sewer at Avalon Boulevard and Albertson Street. Refer to Figure V-10 Concept Sewer Plan.

Option 2: All wastewater flow will be connected to a proposed 8-inch VCP sewer on Central Avenue, followed by an existing 8-inch VCP sewer line, then an existing 10-inch ductile iron pipe (DIP) sewer line and eventually will discharge into the existing Los Angeles County Sanitation District 15-inch VCP trunk sewer at Avalon Boulevard and Albertson Street. Refer to Figure V-10, Concept Sewer Plan. Refer to Figure IV-2 Easements, for the location of sewer easements.

e. Grading and Excavation Plan.

1) Grading Plan Development Standards.

a) All grading activities shall be conducted in substantial conformance with the overall Grading Concept, and shall implement any grading-related mitigation measures outlined in the Victoria Greens MND as applicable. Site grading will include retaining wall construction as depicted in Figure V-11, Retaining Wall.

f. Phasing Plan.

1) Phasing Plan Description.

Victoria Greens will be completed in six phases over approximately 36 months Refer to Figure V-12, Phasing Plan, for details.

g. Open Space and Recreation Plan.

1) Open Space and Recreation Description.

The Project will include a dog park and tot lot (0.19 acres), pool and picnic areas (0.22 acres), and linear park (0.10 acres). These recreation areas exceed the City's recreation standards by approximately 1,000 square feet (0.2 acres).

The roadway landscaping proposed in the Design Guidelines, with the attendant parkways, sidewalks and landscaped easements. See the Landscape Design Guidelines, (Section Vl.2f) Community Open Space/Recreation.

2) Open Space and Recreation Plan Development Standards.

a) The parks and recreational facilities provided for by the applicant will be for the benefit of all residents and guests within Dominguez Hills Village.

b) The landscaping provided at the perimeter of the project will enhance the immediate neighborhood and the City as a whole. See the Design Guidelines.

h. Landscaping Plan.

1) Landscaping Plan Description.

As illustrated in Figure V-12, Open Space Key Plan, project landscaping will play an important role in maintaining project design themes, while emphasizing community continuity and character. This section of the Specific Plan provides a general description of, and development standards for, the Landscaping Concept. Detailed landscaping information is provided in Section Vl.2, Landscape Design Guidelines.

2) Landscaping Plan Development Standards.

a) All detailed landscaping programs and roadways will be prepared by qualified landscape architects for review by City staff.

b) The Project entry statement has been designed with landscaping and architectural treatments that project a high quality image for this development.

c) The landscaping design for the site will include trees, shrubs, and compactable ground cover.

e) The entrance into Victoria Greens will have planted medians and landscaped perimeter setbacks and easements to define the project's design concept. The introductory landscape theme will include elements such as tree clustering to reinforce the project theme and character.

# VI. DESIGN GUIDELINES

## 1. Landscape Design Guidelines

### a. Introduction.

Architectural themes for Victoria Greens include a mix of Mediterranean and craftsman styles. The landscape themes complement the architecture, while providing a vital element of visual unification to the overall community. The landscape theme also seeks to fit into the local urban context, with a strong sense of purpose and intent.

The landscape theme focuses on the use of subtropical flowering and evergreen plant material selected from the best of local historical landscape evolution. Formal and informal plant groupings identify key community elements such as entries, streetscapes, open space areas and land use types, while softening structural interfaces and providing privacy and intimacy through buffering and screening. The landscape elements reinforce the landscape theme through the selection of complementary materials and design layouts.

The Design Guidelines are described further in the following text and graphic exhibits. Following the written summaries and graphic exhibits of community landscape elements, specific plant palettes are presented, separated into lists, characterizing these various community landscape elements.

### b. Entry Monuments and Key Intersections.

The entry within Victoria Greens reinforces a community hierarchy established by the various street standards within the community. These features are created through a thematic blend of hardscape and landscape elements, providing strong landmarks, a sense of place, and orientation within the community.

1) Primary Community Entry (Figure VI-1).

The primary community entry at Victoria Greens will be located on Central Avenue directly across from Aspen Hill Road.

This entry will provide the same aesthetic as the existing Dominguez Hills Village entries through similar plantings and materials, though with a more contemporary design. An automated vehicular gate will be provided at the main entry, with mechanical entry gate systems at the other entrance off Victoria Street.

2) Secondary Community Entry (Figure VI-2).

A secondary community entry will occur for Victoria Greens along Victoria Street to the South.

The entry will include similar features to the main Victoria Greens entry off Central Avenue with less dramatic planting features and accent lighting, while maintaining the feel of a focal entrance with even more functionality.

c. Streetscapes.

The perimeter and interior streetscapes range from urban arterial to collector to local streets. This hierarchy of use requires landscape treatments consistent with the level and importance of the roadway within the community infrastructure. The landscape concepts proposed for community streetscapes are generally comprised of the formal use of trees and shrubs placed in a rhythmic cadence of evergreen massing and flowering bouquets, as further described below.

1) Perimeter Arterial Streets (Figures VI-3 and VI-4).

Victoria Street and Central Avenue form the only perimeter arterials for the project. This streetscape includes the retention of the existing Podocarpus Gracilior street tree plantings, and the addition of a major background planting of evergreen trees within the 15’-0” easement area behind the right-of- way. Sections of open tubular steel fencing may be provided if feasible.

d. Community Walls and Fences.

Concrete masonry walls with stone veneer shall be used as the major hardscape theme elements featured in Victoria Greens. The stone will be selected to provide rich textures and quality of appearance consistent with the architectural theme.

Stone veneer may also be used at individual project entries as a wall terminus element. Pilasters with decorative material will be provided very 8-10 feet along the perimeter proposed CMU block walls, where feasible.

3) Special Wall and Fence Regulations.

a) An eight-foot (8') high spilt face block wall, unless otherwise noted herein, shall be constructed on each property line prior to development of any non-residential use that adjoins any parcel designed for open space.

b) A six-foot (6’) high perimeter fence shall be constructed around recreation areas and access points on Victoria Street.

e. Community Open Space/Recreation (Figures VI-6, Recreation Area at Victoria Greens and VI-7, Dog Park and Tot Lot at Victoria Greens).

Victoria Greens shall include a variety of community open space areas for passive and active recreation by all Victoria Greens residents.

The program elements anticipated to be provided within the Victoria Greens will include:

- Dog Park
- Recreation Area/Tot Lot
- Linear Park
- Club House
- Group Picnic facilities
- Pool

The pool and picnic areas will be a focal point for residents enjoying the pool facility and will serve as a gathering place for community events.

f. Residential Development - General Landscape Requirements.

1) Residential Lot Street Trees.

Tree varieties shall be chosen from the Victoria Greens Plant Palette contained herein. Trees should be clustered near property lines, with root guards protecting the sidewalks as required, to maximize their growing effect and streetscene impact. One species of tree shall be selected and approved for each residential street to maximize visual neighborhood identity. Deciduous or flowering ever green accent trees which contrast with the chosen street trees are encouraged at cul-de-sacs, knuckles, and intersections to provide seasonal emphasis and interest.

g. Plant Material Guidelines.

Victoria Greens Entry and Neighborhood Site: Trees Cupaniopsis anacardioides: Carrotwood

Cupressus sempervirens ‘Glauca’: Italian Cypress

Juniperus chinensis ‘Blue Point’: Blue Point Juniper

Lagerstroemia indica x faurei ‘Natchez’: Natchez Crape Myrtle

Lophostemon confertus: Brisbane Box

Olea europaea ‘Swan Hill’: Swan Hill Olive

Phoenix dactylifera ‘Medjool’: Date Palm

Podocarpus gracilior: Fern pine

Podocarpus henkelii: Long-leafed Yellowwood

Prunus caroliniana 'Bright 'N Tight': Bright 'N Tight Carolina Laurel

Prunus cerasifera 'Krauter vesuvius': Purple Leaf Plum

Shrubs/Groundcovers /Vines

Agave attenuata: Agave

Aloe striata: Coral Aloe

Anigozanthos x 'Bush Gold': Kangaroo Paw

Buxus microphylla japonica: Japanese Boxwood

Dietes bicolor: Fortnight Lily

Echeveria x 'Afterglow': Afterglow Echeveria

Euphorbia tirucalli: Pencil Tree

Festuca mairei: Atlas Fescue

Ligustrum texanum: Texas Privet

Pittosporum tobira 'Cream de Mint': CdM Dwarf Mock Orange

Senecio mandraliscae 'Blue Chalk Sticks': Senecio

Trachelospermum jasminoides: Star jasmine

h. General Landscape Issues.

1) Plant Selection.

It is the intent of the landscape plantings in Victoria Greens to conform to the requirements of the State Model Water Efficiency Landscape Ordinance.

Most plants identified in the proposed plant palette use water well below water conservation standards, once established. The mild climate and relative maritime influence in the project area requires little supplemental summer moisture to be provided to shrub and groundcover plantings. Final planting design incorporates hydrozone concepts into plant selection and layout.

Use of turf grass or artificial turf will be limited and confined to open space areas and parkway strips adjacent to on street parking to allow pedestrian access to the vehicle. Areas of turf will not be incorporated into the project only for visual appearance.

2) Planting Time.

The mild climate of the Carson area, with its maritime influence, allows for plant material to be installed virtually any time of the year. However, it is best practice to plant during the most mild fall and spring seasons. Period of extreme heat or cold should be avoided due to the stress on the plant material and the greater potential of plant damage or loss to temperature extremes. Effort will be made to avoid potential harmful situations. Seasonal plant availability must also be taken into account.

3) Climate Constraints.

Plant material palettes for Victoria Greens contained herein are compatible with the climatic setting of the area. The utilization of some materials, depending upon their site location, exposure, and relationship to other influential factor s may not be appropriate.

4) Horticultural Soils Test Requirements.

Soil characteristics within Victoria Greens may be variable. Soil remediation will take place for those areas in need of decontamination prior to project grading. The owners of parcels which require landscape development shall procure a horticultural soils report in order to determine proper planting and maintenance requirements for proposed plant materials. Such a soils test shall be performed by a qualified agricultural laboratory, and shall include a soil fertility and agricultural suitability analysis with pre-planting and post-planting recommendations.

5) Irrigation.

b) Water Conservation.

iii. The irrigation system design and components shall conform to the requirements of the StateState Model Water Efficiency Landscape Ordinance (MWELO).

6) Outdoor lighting.

All streets in Victoria Greens shall have uniform lighting standards with regard to style, materials and colors in order to ensure consistent design. Lighting fixtures shall be well integrated into the visual environment and the appropriate architectural theme. All lighting fixtures in the project area shall comply with the following regulations and provisions.

c) Neon and similar types of lighting are prohibited in all areas of Victoria Greens.

g) The lighting fixture is illustrated in Figure VI-8.

7) Maintenance Responsibility and Standards.

Maintenance of common areas and street scenes within Victoria Greens will be provided by the Victoria Greens Homeowners' Association.

All residential street trees planted in the right-of-way front, side, and rear yards will be maintained by the individual homeowners, unless a landscape easement created for maintenance purposes describes the maintenance responsibility to be carried out by the Community Homeowners' Association or sub-association Homeowners ' Association.

2. Temporary Construction and Marketing Signage

1) General.

Temporary signs are an important element contributing to the common identity of all projects developed within all phases of the Victoria Greens community, and must comply with the City's Municipal Code Section 9146.7, Signs. This section is intended to produce a consistent sign design that reinforces the collective image of the community, while maintaining flexibility for individual temporary identification needs to each development.

Temporary signage requires public agency approval. In order to facilitate approval, only a written request by the applicant as to type of signage, placement and duration is required; separate application of fee is NOT required. Provided that the proposed signage follows the requirements found within this section, verbal approval followed by written confirmation can be expected. Pursuant to Section 9146.7, Signs of the City's Municipal Code any temporary banners or open house signs will require permits.

ALL temporary signage shall be designed and constructed to the size and color specifications detailed within this section. No other temporary construction and/or marketing signage shall be allowed.

Signage may display copy either single or double sided, and may be placed either parallel or perpendicular to the roadway.

Only one temporary sign per street frontage is allowed.

Along Central Avenue & Victoria Street: 3 flags per 100’ frontage; and 4 flags per street frontage.

All temporary signage shall be maintained in good visual condition, and removed in a timely manner upon completion of the purpose to which it relates, or as otherwise specified in this section.

2) Temporary Signage Types and Sizes (Figures VI-21 through Vl-23).

The following temporary sign types and sizes (indicated in the Table below) shall be allowed for use during the construction, marketing, sales and leasing phases of projects within Victoria Greens.

| Purpose | Permitted Sign Types | Installation Period |
|---|---|---|
| Lot Identification | Lot Marker Signage | Prior to parcel sale. (Installed by master developer) |
| Future Facilities Identification | Size A or B | Prior to project construction |
| Construction Site Identification | Size A or B | During project construction. |
| Initial Marketing | Size A or B | Marketing and for-lease/sale signs in projects less than 12 months old. |
| Subsequent Marketing | Subsequent Marketing Signage | For ALL lease/sale signage in projects 12 months and older. |

Initial marketing signage may be displayed only during the first 12 month period of initial availability. Beyond this period, subsequent marketing signage must be sustained.

All temporary construction and/or marketing signage shall conform to one of the size ranges listed. See Signage Dimensional Reference Illustrations for complete dimensioning (Figure Vl-22 and Figure VI-22a).

Exposed screw heads shall be painted to match panel color.

All sign posts shall be pressure treated.

All signs are to be finished, painted and sealed on all sides. No exposed, non-painted, unsealed surfaces shall be permitted.

All sign components are to be within ¼" of specified dimensions per sign type.

3. Architectural Design Guidelines

a. Introduction.

1) The purpose of these Architectural Design Guidelines is to provide guidance during the Design Phase by establishing the parameters within which residential development is to be designed. The Design Guidelines will endeavor to maintain and enhance the value of the development, and to establish a sense of community.

2) The design standards are not established to stifle the imagination or creative desires of future developers and residents of Victoria Greens, but rather to assure them that certain disciplines will be in effect which will cause the development of the community to grow in an integrated, harmonious, and compatible manner.

3) In the event the Design Guidelines do not specifically cover a proposed improvement, the general criteria for design should be: Will the item proposed maintain or enhance the existing character of the community? Is the improvement compatible with the established, high quality image? Does the item seem appropriate to the spirit and identity of Victoria Greens?

4) The Victoria Greens character allows flexibility in the selection of architectural styles. The architecture should represent a studied and well executed interpretation, whether representational or interpretive, of the style selected. The architectural style should be consistently carried out on all sides of the building. The use of flat roofs within Victoria Greens is discouraged.

5) Required approvals or permits from the City of Carson, where a Site Plan and Design Review Authorization has to be obtained from the Planning Commission.

6) Rules and regulations to be known as, "Architectural and Landscaping Design Guidelines", will be followed when developing conceptual and construction drawings.

7) These Design Guidelines are not intended to enforce unreasonable or excessively costly controls, nor to duplicate the functions normally provided by public agencies, such as Planning and Building and Safety Departments, but rather to coordinate the design and construction of the residential dwellings, so as to achieve a pattern of continuous quality and identity. Architectural drawings shall be prepared and submitted by a registered architect duly qualified and licensed under the laws of the State of California. It is recommended

that the builder or builder's representative verify all applicable Codes and Ordinances with the City of Carson Department of Building and Safety and Planning.

b. Residential Design Guidelines.

1) Objectives.

Victoria Greens is a multi-family residential community with a range of building types. Just as the Landscape Design Guidelines establish a distinct unifying character based on landscape forms and materials, the Architectural Design Guidelines will achieve a distinct character for the community by establishing a consistent architectural vocabulary based on materials and forms that have been used traditionally in Southern California.

a) Roof Forms and Materials.

i. Roof cladding shall be composite, clay or concrete flat tile, S-tile, or barrel tile.

b) Exterior Cladding.

i. Exterior wall surfaces shall be cementitious siding and trim, or exterior grade plaster, with a light textured dash finish coat and painted, or approved equivalent.

c) Exterior Doors.

i. Entry doors shall be solid core wood panel doors, or an approved equivalent (i.e., steel panels). Glass windows are encouraged to maximize light into unit.

ii. Secondary doors to patios or balconies are to be wood casement (French doors), vinyl or metal sliding doors by Fleetwood Aluminum, or approved equivalent.

iii. Garage doors shall be overhead wood section panel type, or an approved equivalent (i.e., steel panels),whenever possible. All garage doors are required to have automatic garage door openers..

d) Windows.

i. Windows may be vinyl, wood, or aluminum as supplied by Fleetwood Aluminum, or approved equivalent.

e) Exterior Finishes.

i. All exterior colors shall be approved by the City of Carson. When repainting, the original color scheme shall be repeated, or a new color scheme submitted for review.

f) Fences and Walls.

i. Private fences and walls should make use of thematic materials and colors that are complementary with adjoining buildings. Decorative metalwork is appropriate wherever possible to provide visual access to open spaces. Where a wall is used to retain dirt, it shall be properly waterproofed to eliminate scaling and peeling.

g) Paving.

i. Enhanced paving at entries, in driveways, motorcourts and walkways areas shall be provided using concrete in colors, textures and patterns, or interlocking pavers. All pavers are to be installed in strict accordance with the industry standards and the manufacturer's recommendations.

h) Plans for all properties and buildings shall conform to the Design Guidelines contained in this Specific Plan.. Variances shall be granted based on the aesthetic merit of the proposal, and not on hardship.

i) In addition to the provisions of this Specific Plan and the General Plan of the City of Carson, all construction is subject to the current UBC. edition and all amendments thereto applicable in the City of Carson, and all applicable State or County Building Codes. The review of architectural plans is intended to assure compliance only with aesthetic considerations.

j) The General Contractor and his subcontractors shall be licensed as required by the City of Carson Building Department.

2) Special Area Treatment.

The architectural image of Victoria Greens will be perceived primarily from public street and parks.

Occasionally, due to land planning considerations, buildings will present a side or rear elevation to a public way. The building massing, scale, roof forms, landscaping and site planning treatment of these buildings require special consideration due their relationship to these public view sheds.

a) Units located adjacent to, the intersection of Victoria Street and Central Avenue and local theme streets require additional articulation to the side and rear elevations at the second story level to avoid flat and uninteresting side and rear elevations. The buildings viewed from these major roadways, together with the streetscape and project walls, form the initial impression of Victoria Greens.

c. Specific Design Guidelines: Housing Type D, Three-story Townhouses with tuck under garages. (Figures Vl-26 and VI-26a).

1) Building Massing and Scale:

a) This building is envisaged as a higher density variation of the courtyard type, arranged in a linear configuration.

b) Conceived as townhouses with direct access to their garages, these buildings are best organized in opposing conditions to create internal pedestrian paseos.

c) Building facades shall be varied in placement, size, and material to avoid visual monotony and to create interest and human scale.

d) Balconies, porches, walls, entry courtyards and entries shall be carefully incorporated to encourage street level activity and establish a human scale to the streetscape.

e) Architectural articulation of building facades and roof planes shall be accomplished through the introduction of sub-elements such as projections, dormers, roof ridge offsets, roof overhangs, and building face trims such as recessed doorways, or entry courts.

f) A horizontal transition is encouraged at the second and third floors to create terraces. Undulation of building massing is encouraged to provide shade and shelter, and create visual richness,

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 rafter tails, gutters, wood fascias, gable vents, and exposed ridge beams should be used to provide roof accents.

d) Roofing material should be of composite, concrete or clay flat tile, S- tile, or barrel tile.

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) Architectural detailing together with materials and paint should be utilized to further enhance the individual identity of each unit.

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) Rain gutters are required, and should be colored to match the roof or wall material.

e) Patio walls shall be constructed of a similar or complimentary material as that used on the homes.

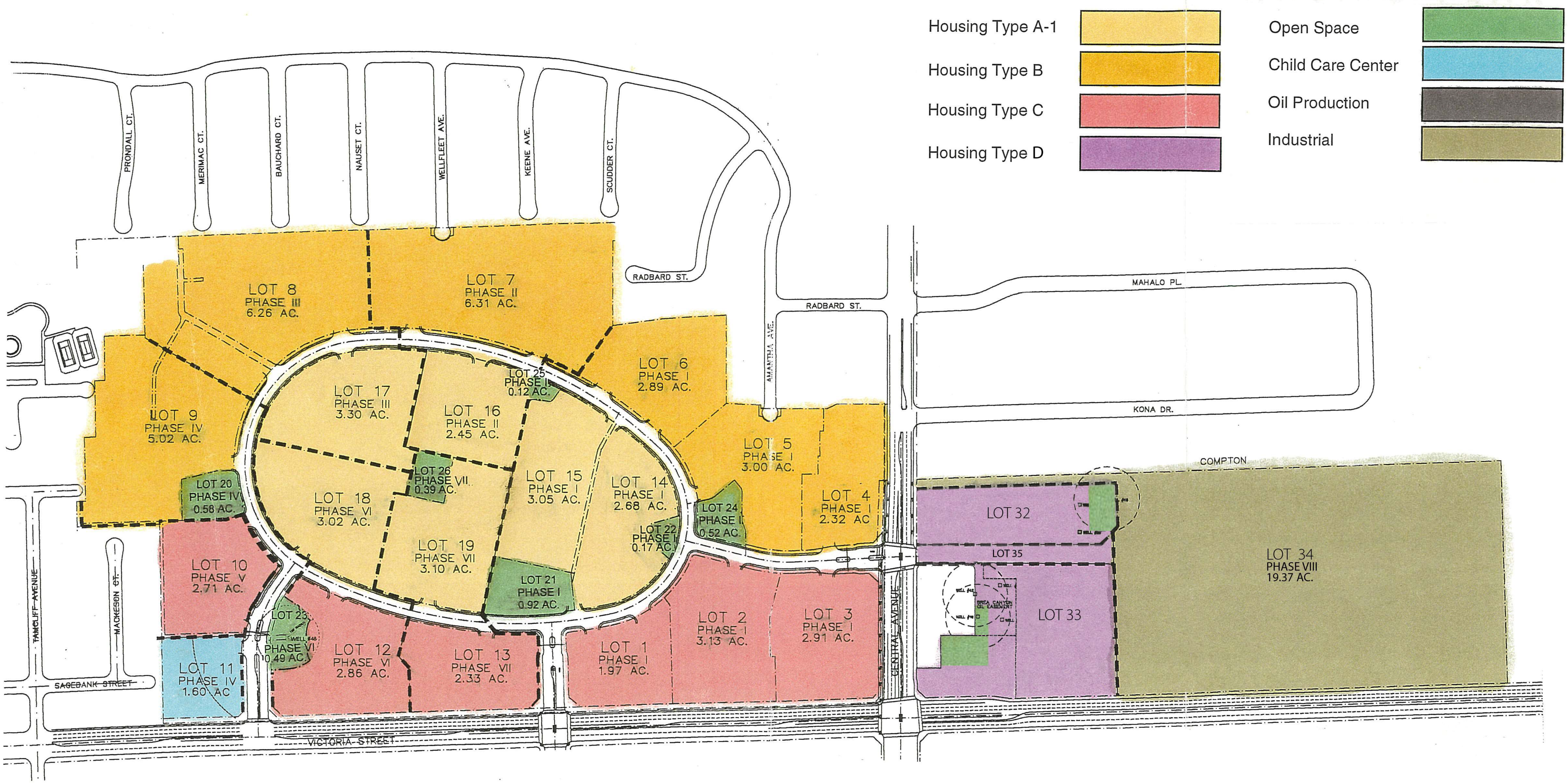
f) Fences and walls shall be constructed of a similar or complimentary material as that used on the homes.

The height, proportions, and scale of walls must be sympathetic to the architecture of adjacent buildings. Fences that abut any existing fence or wall should not exceed them in height.

Decorative metal work is appropriate wherever possible to provide visual access to open space. Where a wall is used to retain dirt, it shall be properly waterproofed to eliminate scaling and peeling.

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 designed into the architecture, screened from view, and insulated for sound attenuation.

# LAND USE PLAN




N

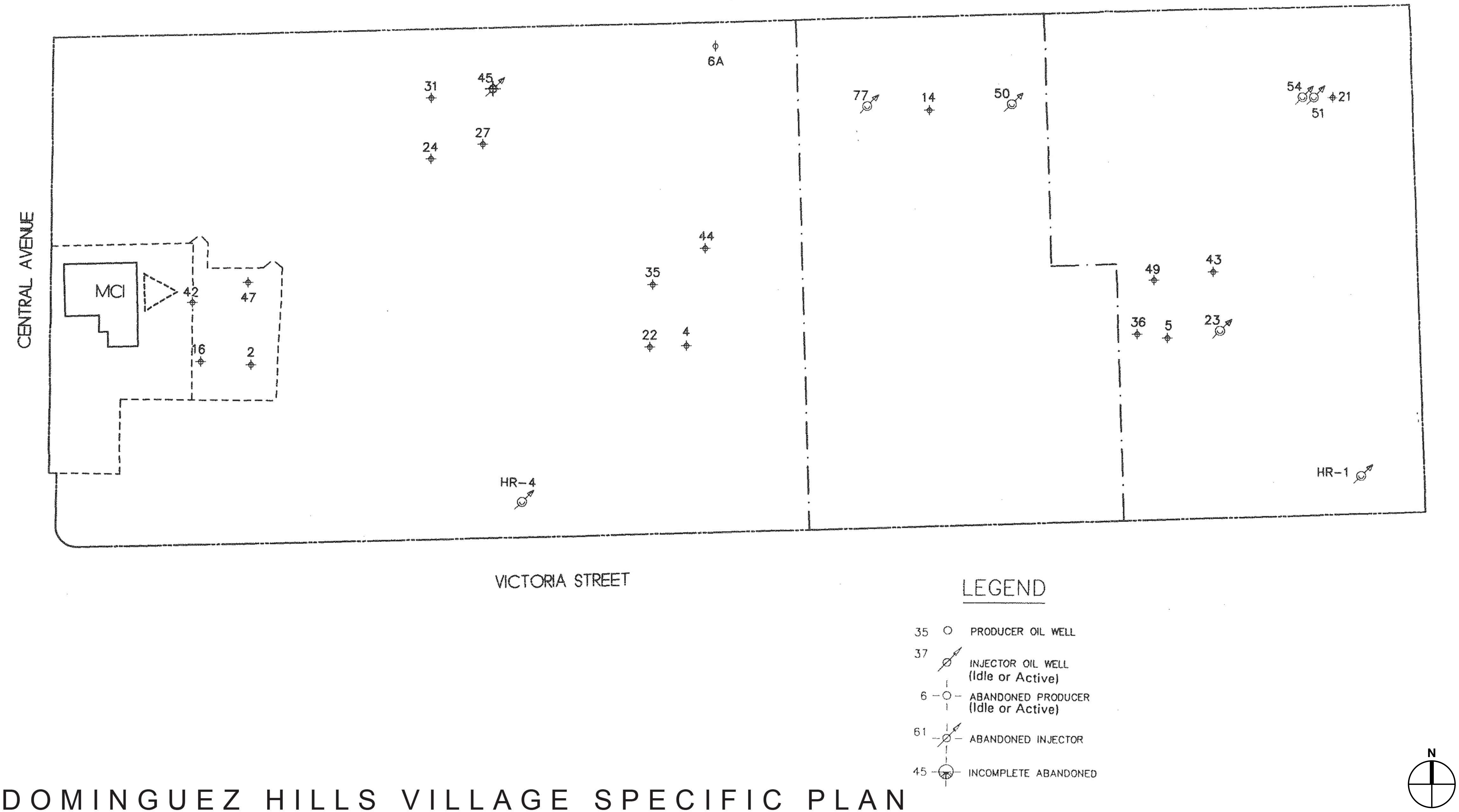
50 0 100 300

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

Figure I-1

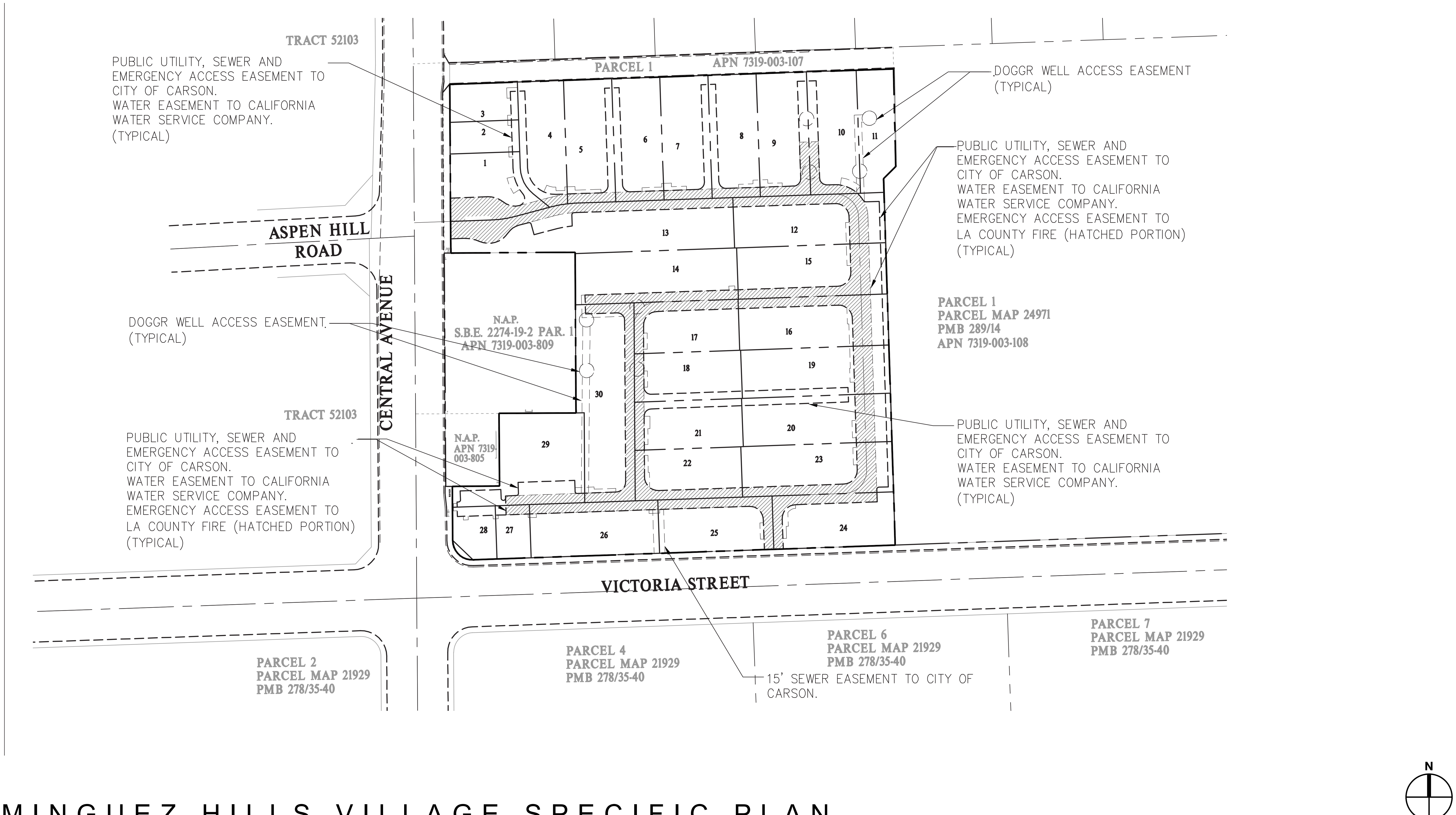
## HELLMAN PARCEL MAP NO. 24971 WELL LOCATIONS




DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

Figure IV-1




# DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

Figure IV-2

# ILLUSTRATIVE SITE PLAN


# DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

# HOUSING TYPE D

PASEO AND ARTERIAL STREET ELEVATION

PASEO AND ARTERIAL STREET ELEVATION

NEIGHBORHOOD STREET ELEVATION

PASEO AND ARTERIAL STREET ELEVATION


**SITE PLAN**
TYPICAL THREE-STORY TOWNHOUSES

ALLEY ELEVATION

N

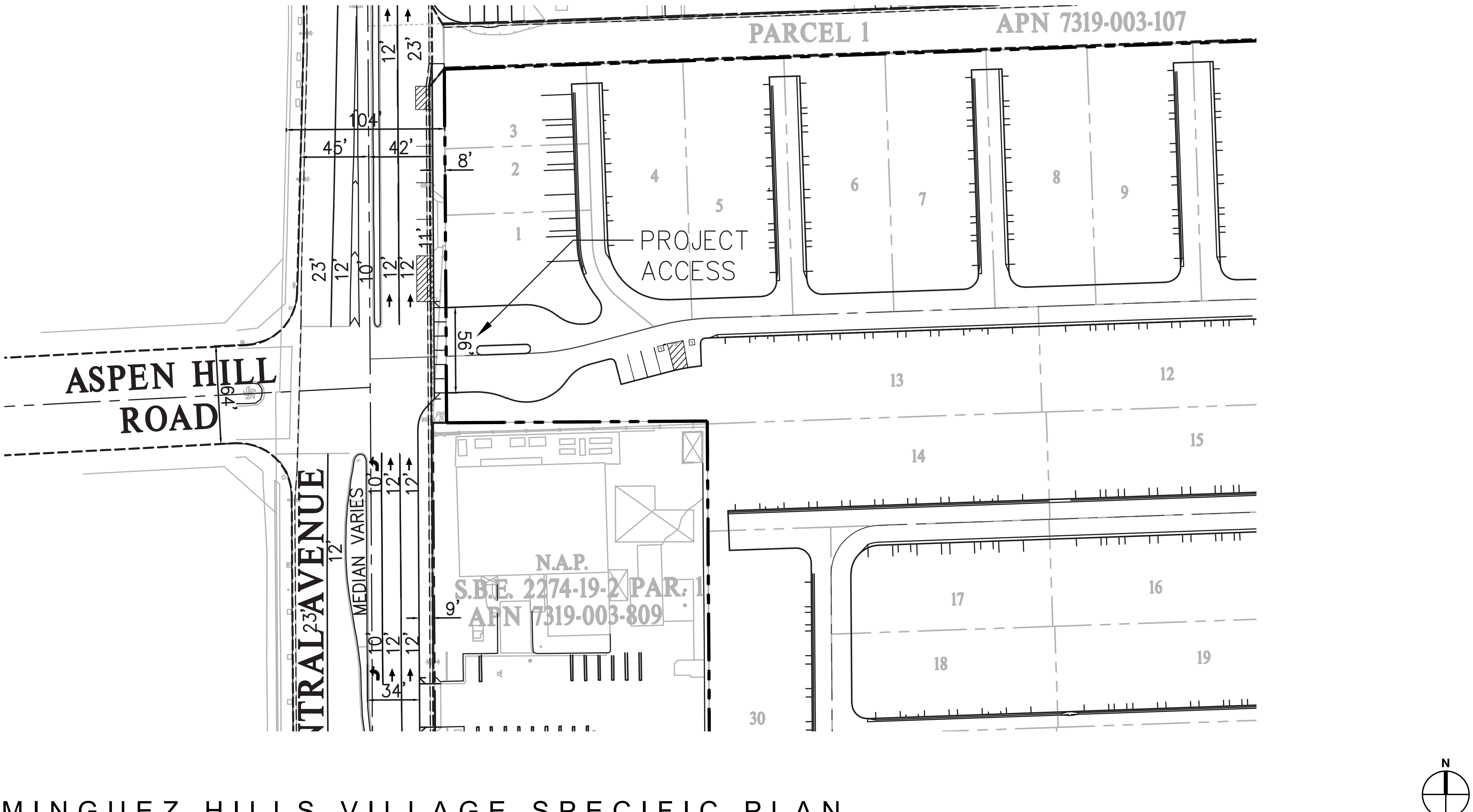

PARCEL 1
APN 7319-003-107
PROJECT ACCESS
ASPEN HILL ROAD
CENTRAL AVENUE
MEDIAN VARIES
N.A.P.
S.B.E. 2274-19-2 PAR. 1
APN 7319-003-809
104'
45'
42'
8'
23'
12'
10'
11'
56'
64'
9'
34'
N



Figure V-3A

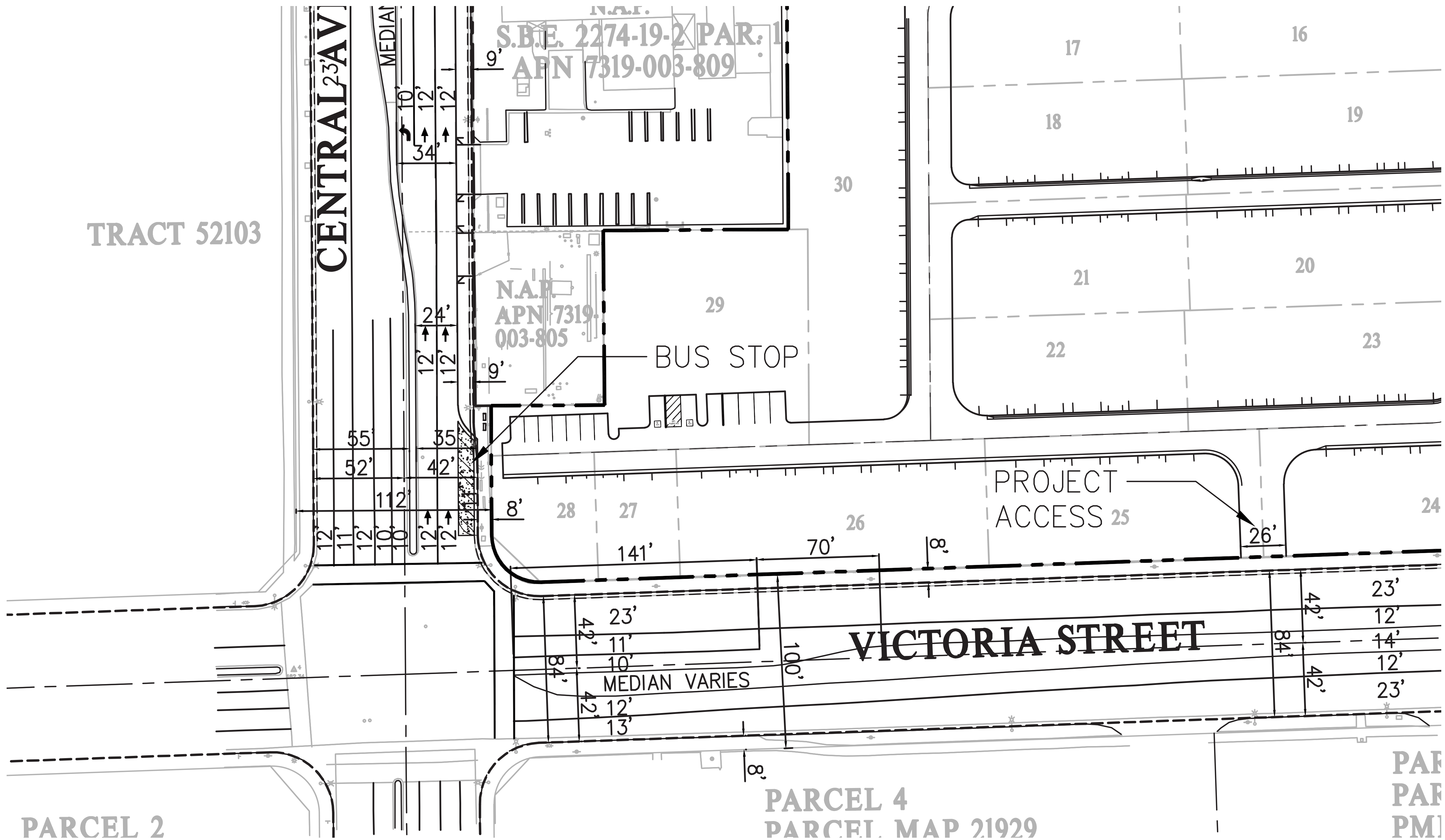
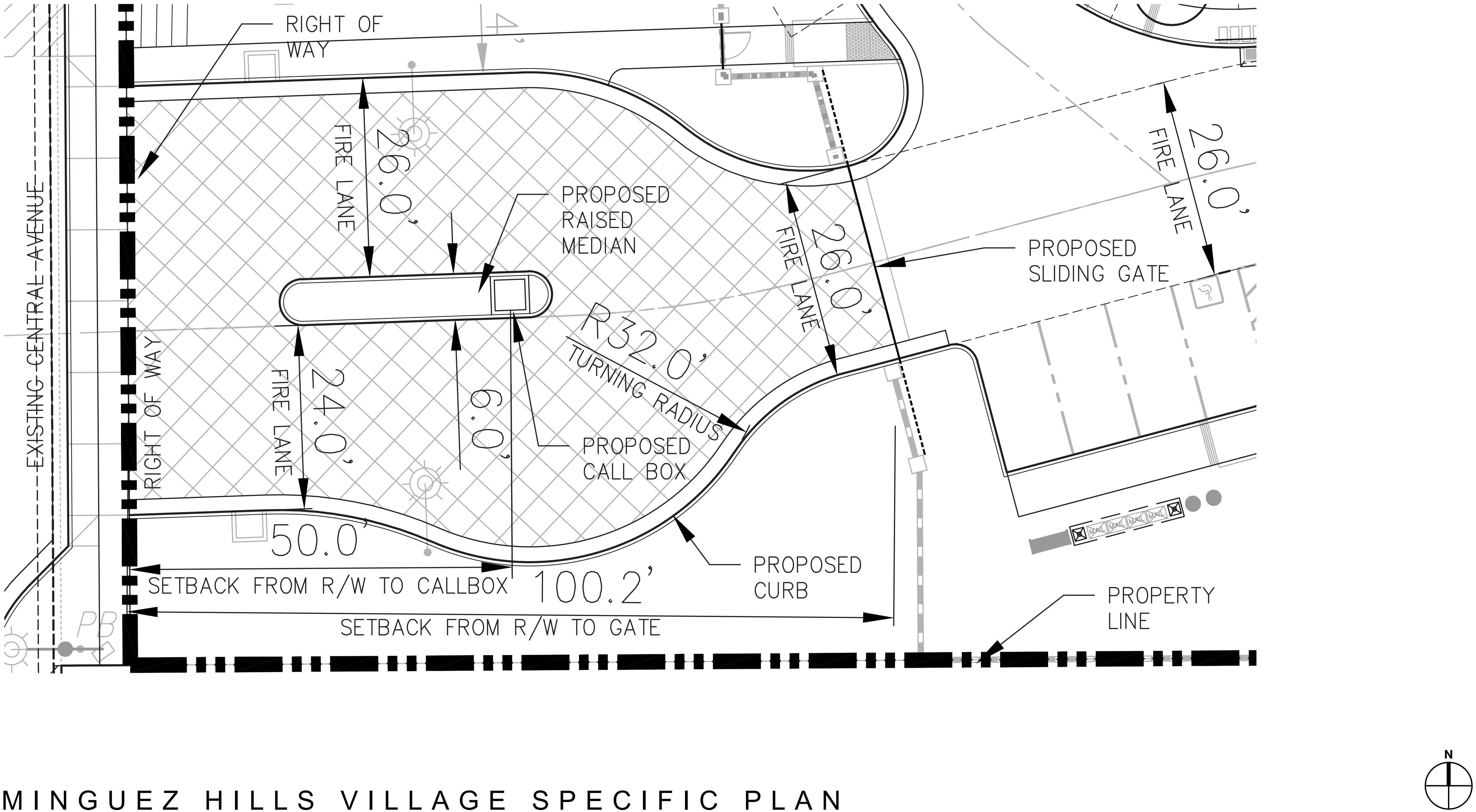

CENTRAL AV
MEDIAN
TRACT 52103
N.A.P.
S.B.E. 2274-19-2 PAR. 1
APN 7319-003-809
N.A.P.
APN 7319-003-805
BUS STOP
PROJECT ACCESS
VICTORIA STREET
MEDIAN VARIES
PARCEL 2
PARCEL 4
PARCEL MAP 21929
17
16
18
19
30
21
20
29
22
23
28
27
26
25
24
9'
10'
12'
12'
34'
24'
12'
12'
9'
55'
35'
52'
42'
112'
8'
141'
70'
8'
26'
12'
11'
12'
10'
10'
12'
12'
23'
42'
11'
10'
84'
100'
42'
12'
13'
8'
23'
12'
14'
12'
23'
42'
84'
42'
N



Figure V-3B

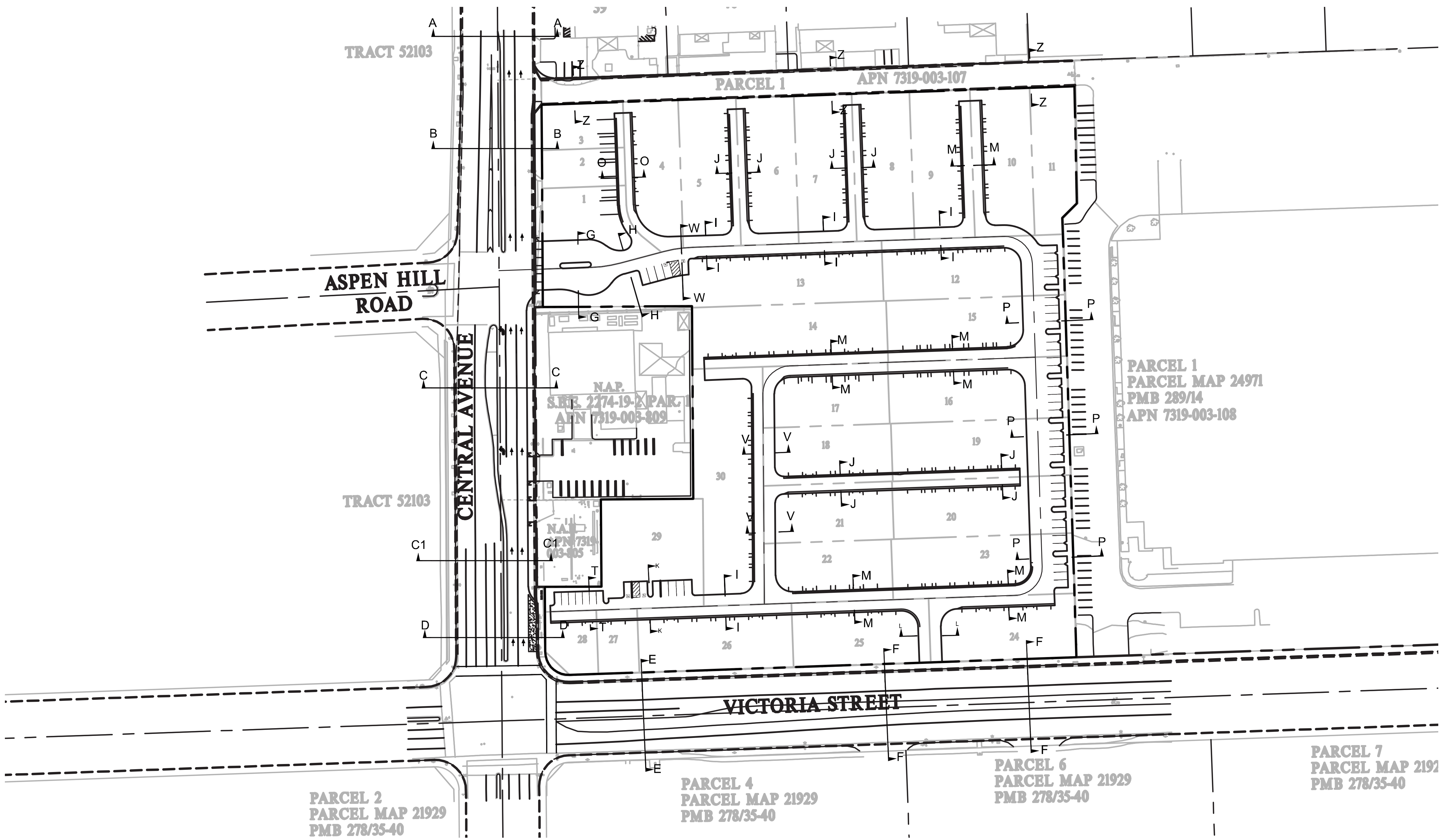



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

Figure V-3C

# STREET SECTION INDEX

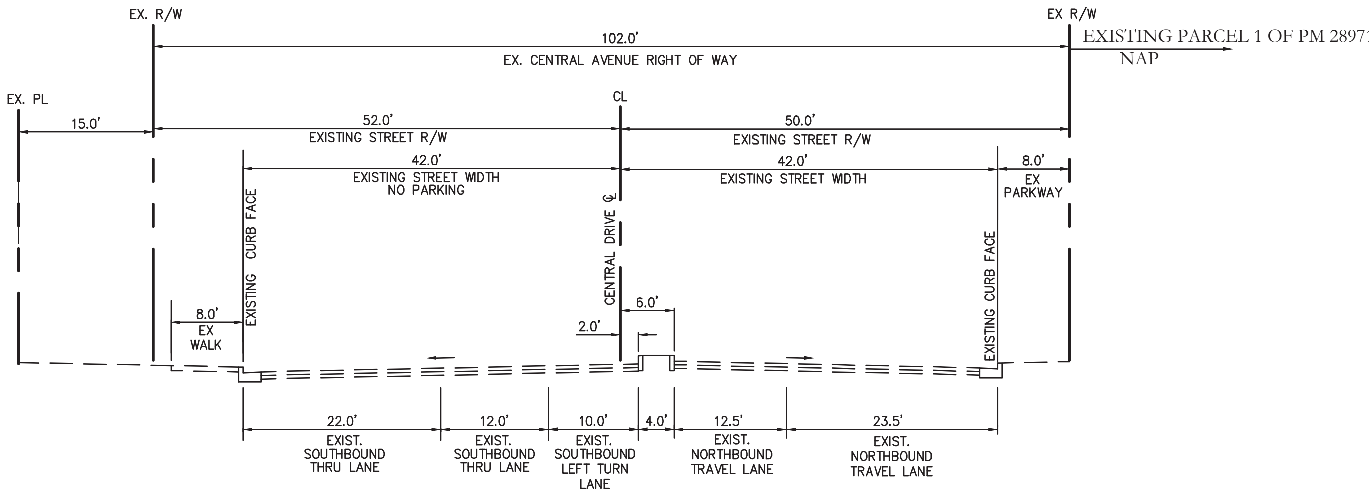



N

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

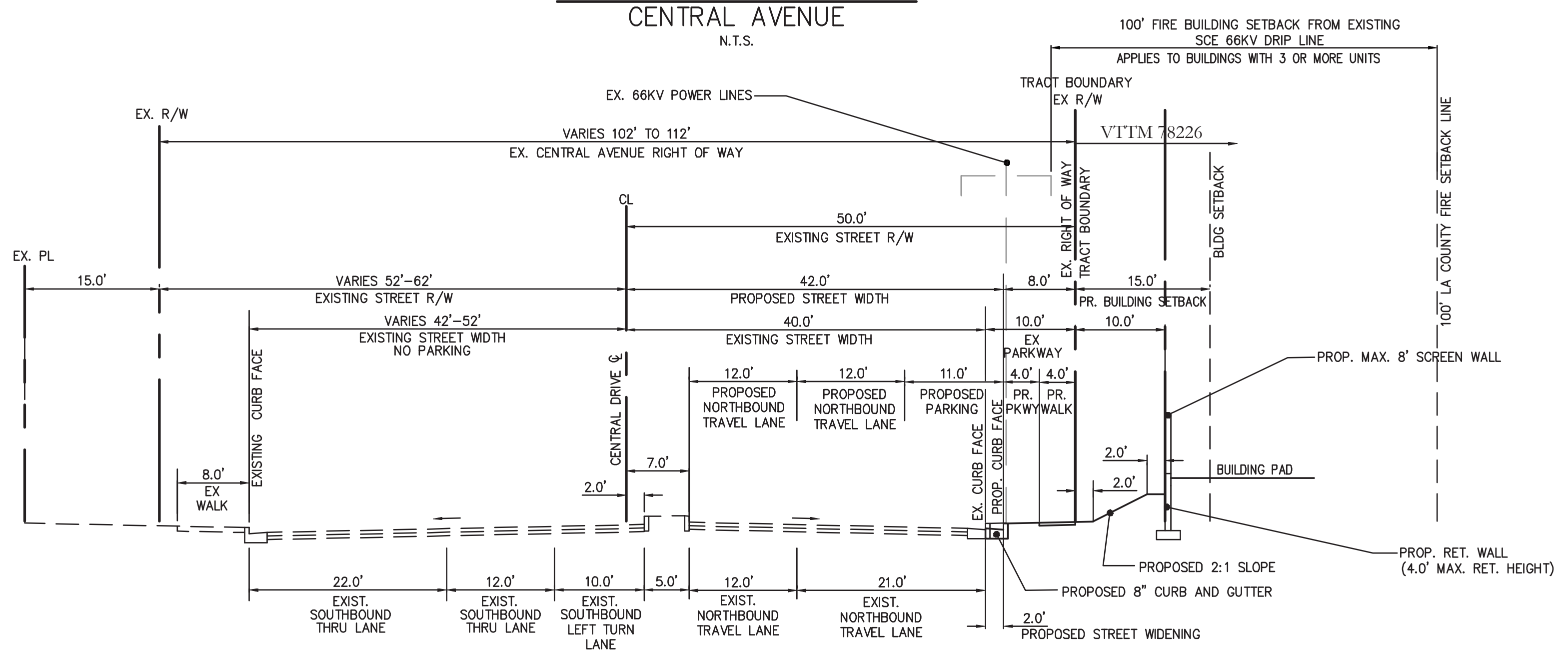
Figure V-4




SECTION "A-A"

CENTRAL AVENUE

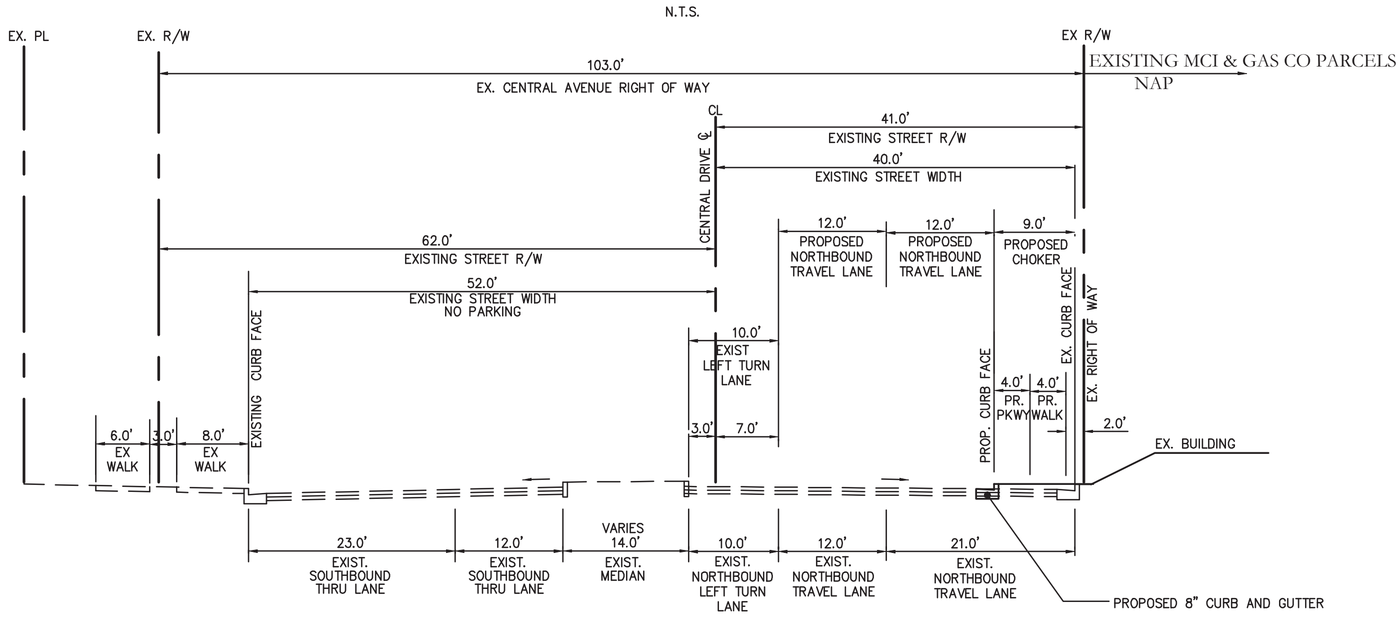
N.T.S.




SECTION "B-B"

CENTRAL AVENUE

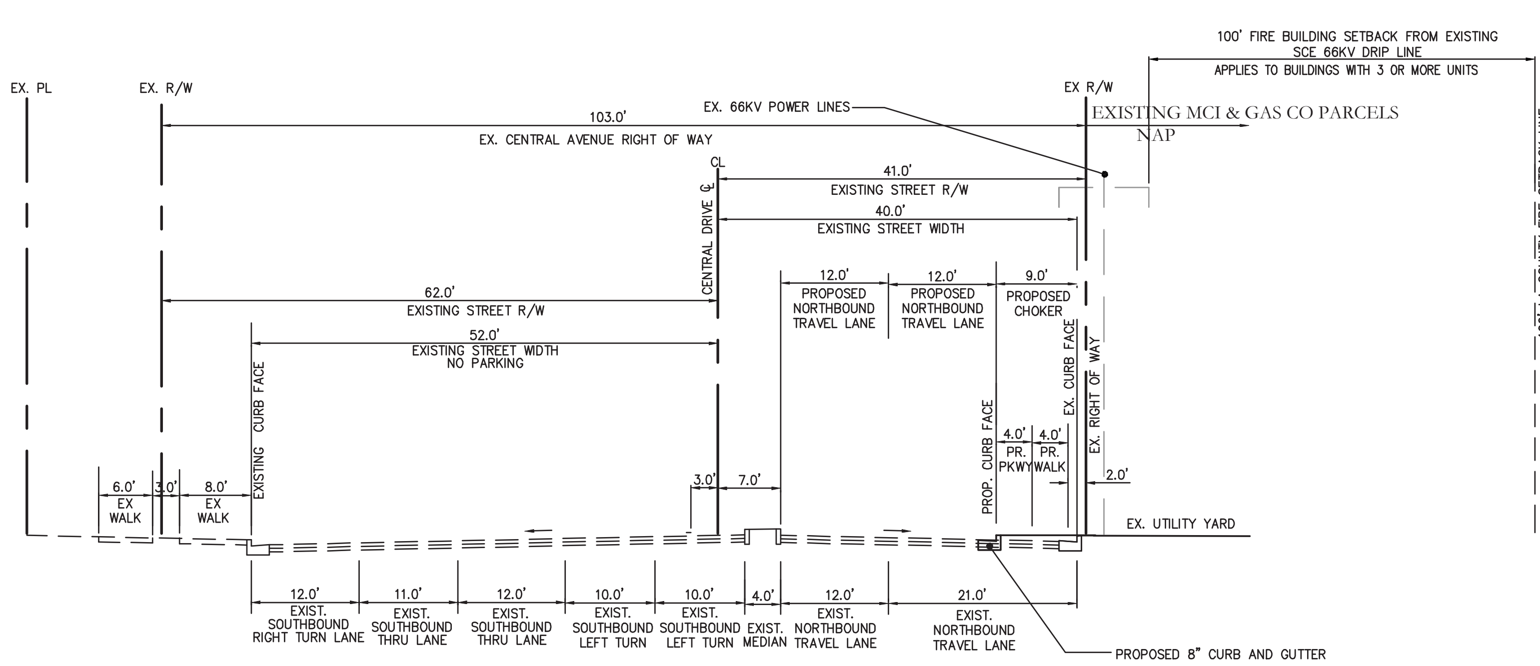
N.T.S.




SECTION "C-C"

CENTRAL AVENUE

N.T.S.




SECTION "C1-C1"

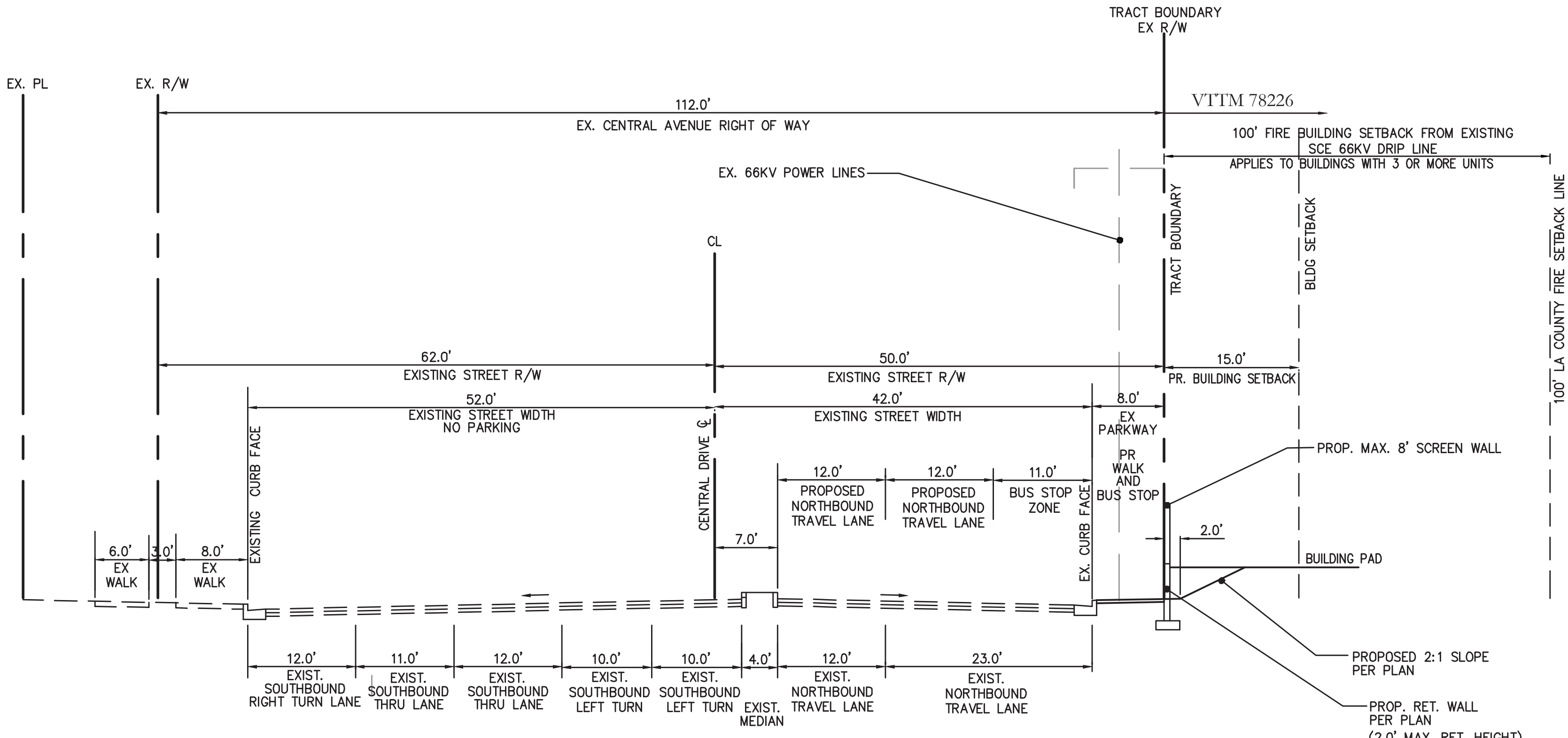
CENTRAL AVENUE

N.T.S.

N



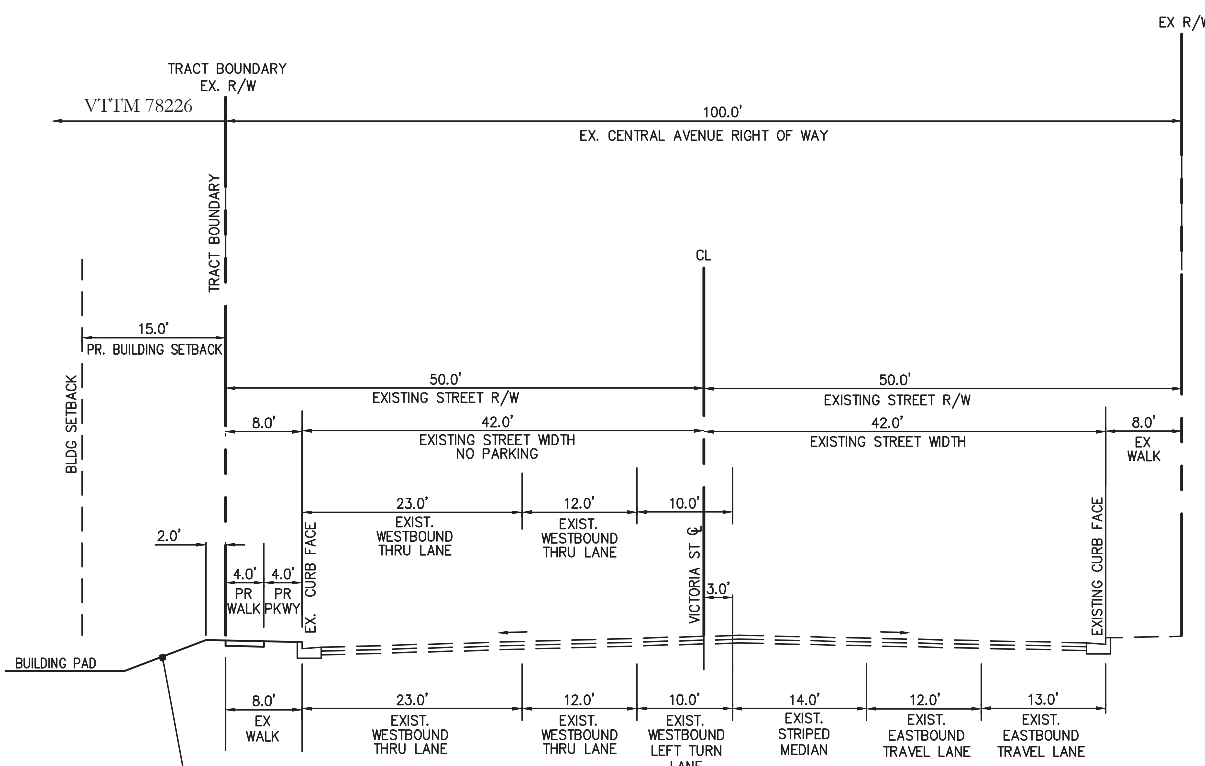
Figure V-5A




SECTION "D-D"

CENTRAL AVENUE

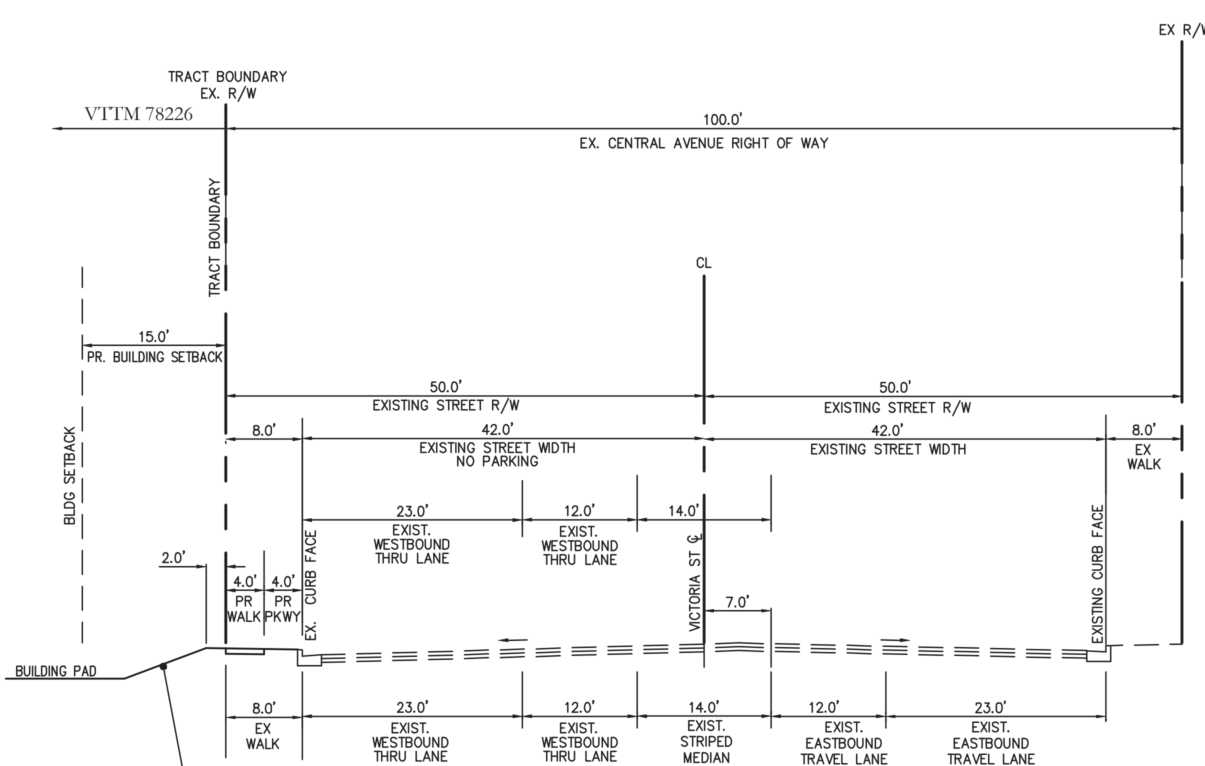
N.T.S.




SECTION "E-E"

VICTORIA STREET

N.T.S.

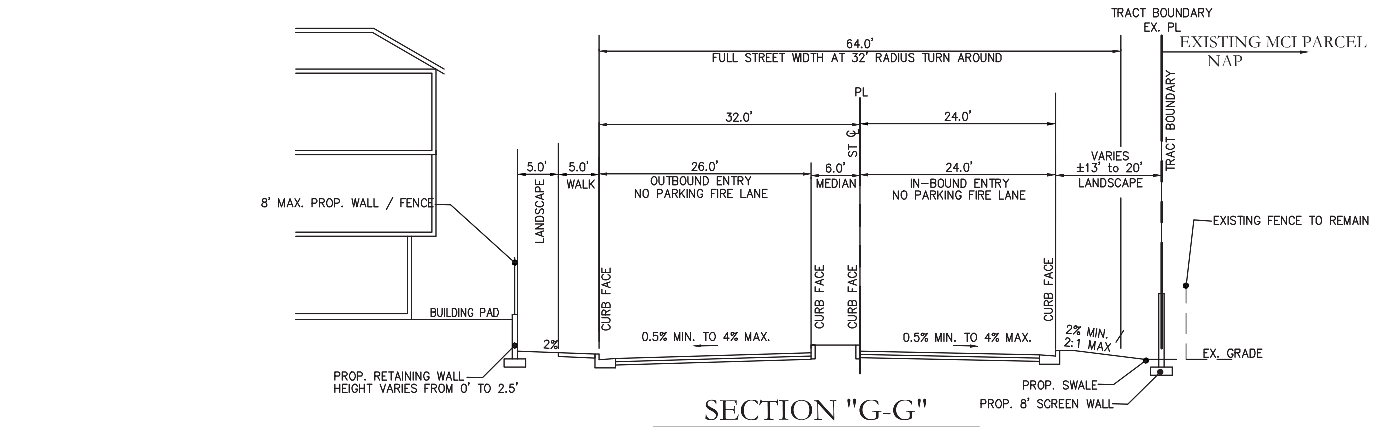



SECTION "F-F"

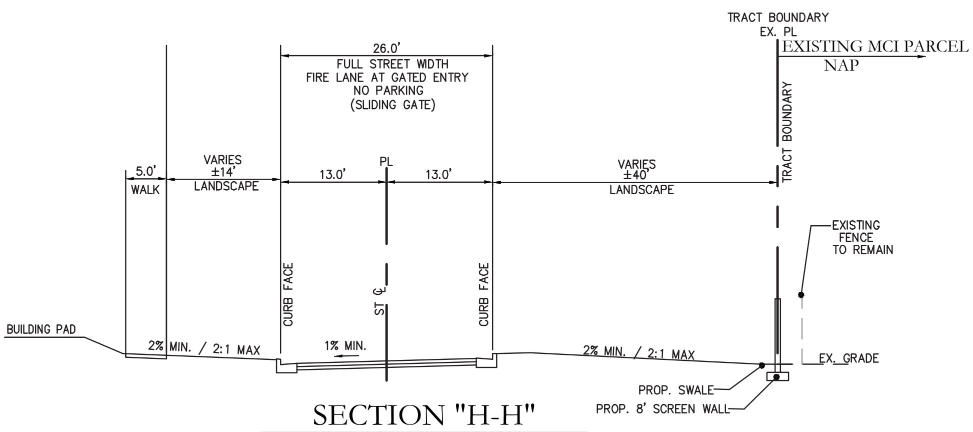
VICTORIA STREET

N.T.S.

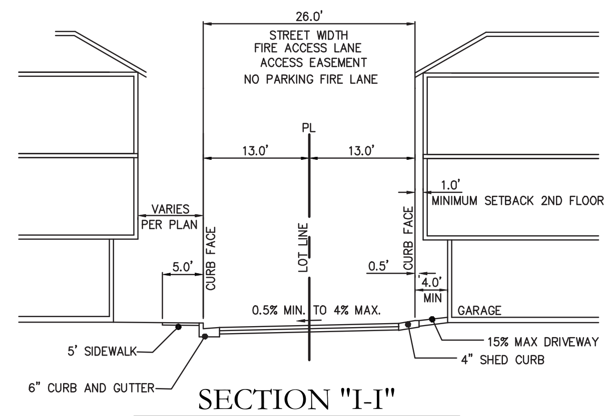
N



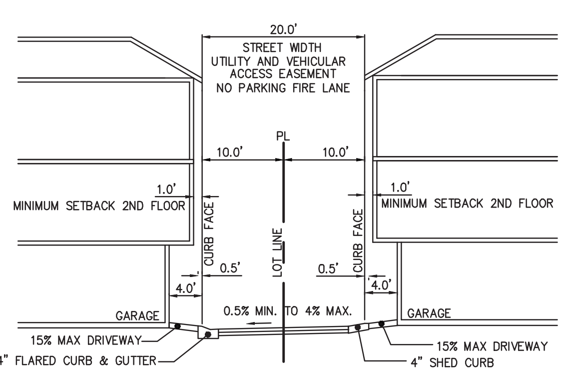

SECTION "G-G"
MAIN ENTRY
N.T.S.



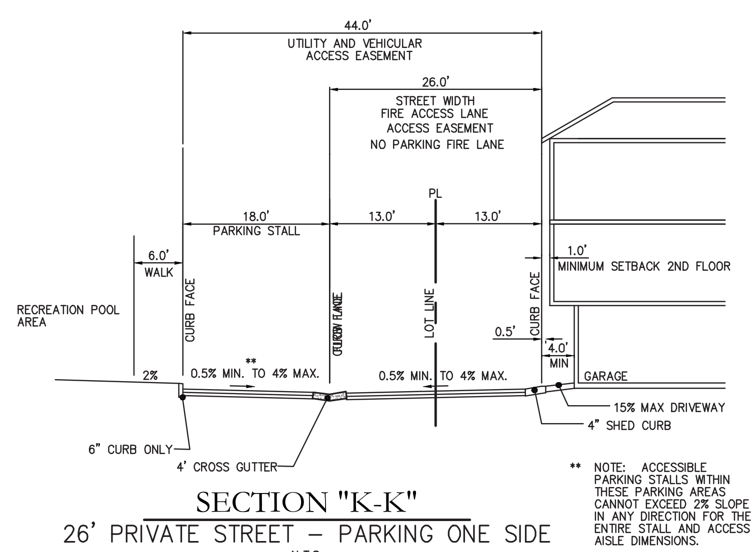

SECTION "H-H"
MAIN ENTRY AT GATE
N.T.S.



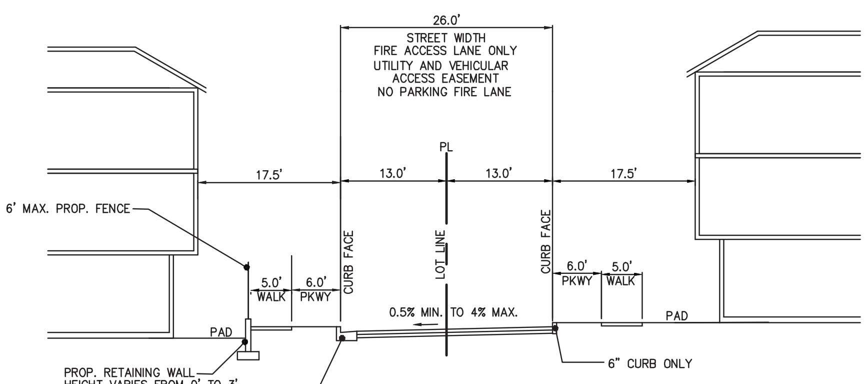

SECTION "I-I"
26' PRIVATE STREET – GARAGES ONE SIDE
N.T.S.



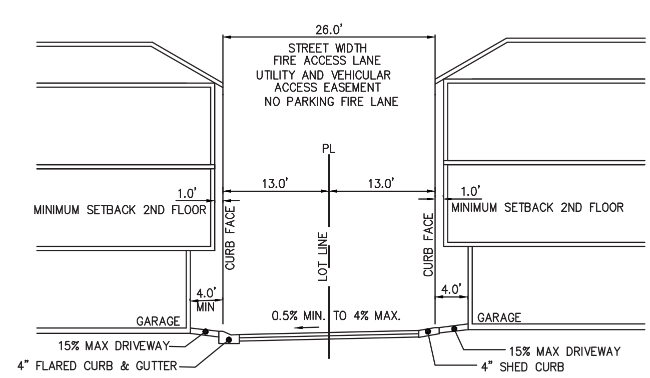

SECTION "J-J"
20' PRIVATE STREET – GARAGES BOTH SIDES
N.T.S.




SECTION "K-K"
26' PRIVATE STREET – PARKING ONE SIDE
N.T.S.

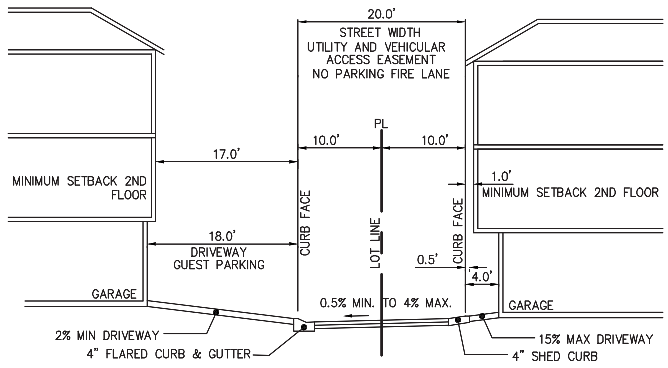



SECTION "L-L"
26' PRIVATE STREET – VICTORIA ENTRY
N.T.S.




SECTION "M-M"
26' PRIVATE STREET – GARAGES BOTH SIDES
N.T.S.

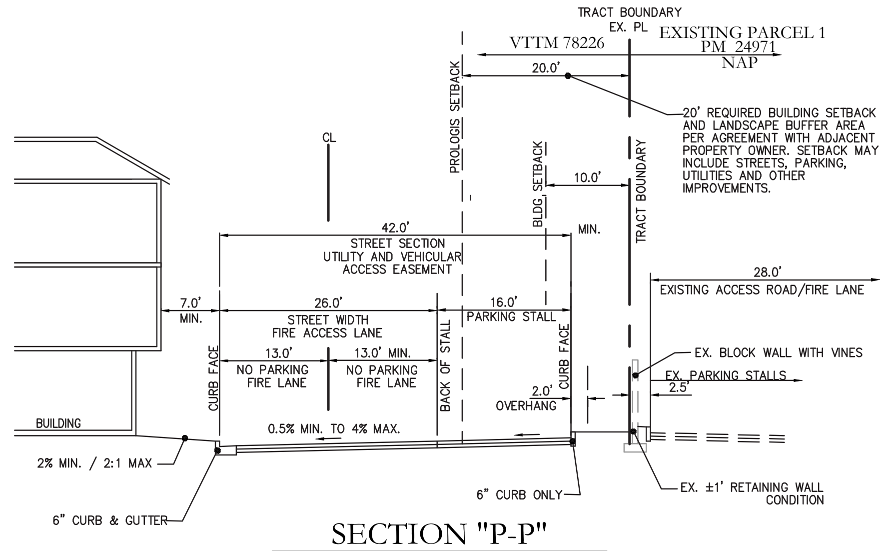
N




SECTION "O-O"

20' PRIVATE STREET – DRIVEWAY PARKING ONE SIDE

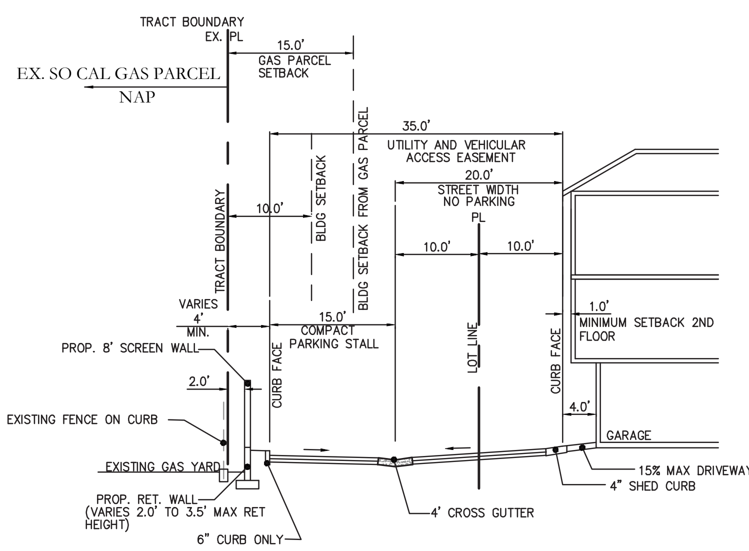
N.T.S.




SECTION "P-P"

26' PRIVATE STREET – PARKING ONE SIDE

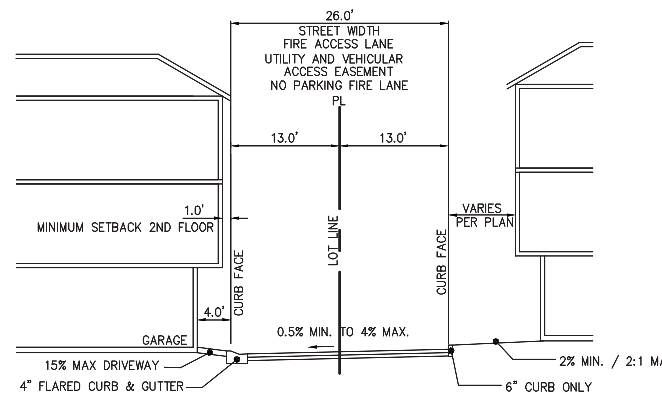
N.T.S.




SECTION "T-T"

20' PRIVATE STREET – GARAGES/PARKING LOT

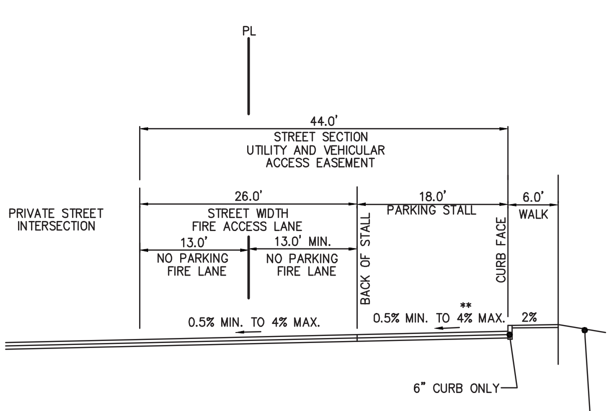
N.T.S.




SECTION "V-V"

26' PRIVATE STREET – LOW SIDE GARAGES

N.T.S.

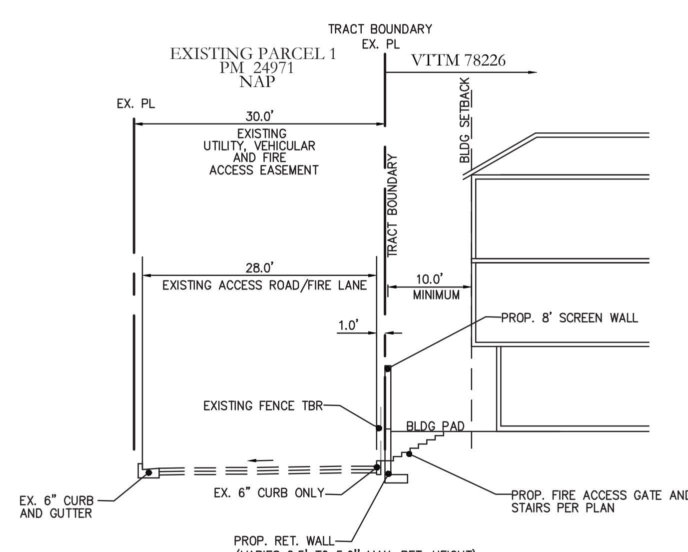



SECTION "W-W"

26' PRIVATE STREET – PARKING BOTH SIDES**

N.T.S.

** NOTE: ACCESSIBLE PARKING STALLS WITHIN THESE PARKING AREAS CANNOT EXCEED 2% SLOPE IN ANY DIRECTION FOR THE ENTIRE STALL AND ACCESS AISLE DIMENSIONS.



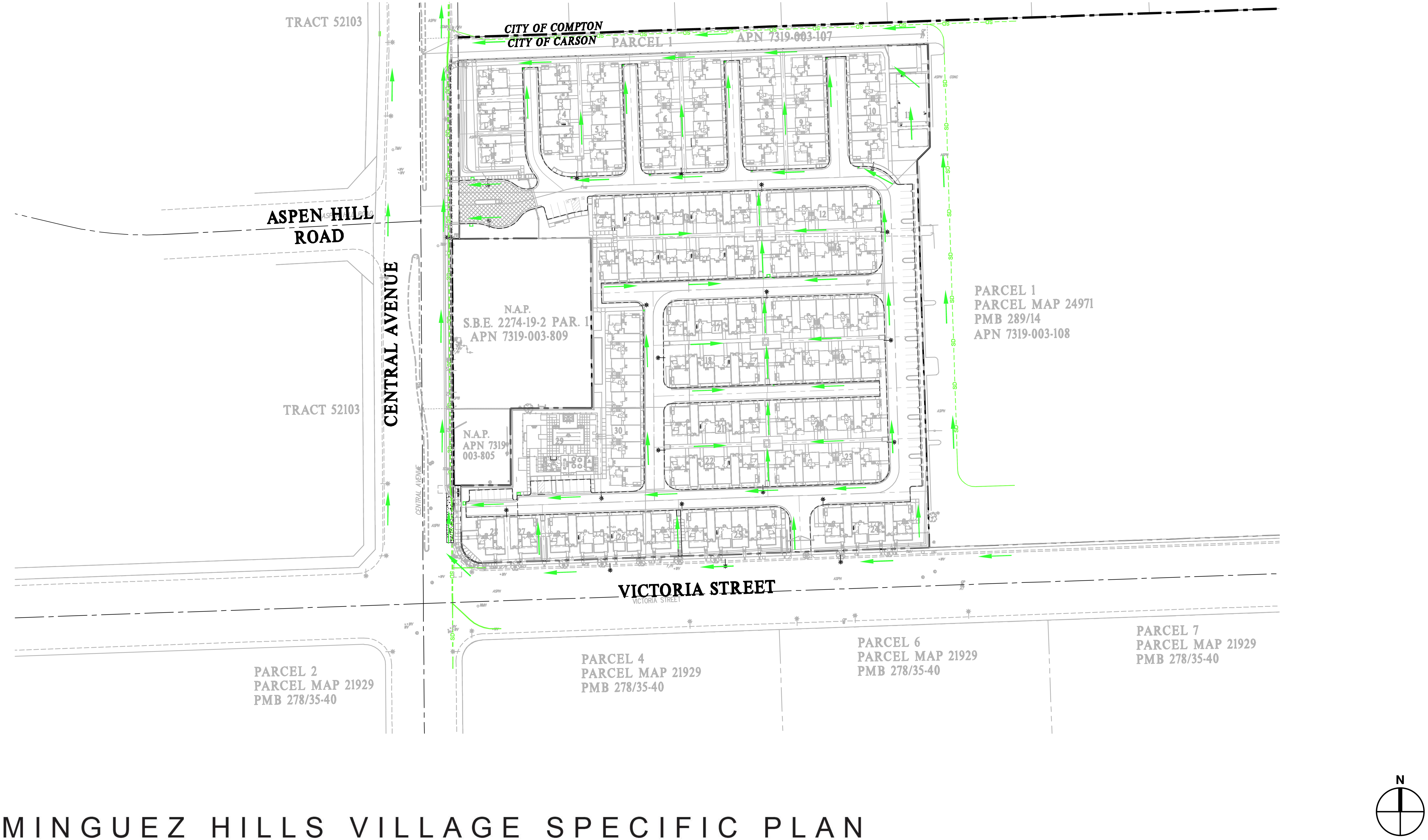

SECTION "Z-Z"

NORTHERLY PROPERTY LINE

N.T.S.

N

# DRAINAGE

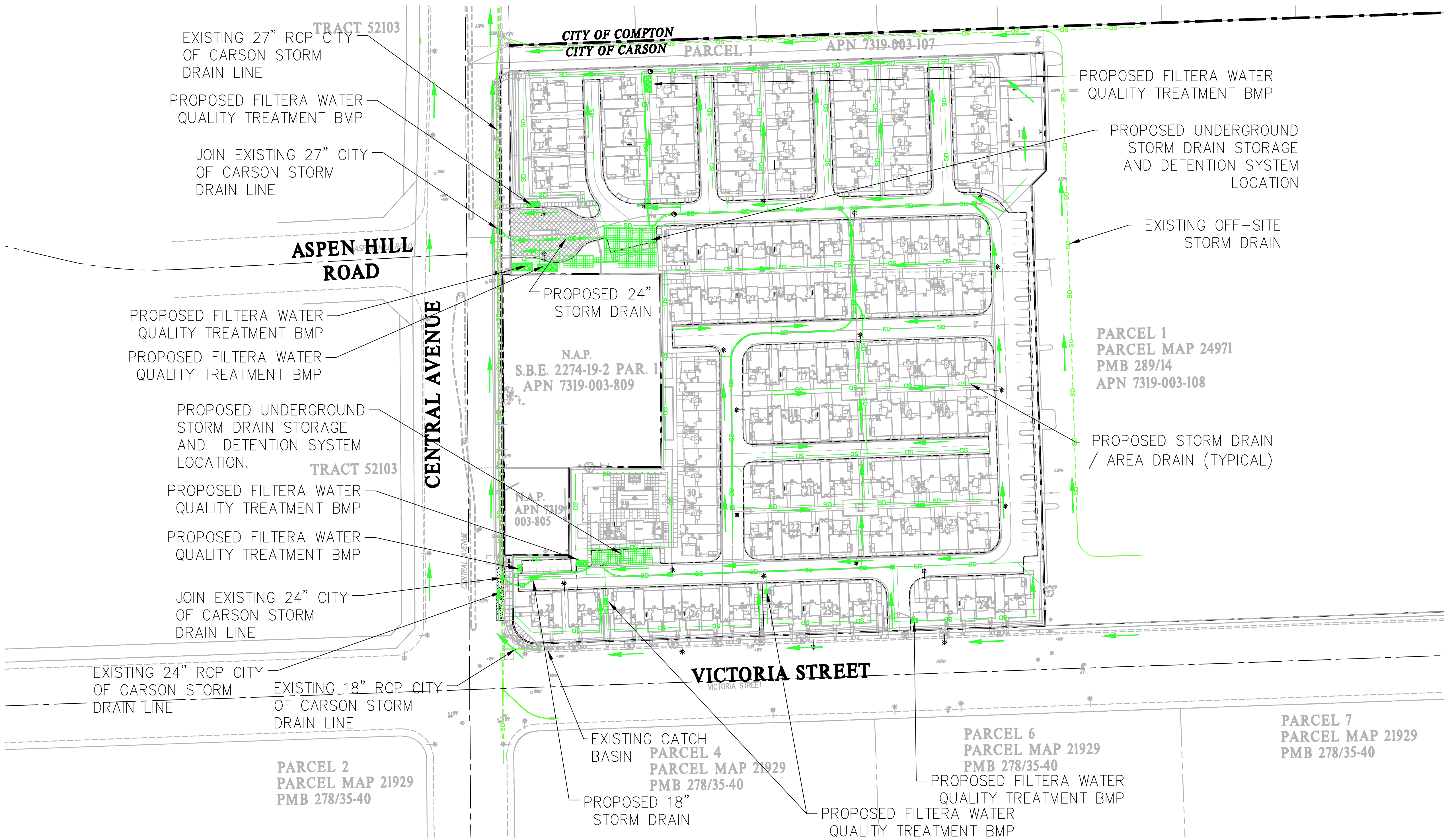



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

Figure V-7

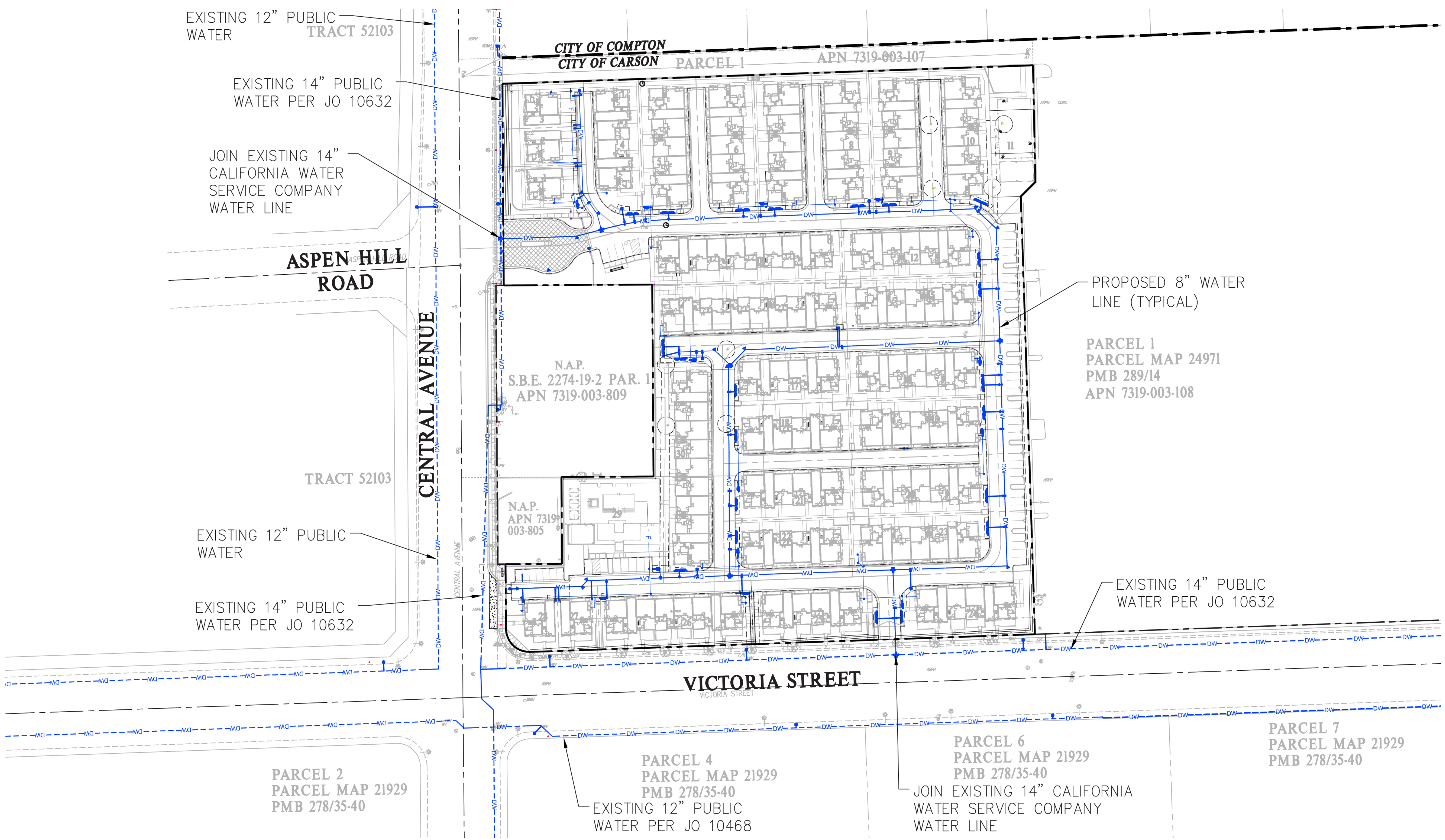
# STORM DRAIN




DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

Figure V-8


EXISTING 12" PUBLIC WATER
TRACT 52103
EXISTING 14" PUBLIC WATER PER JO 10632
JOIN EXISTING 14" CALIFORNIA WATER SERVICE COMPANY WATER LINE
CITY OF COMPTON
CITY OF CARSON
PARCEL 1
APN 7319-003-107
ASPEN HILL ROAD
CENTRAL AVENUE
N.A.P.
S.B.E. 2274-19-2 PAR. 1
APN 7319-003-809
N.A.P.
APN 7319-003-805
PROPOSED 8" WATER LINE (TYPICAL)
PARCEL 1
PARCEL MAP 24971
PMB 289/14
APN 7319-003-108
TRACT 52103
EXISTING 12" PUBLIC WATER
EXISTING 14" PUBLIC WATER PER JO 10632
EXISTING 14" PUBLIC WATER PER JO 10632
VICTORIA STREET
PARCEL 2
PARCEL MAP 21929
PMB 278/35-40
PARCEL 4
PARCEL MAP 21929
PMB 278/35-40
EXISTING 12" PUBLIC WATER PER JO 10468
PARCEL 6
PARCEL MAP 21929
PMB 278/35-40
JOIN EXISTING 14" CALIFORNIA WATER SERVICE COMPANY WATER LINE
PARCEL 7
PARCEL MAP 21929
PMB 278/35-40
N

**SEWER**

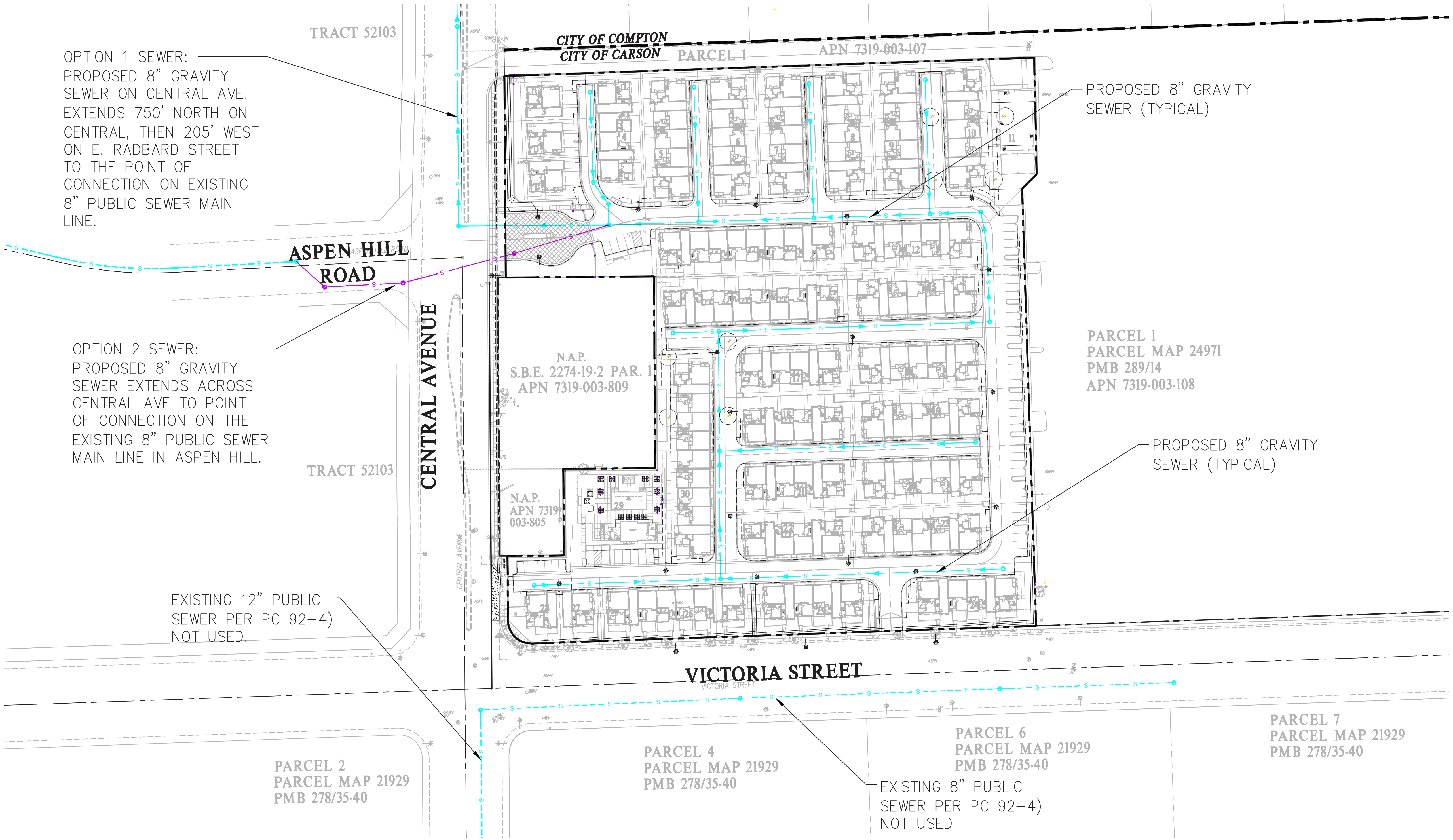
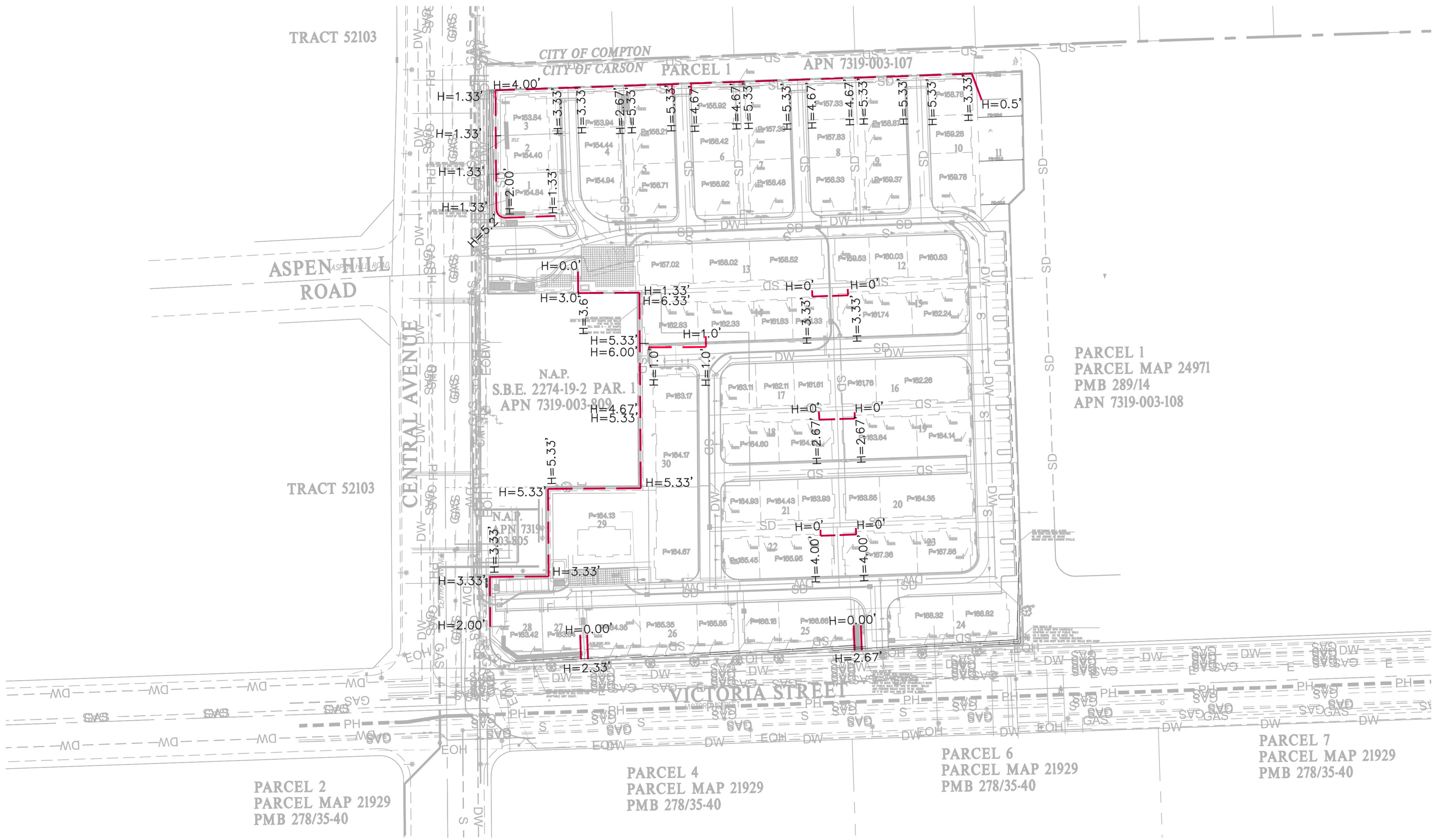





Figure V-10

# RETAINING WALL




DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

Figure V-11

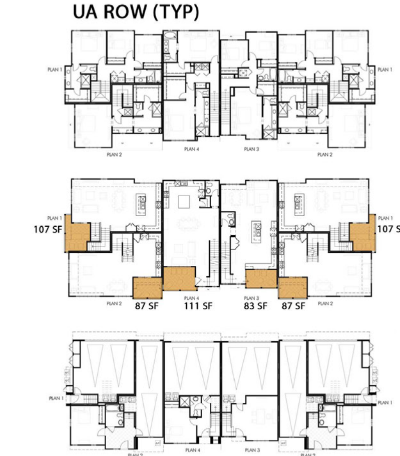
# OPEN SPACE AND RECREATION PLAN


LEGEND

| | | |
|---|---|---|
| | COMMON AREA OPEN SPACE | 135,694 SF |
| | RECREATION AREA | 22,469 SF |
| | PRIVATE PATIO | 3,068 SF |
| | PRIVATE DECK | 19,702 SF |

PRIVATE DECK SPACE PROVIDED ON ALL UNIT FLOORS :

UA ROW (TYP)

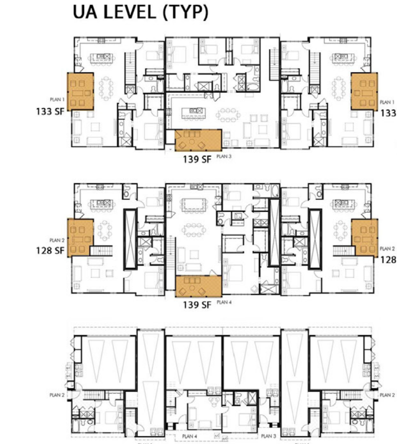


THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

UA LEVEL (TYP)



THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

| | |
|---|---|
| RECREATION AREA REQUIRED: (PER CMC 9128.15) | 21,426 SF |
| RECREATION AREA PROVIDED: | 22,469 SF |
| PRIVATE OPEN SPACE REQUIRED: (PER CMC 9128.15) | 150 SF PER UNIT |
| PRIVATE OPEN SPACE PROVIDED: | 130 SF PER UNIT (AVERAGE) |

0 30 60

N

# DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

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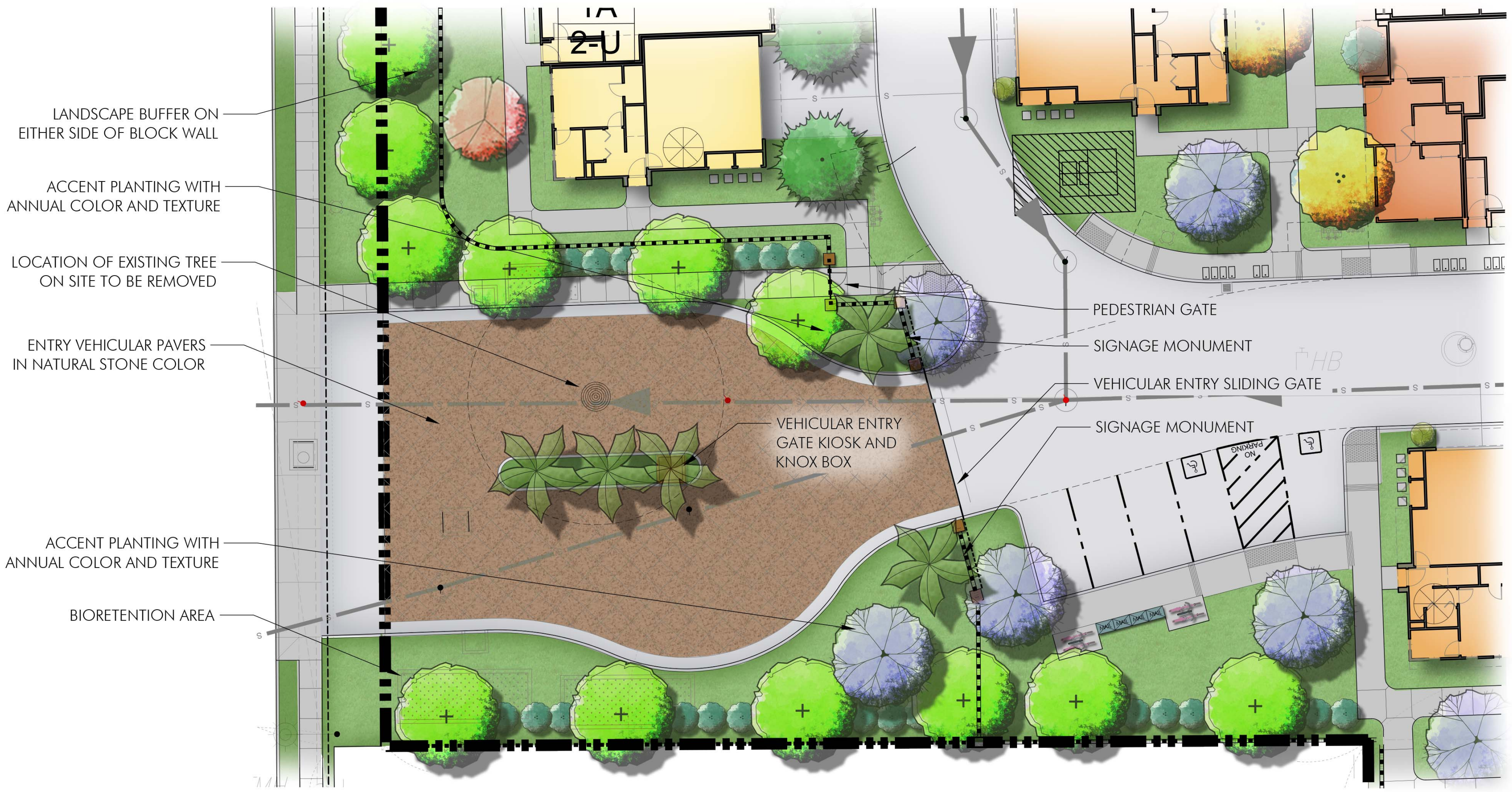
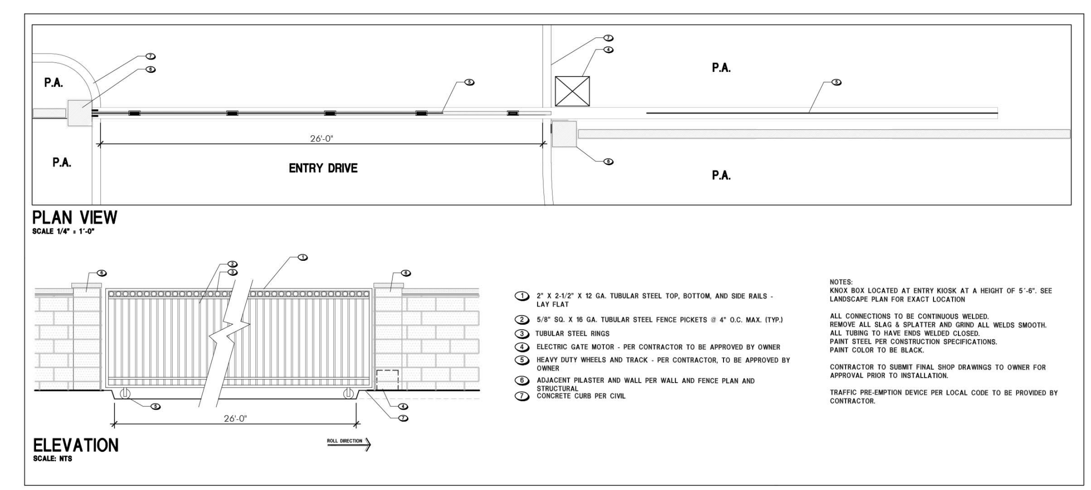
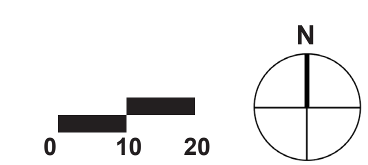



FRONT GATE ENTRY

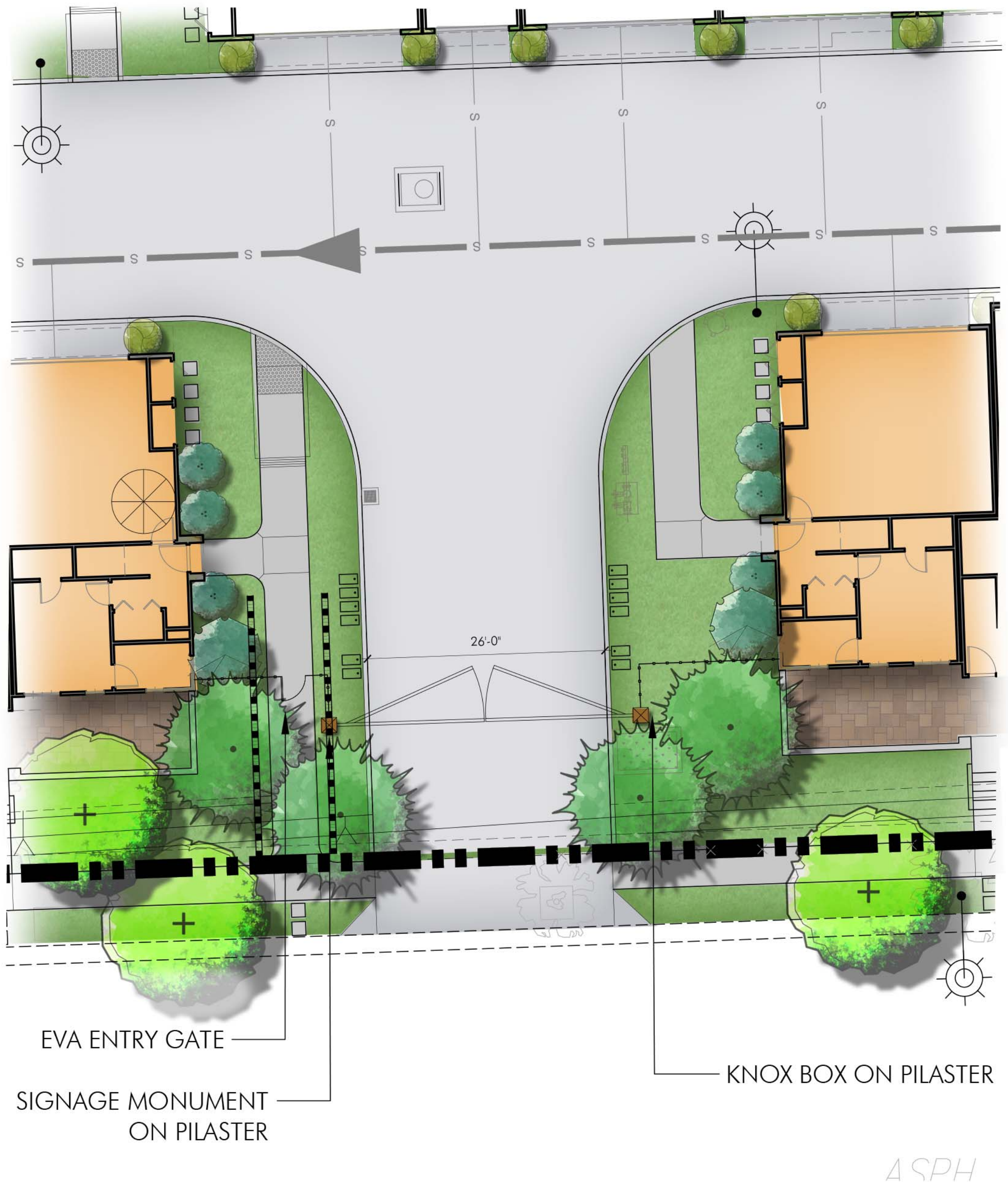



FRONT GATE DETAILS



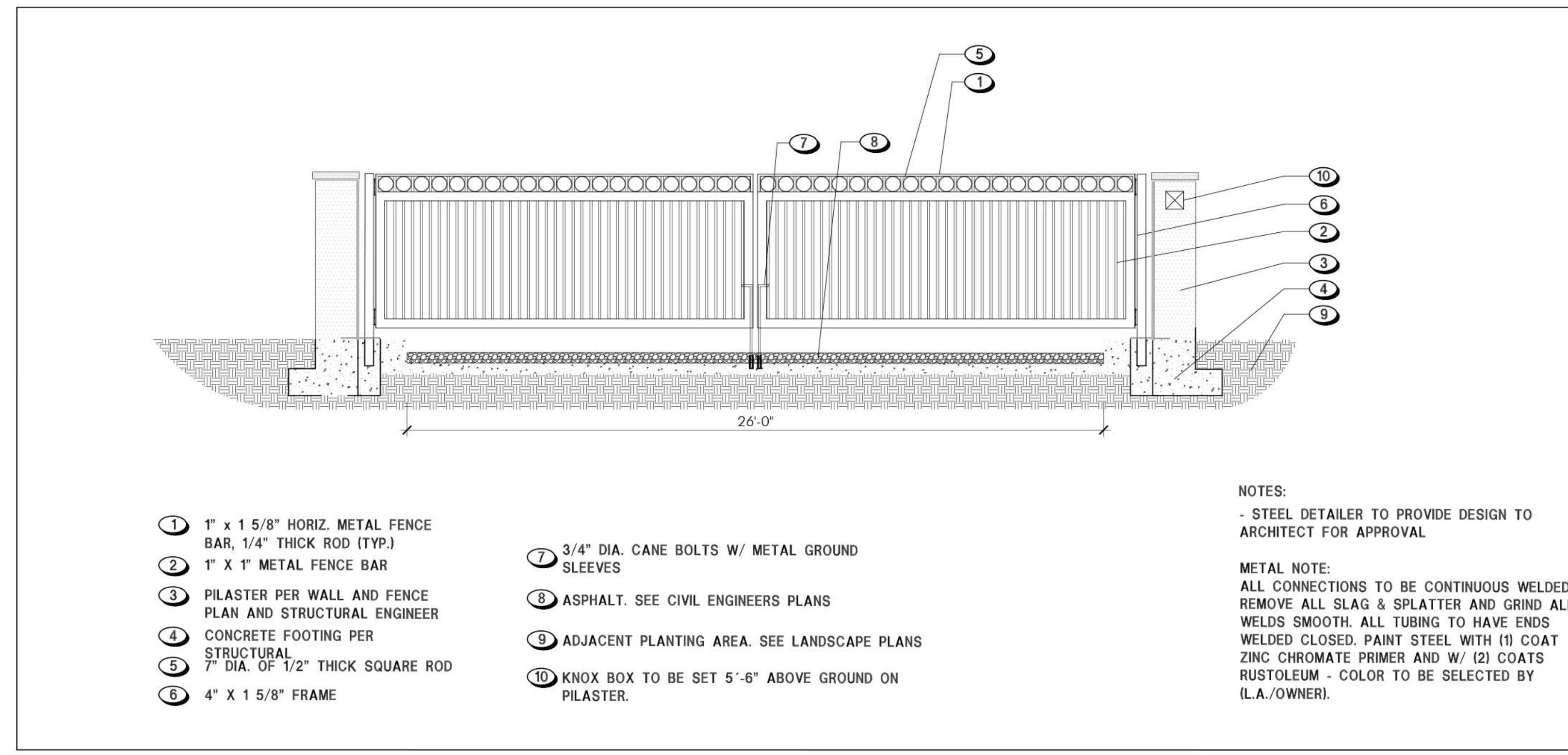

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON



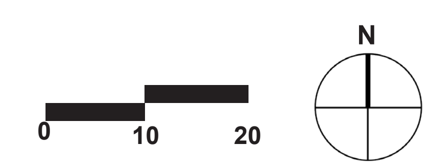

## EVA GATE ENTRY

EVA and exit only for residents




## EVA GATE DETAIL

SCALE 1/4" = 1'



CENTRAL AVENUE SECTION
AT VICTORIA GREENS

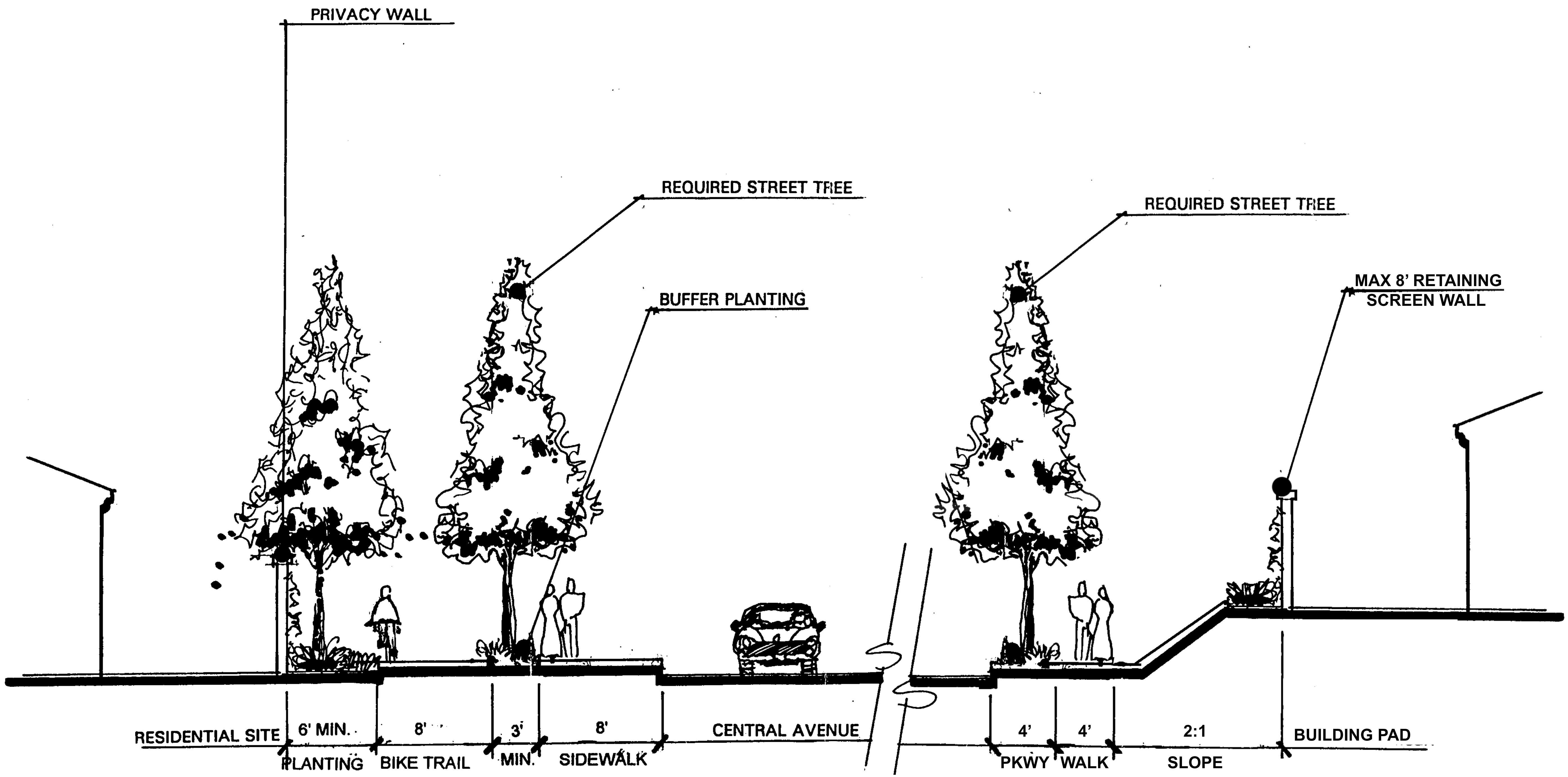





Figure VI-3

## VICTORIA STREET SECTION
## AT VICTORIA GREENS

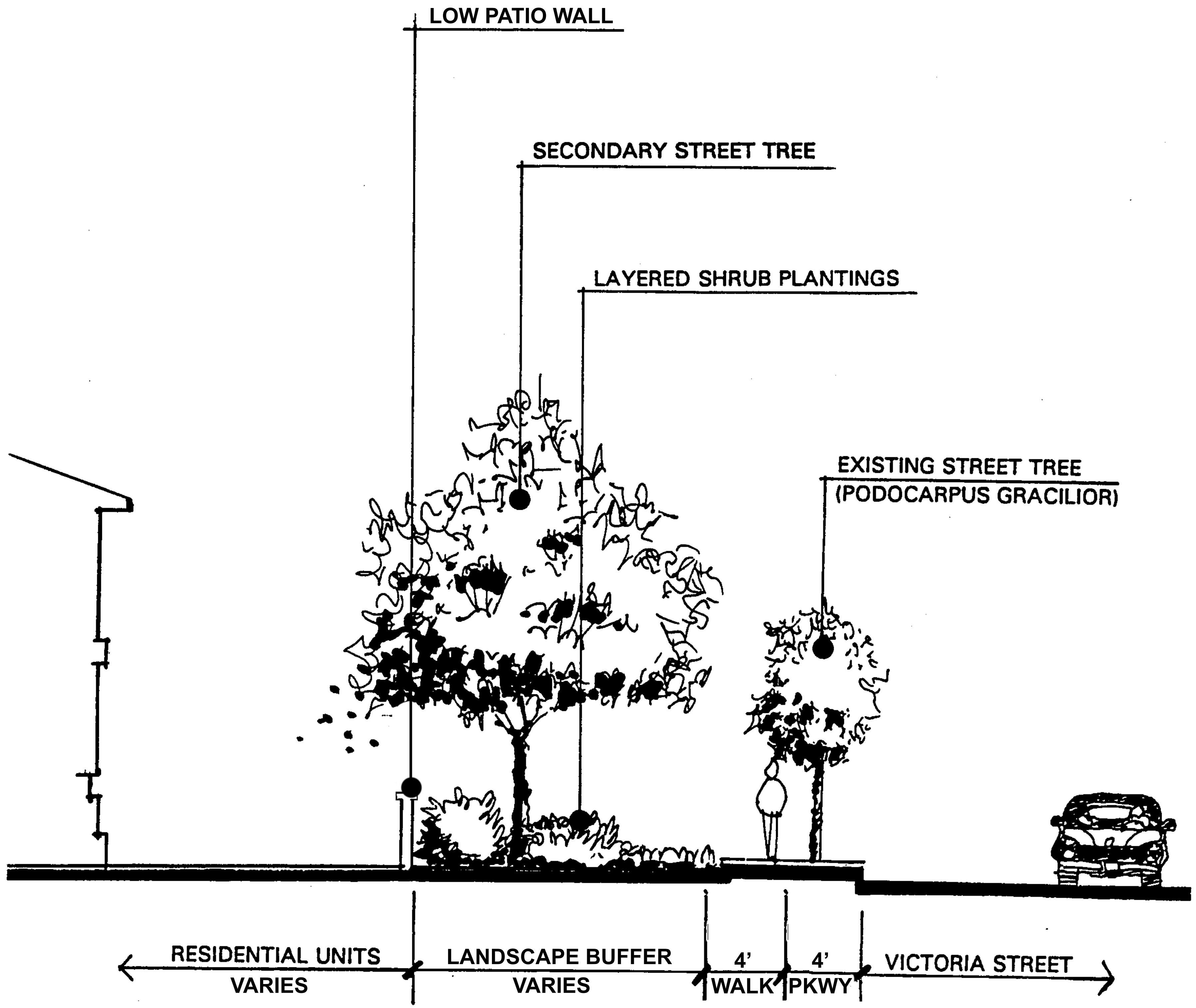





Figure VI-4

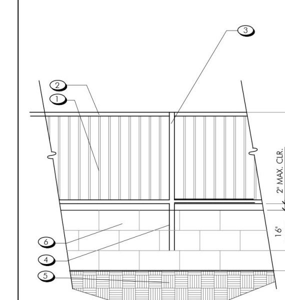

## FENCE AND WALL LEGEND

| SYMBOL | WALL TYPE |
|---|---|
| red dash-dot line | 8' CMU BLOCK WALL (EXISTING) |
| blue dashed line | 8' CMU SPLIT FACE BLOCK WALL |
| magenta dashed line | 8' CMU SPLIT FACE BLOCK WALL WITH RETAINING |
| green dashed line | 3' CMU SPLIT FACE WALL WITH TUBULAR STEEL FENCE ON TOP. 6' MAX HEIGHT TOTAL. |
| cyan line | 6' POOL/ PERIMETER FENCE |
| yellow hatched line | 3' MAX RETAINING WALL. SEE CIVIL'S DRAWINGS. |
| pilaster symbol | PILASTER, EVERY 8'-10' ON CMU WALLS |
| gate symbol | GATE |
| EVA gate symbol | 6' HIGH TUBE STEEL EVA GATE |

SPLITFACE BLOCK WALL WITH PILASTERS

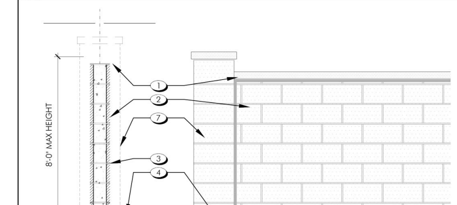
TUBULAR STEEL FENCE

NOTES:
ALL METAL FASTENERS AND HARDWARE TO BE GALVANIZED.
ALL CONNECTIONS TO BE CONTINUOUS WELDED. REMOVE ALL SLAG & SPLATTER AND GRIND ALL WELDS SMOOTH. ALL TUBING TO HAVE ENDS WELDED CLOSED.
PAINT STEEL COLOR BLACK (SEE CONSTRUCTION SPECIFICATIONS)
CONTRACTOR TO SUBMIT FINAL SHOP DRAWING TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.




1. 5/8" SQ. X 16 GA. TUBULAR STEEL PICKETS @ 4" O.C. MAX.
2. 1-1/2" SQ. X 14 GA. TUBULAR STEEL TOP AND BOTTOM RAILS
3. 2" SQ. X 14 GA. TUBULAR STEEL POST AT 8'-0" O.C. MAX.
4. EMBED POST MIN. 16" INTO RETAINING WALL. GROUT AND SEAL POST (PER DETAIL BY CIVIL ENGINEER.)
5. COMPACT SUBGRADE BELOW FOOTING 90% MIN. RELATIVE COMPACTION.
6. SPLITFACE BLOCK WALL. COLOR TO MATCH ARCHITECTURE

A STEEL FENCE ON TOP OF BLOCK WALL 1/2" = 1'-0"

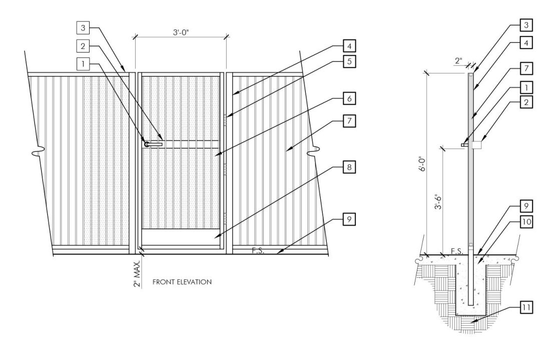



1. 10 X 4 X 16 PRECAST CONCRETE CAP COLOR TO MATCH ARCHITECTURE
2. TWO-SIDED SPLIT FACE BLOCK WALL. SEE LEGEND FOR BLOCK WALL FINISH AND LOCATION.
3. 8X8X16 BLOCK - COLOR TO MATCH ARCHITECTURE. GROUT & REINFORCEMENT PER STRUCTURAL ENGINEER'S PLANS.
4. FINISHED GRADE
5. CONCRETE FOOTING - DEPTH, SIZE, AND REINFORCEMENT PER STRUCTURAL ENGINEER.
6. COMPACTED SUBGRADE PER GEOTECHICAL SOIL ENGINEER'S RECOMMENDATION
7. 24" SQUARE BLOCK PILASTER BY ORCO BLOCK WITH STUCCO FINISH
8. RETAINING WALL. SEE STRUCTURAL AND CIVIL ENGINEER'S PLANS FOR LOCATION AND DETAILS.

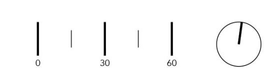
B BLOCK WALL ON RETAINING WALL 1/2" = 1'-0"

1. SELF-LATCHING GATE LATCH. GATE LATCH/HANDLE ASSEMBLY BY CONTRACTOR LOCATED ON EXTERIOR SIDE OF GATE - GATE MUST BE CAPABLE OF BEING LOCKED AND SECURELY CLOSED
2. PANIC HARDWARE INSTALLED ON ALL POOL GATES ON THE INTERIOR SIDE - 42" TO BOTTOM OF HARDWARE
3. 1-1/2" SQ. X 14 GA. TUBULAR STEEL TOP AND BOTTOM RAILS
4. 2" SQ. X 12 GA. TUBULAR STEEL POST AT 8'-0" O.C. MAX
5. GATE HINGES - TO BE SELF-CLOSING, LOCATION AND TYPE PER CONTRACTOR
6. 11 GA. STAINLESS STEEL PANEL W/ 1/8" DIA. HOLES (3/16" STAGGERED CENTERS) WELDED TO POOL SIDE OF GATE & ADJACENT FENCING, PAINT TO MATCH RAILS AND PICKETS
7. 5/8" SQ. X 16 GA. TUBULAR STEEL PICKETS @ 4" O.C. MAX
8. 10" HIGH METAL KICK PLATE (BOTH SIDES)
9. FINISH SURFACE
10. CONCRETE FOOTING - SIZE AND REINFORCEMENT PER STRUCTURAL ENGINEER'S RECOMMENDATIONS
11. COMPACT SUBGRADE BELOW FOOTING PER STRUCTURAL SOILS REPORT RECOMMENDATIONS

NOTES:
- ALL METAL FASTENERS AND HARDWARE TO BE PREGALVANIZED
- ALL TUBULAR STEEL SHALL BE COLD ROLLED STEEL COVERED WITH UNIFORM EXTERIOR G-90 PREGALVANIZED - ALL CONNECTIONS TO BE CONTINUOUS WELDED AFTER PANEL IS FABRICATED
- ALL WELDS SHALL BE COATED WITH COLD GALVANIZING
- PAINT STEEL PER CONSTRUCTION SPECIFICATIONS - COLOR PER COLOR CONSULTANT
- CONTRACTOR TO SUBMIT FINAL SHOP DRAWING TO OWNER FOR APPROVAL PRIOR TO INSTALLATION



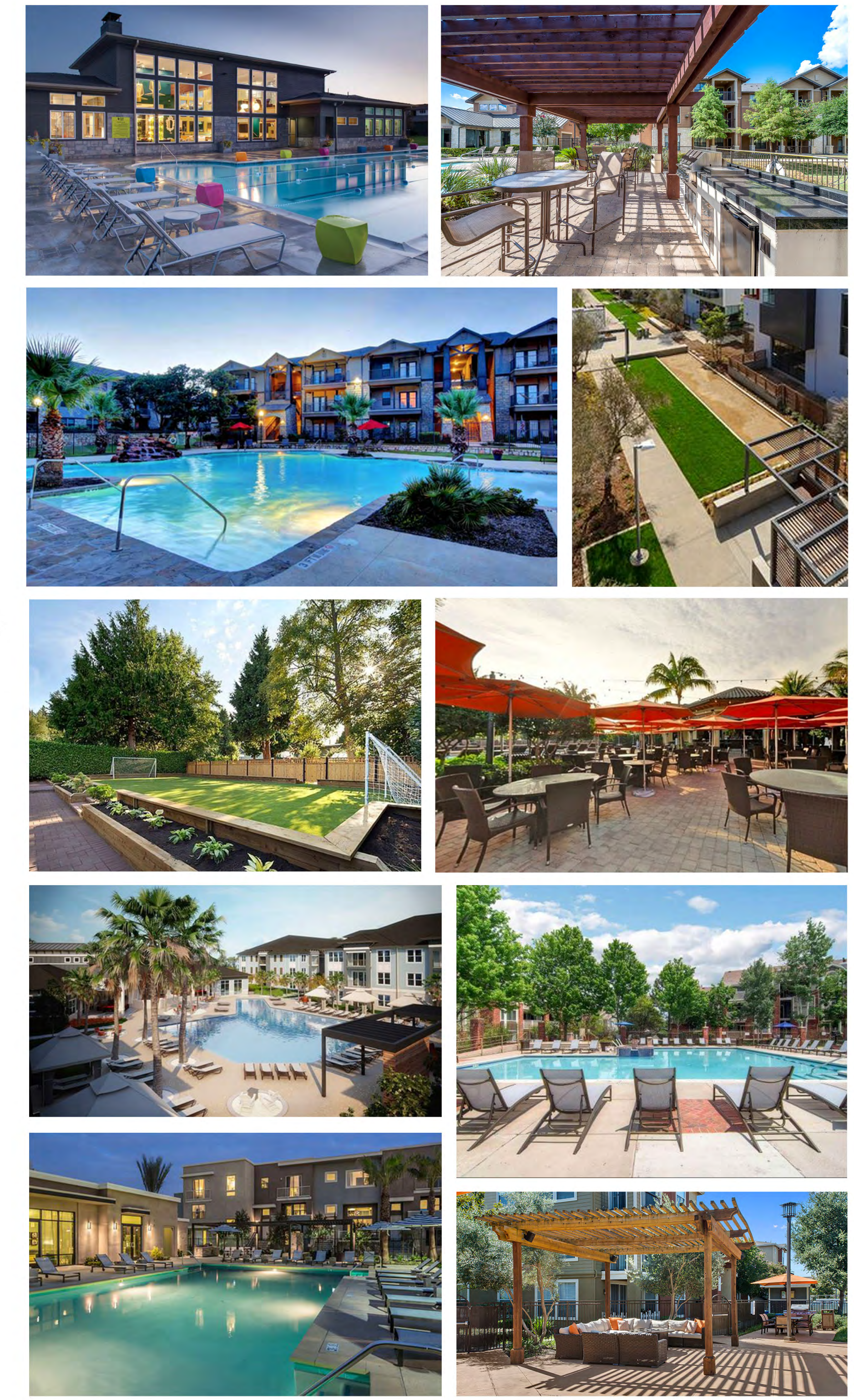

C METAL PERIMETER FENCE 1/2" = 1'-0"




# DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

# RECREATION AREA AT VICTORIA GREENS

## DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

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# DOG PARK AND TOT LOT AT VICTORIA GREENS


TOT LOT & DOG PARK AREAS

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

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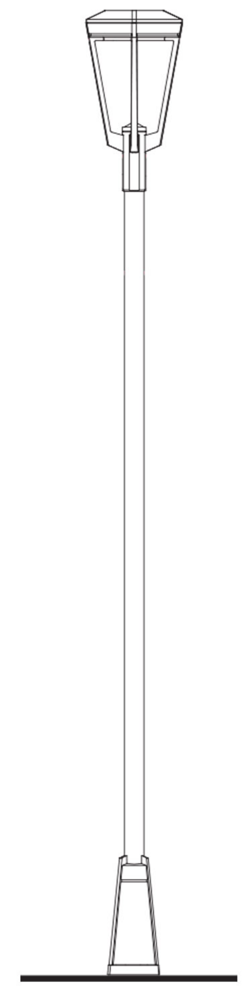
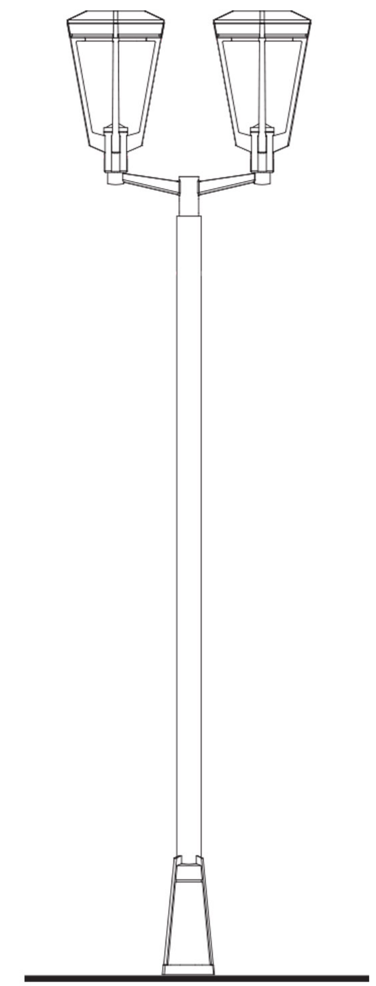
Figure VI-7

## DECORATIVE LIGHT FIXTURE OPTIONS AT VICTORIA GREENS



OPTION A



OPTION B

Ashbery Area Light by Landscape Forms

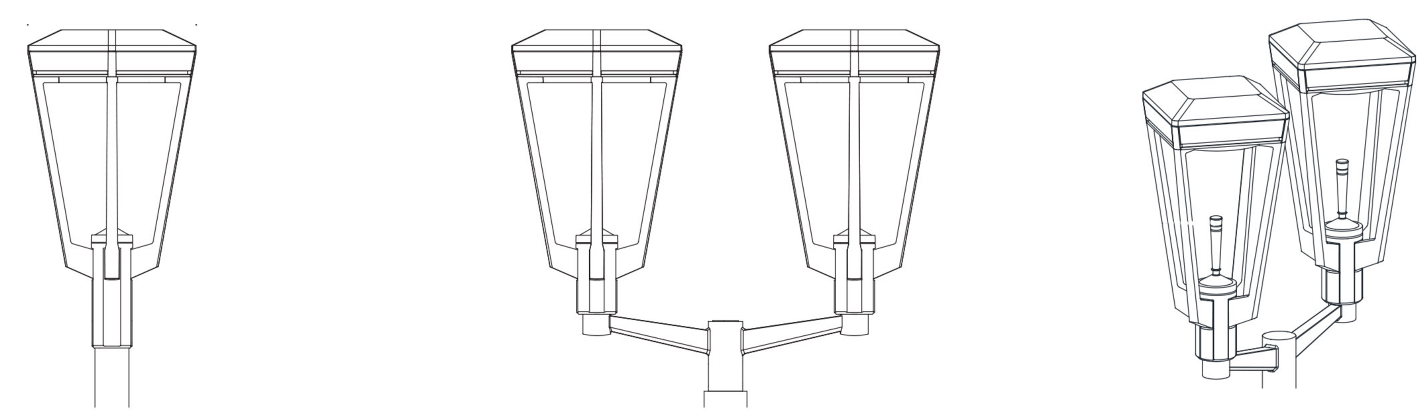




Figure VI-8