

THE **avalon**

SPECIFIC PLAN

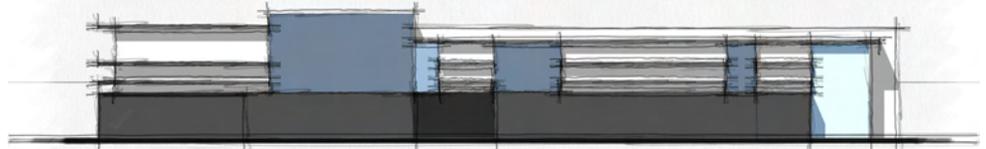
March 30, 2015



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THE AVALON SPECIFIC PLAN



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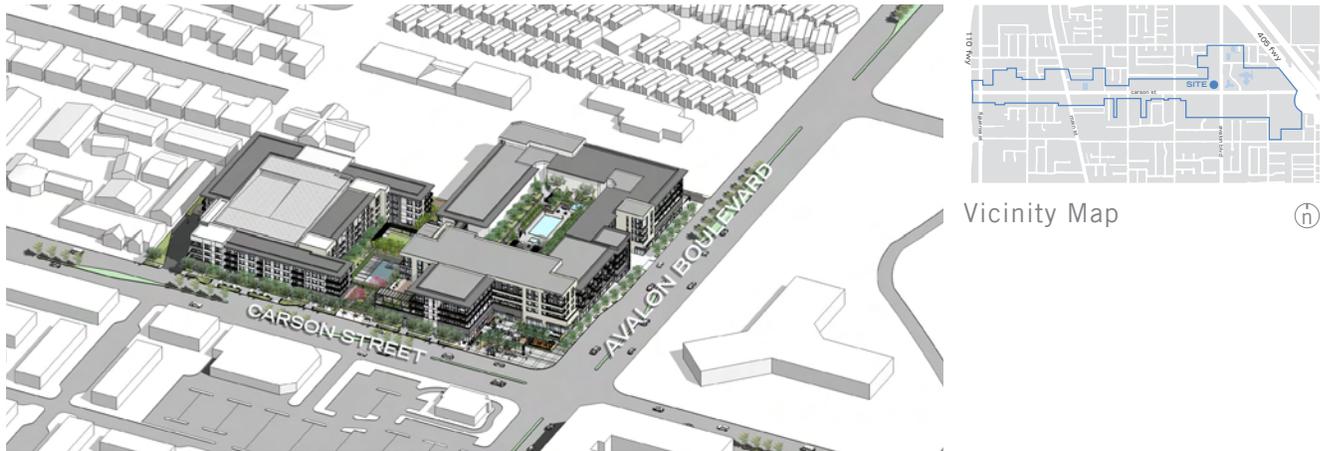
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I. INTRODUCTION AND “THE AVALON” PROJECT DESCRIPTION

Faring Capital (the “Applicant”) proposes the “The Avalon” mixed-use project at 21601 Avalon Boulevard, Carson CA 90745 (the “Site”) consisting of 357 residential market rate apartment units with a maximum of 600,000 square feet of total floor area (including 32,000 square feet of ground floor commercial uses) (the “Project”). The Site is located at the critical intersection of Carson Street and Avalon Boulevard, within the Carson Street Mixed-Use District Master Plan (the “Carson Street Master Plan”) area.



The Project is divided into two structures, separated by an expansive, nearly 18,000 square foot courtyard for residents and guests. The easterly building at the corner of Avalon Boulevard and Carson Street is podium type construction of five stories that includes three stories of residential units above ground floor commercial uses, with two levels of garage and one level of subterranean parking garage. An approximately 10,000 square foot public plaza is provided at the corner of Avalon Boulevard and Carson Street to activate the street level. The westerly (exclusively residential) building fronting Carson Street includes four (4) stories of residential units wrapped around a residential parking garage.

The Project provides 749 total parking spaces (including 609 residential and 140 commercial spaces) consistent with Carson Municipal Code “CMC” requirements. Vehicular access for the commercial uses would be provided from Avalon Boulevard while residents would access the Project both from Avalon Boulevard and Carson Street.

II. SURROUNDING AREA

The Site or Specific Plan area is located in the heart of downtown Carson – directly across the street from City Hall and the Carson Event Center. The Site is currently improved with a gas station, a small commercial strip center, and stand alone office structure, and is surrounded by a diverse mix of residential, commercial, and civic land uses. A recently developed mixed-use project with affordable housing units above ground floor commercial space is located on the southeast corner of Avalon Boulevard and Carson Street. A healthcare facility, mobile home park, and single family neighborhoods are located to the north and northwest of the Site. The Carson Town Square (an open air strip mall shopping center) is located on the southwest corner of Avalon Boulevard and Carson Street directly across the street from the Site.





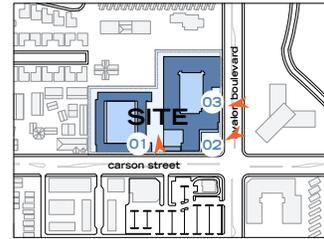
01 empty lot on site



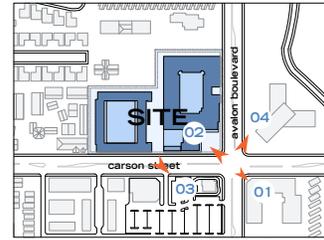
02 existing chevron station on site



03 existing retail plaza



SITE PHOTOS



CONTEXT PHOTOS



01 the gateway at city center



02 existing chevron station on site



03 carson town square



04 carson city hall

III. PURPOSE AND INTENT OF SPECIFIC PLAN

The Avalon Specific Plan provides the elements, character, location, and method of implementation for this Project located at the approximately 239,117 square-foot Site. Adoption of the Specific Plan is designed to advance the City's following land use policy goals and objectives:

1. **URBAN DESIGN FRAMEWORK**

Provide development and form based design standards to promote a dynamic, catalytic mixed use Project at this key intersection.

2. **BUILDING HEIGHT + DENSITY**

Allow additional height and density for an anchor Project at the Site that will further the Carson Street Master Plan's pedestrian-oriented goals.

3. **PEDESTRIAN NETWORK**

Establish the Site as a walkable hub of residential and neighborhood-serving commercial activity along the Carson Street corridor in direct proximity to the City's civic core.

4. **DESIGN STANDARDS**

Encourage design excellence and establish a high quality standard for future development to occur along both the Carson Street Corridor and Avalon Boulevard.

5. **RESIDENTIAL DENSITY + RETAIL ACTIVITY**

Fulfill Carson General Plan Policy LU-8.3 by "[l]ocat[ing] higher density residential uses in proximity to commercial centers" to "encourage pedestrian traffic and provide a consumer base for commercial uses." (*See General Plan Land Use Element, p. LU-30*).

6. **SITE CIRCULATION**

Enhance Carson Street's pedestrian, bicycle, and transit-oriented characteristics while at the same time improving vehicular circulation as called for by the Carson Street Master Plan. (*See Master Plan, p. 1-3*).

7. **LAND USE**

Implement the Carson Street Master Plan's goals of "organiz[ing] disparate land uses" along Carson Street "in a coherent manner so as to increase the critical mass of people and available income that is critical to sustain a mixed-use "main street" environment." (*See Master Plan, p. 2-6*)

8. **EFFICIENT RESIDENTIAL DEVELOPMENT**

Promote the development of multi-family housing in close proximity to employment, transportation and activity centers as called for by Housing Element Policies 3.6 and 3.7.

9. **SUSTAINABLE COMMUNITIES**

Require excellence in multi-family and mixed-use housing design consistent with Housing Element Policy 2.7 "through use of materials and colors, building treatments, landscaping, open space, parking, environmentally sensitive, and sustainable building design."

IV. RELATIONSHIP TO OTHER LAND USE REGULATIONS

A Specific Plan is a regulatory tool to guide development in a local area consistent with the City's General Plan. While the General Plan provides the primary guide for growth and development citywide, the Specific Plan customizes the planning process to enhance and promote the unique characteristics of a special area. This Specific Plan is adopted pursuant to Section 65450 et. seq. of the California Government Code.

A. GENERAL PLAN CONSISTENCY

To ensure consistency between the Avalon Specific Plan and to the City of Carson General Plan, the General Plan will be amended concurrent with adoption of this Plan. The corresponding General Plan amendment establishes an "Urban Residential"¹ Land Use Designation for the Avalon Specific Plan area to replace the Site's existing "Regional Commercial" and "Mixed-Use-Residential" General Plan designations.

The Specific Plan is consistent with the following General Plan Land Use Element goals, policies and objectives:

EXPANSION OF THE COMMERCIAL BASE

GOAL LU-5 "Maximize the City's market potential in order to enhance and retain shopping and entertainment opportunities to serve the population, increase revenues to the City, and provide new employment opportunities."

CONSISTENT The Specific Plan provides development standards designed to attract neighborhood-serving retail and restaurant uses that will enliven Carson Street and promote a walkable corridor. Consistent with implementation measure LU-IM-5.3, the Specific Plan's development standards specifically promote "higher-scale restaurants to locate in clusters in areas targeted for specialty retail," such as along Carson Street.

A BALANCE OF USES

GOAL LU-6 "A sustainable balance of residential and non-residential development and a balance of traffic circulation throughout the City."

CONSISTENT The Specific Plan promotes a balanced mix of residential development above ground floor, pedestrian-serving commercial uses. As contemplated by implementation measure LU-IM-6.5 and LU-IM-6.7, higher intensity residential development is appropriate within the Specific Plan area given the Site's proximity to surrounding business and civic uses (e.g., City Hall). By facilitating a mixed-use development with housing and neighborhood-serving retail in close proximity to employment, the City seeks to reduce vehicle miles traveled ("VMT"), promote walkability and help address the current jobs/housing imbalance.

¹ "Urban Residential" is intended to provide for multiple dwelling units and a range of commercial uses, including retail, offices, hospitals, and private community gathering facilities. Residential densities up to 65 du/ac are allowed. The allowable density/ intensity for mixed-use development will be determined using an allowable range of FAR (1.0 to 4.0) to better address the urban form and potentiality allow for fewer units per acre if in combination with other uses such as commercial or office. This land use category will be implemented with Specific Plan area, with a maximum density of 65 du/ac.

MIXED USE DEVELOPMENTS

GOAL LU-8 “Promote mixed use development where appropriate.”

CONSISTENT The Specific Plan is proposed as part of the City’s ongoing effort to monitor the success of mixed-use development within the Carson mixed-use corridor, as required by policy LU -8.2. As part of that monitoring effort, additional density is needed at the key intersection of Avalon Boulevard and Carson Street. The increased mixed-use development intensity at the Site advances policy LU-8.3 by “locat[ing] higher density residential uses in close proximity to commercial centers to encourage pedestrian traffic and provide a consumer base for commercial uses.”

DEVELOPMENT OF A “SIGNATURE PROJECT”

GOAL LU-11 “Development of one or more “Signature Project” to create a focal point or points for the City.”

CONSISTENT Per implementation measure LU-IM-11.1, the Site is ideally located for a “Signature Project” to function as a catalyst for the development and streetscape enhancements identified in the Carson Street Master Plan. The Specific Plan’s flexible development standards call for increased residential density at the strategically located Site and promote Carson Street’s overall transformation into an active, walkable mixed-use corridor.

SPECIAL STUDY AREA

GOAL LU-16 “Clear direction for development in each of the Special Study Areas.”

CONSISTENT Carson Street has been designated as a “Special Study Area” in the General Plan. As called for by implementation measure LU-16.2, adoption of the Specific Plan is required to achieve and further refine the Carson Street Master Plan’s development guidelines for the key intersection of Carson Street and Avalon Boulevard. The Specific Plan’s more relaxed development standards promote a focal mixed-use development at this key intersection designed to further redevelopment along the Carson Street corridor.

B. CARSON STREET MASTER PLAN

The City adopted the Carson Street Master Plan in 2007 to establish a mixed-use district along the 1.75 mile section of Carson Street between the San Diego (I-405) freeway and the Harbor (I-110) Freeway. The Master Plan includes development recommendations, design guidelines and implementation strategies providing a “flexible tool that permits incremental development and accommodates changes in key conditions.” (See Master Plan, p.4). The Master Plan was not designed as a “compilation of final plans” – and although it includes specific development standards, the primary objective is “to encourage economically feasible development.” (See Master Plan, p. 4).

One of the key Master Plan strategies is promotion of “early development victories” along the corridor. (See Master Plan, p. 3-12). The Master Plan designates the Site as one of a select few strategic “opportunity sites” – where redevelopment is encouraged to build momentum for corridor-wide revitalization and implementation of key public improvements.² The Specific Plan implements this goal by providing the regulatory flexibility and incentives for realization of an important and catalytic “early development victory” at the Site. To the extent there are any inconsistencies between the Specific Plan’s development standards and/or design guidelines and the Master Plan - the Specific Plan shall supersede.

C. ZONING ORDINANCE CONSISTENCY

The Carson Zoning Code and Map is also amended by ordinance concurrent with adoption of the Specific Plan to ensure complete consistency. An “Avalon Specific Plan” zone replaced the Site’s existing “Commercial, Regional” (within a designated “D” Overlay) (CR-D) and “Mixed-Use Carson Street” (MU-CS) zoning. Where Carson zoning regulations and/or development standards are inconsistent with this Specific Plan, the Specific Plan standards and regulations shall supersede. However, any issue not specifically addressed in the Specific Plan shall be subject to the general Planning and Zoning Code regulations. A project that requires no deviations from the regulations and/or development standards contained herein shall be exempt from Site Plan and Design Review.

D. PROCEDURES

A. Site Plan Review Required.

Any future proposed development that is not in substantial conformance with the standards and guidelines contained herein shall be subject to additional Site Plan and Design Review in accordance with CMC Section 9172.23.

B. Exceptions to this Specific Plan.

The procedures for the granting of exceptions to the requirements of this Specific Plan are set forth below. In approving an exception to this Specific Plan pursuant to this Section, the Commission granting an approval, and any City body exercising appellate review of an approval, may simultaneously approve any conditional use under their jurisdiction.

1) **Initiation.** Consideration shall be initiated upon the filing of an application by the owner of the subject property or his authorized representative, in accordance with CMC 9173.1.

² The Site was specifically designated as two separate Opportunity Sites referred to as “CD-1” and “CD-2.” (See Master Plan, p.4-32). The Master Plan encouraged a mix of uses at the Site including ground floor commercial uses adjacent to Carson Street and Avalon Boulevard, as well as housing and live/work units.

2) **Notification of Applicant.** The City shall notify the applicant in writing within thirty days of the filing of the application that either the application is complete and has been accepted for processing, or that the application is incomplete and that additional information, specified in the letter, must be provided.

3) **Hearing and Time Limit.** The Commission shall hold a public hearing within six (6) months of the date of acceptance of the application.

4) **Commission Hearing Notice.** Notice of hearing shall be given by posting and by notice through the United States mails to the applicant, to the owners of the property within five hundred (500) feet, and to any person who has filed a written request therefor, all as provided in CMC 9173.22 (California Government Code Section 65905), and in such other manner as prescribed by the laws of the State of California and as the Commission may deem necessary or desirable. The City Clerk may give such additional notice, and in such manner as may be deemed necessary or desirable by the City Clerk or the Council.

5) **Commission Findings and Decision.**

a. After the hearing, the Commission shall, by resolution, render its decision to approve or disapprove an Exception. In making its decision, the Commission shall adopt written findings with respect to this requirement as follows:

- i. that while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations;
- ii. that in light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety; and
- iii. that the project is in substantial conformance with the purpose, intent and provisions of the General Plan, any applicable community plan and any applicable specific plan.

An Exception shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property. (California Government Code Section 65906.)

b. Notice of the Commission decision shall be given as provided in CMC 9173.32.

6) **Conditions.** Any Variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated (California Government Code Section 65906), and shall be subject to such conditions as will assure that any potential adverse effects will be mitigated where feasible.

7) **Effective Date and Appeal.**

a. The decision of the Commission shall become effective and final fifteen (15) days after the date of its action unless an appeal is filed in accordance with CMC 9173.4.

b. An appeal shall be considered by the Council as provided in CMC 9173.4.

V. AVALON SPECIFIC PLAN DEVELOPMENT STANDARDS

A. PERMITTED USES

Uses are permitted in the Avalon Specific Plan Area as indicated in the table below. However, any use not specifically addressed herein shall be subject to the general Planning and Zoning Code regulations for approval:

USES PERMITTED IN THE AVALON SPECIFIC PLAN AREA LEGEND

- X. Automatically permitted use.
- L. Automatically permitted use provided special limitations and requirements are satisfied as noted herein or in Division 8 of the Carson Municipal Code.
- D. Use permitted subject to the approval of the Director.
- LD. Use permitted provided special limitations and requirements are satisfied as noted herein, in Division 8 of the CMC and in Division 8 of Part 2, and subject to the approval of the Director.
- C. Use permitted upon approval of a conditional use permit.
- CC. Use permitted upon approval of the City Council as prescribed, under other provisions of the CMC.

All commercial uses permitted by this Part shall be subject to the requirements contained in CMC 9172.23, Site Plan and Design Review, except temporary uses. (See CMC 9131.1). (Ord. 84-704)

Retail Services:*

* Alcoholic beverage services, food services, and vehicle services are listed under separate headings.

Personal Services:

Barber shop, beauty shop, reducing salon, manicure parlor.	X
Clothing services – laundry or dry cleaning agency, self-service laundry or dry cleaning, hand laundry, sponging and pressing, tailor, dressmaker, seamstress, shoe repair.	X
Animal services – dog clip and wash, veterinary office or clinic (no animal hospital or kennel). (See CMC 9131.13(D).)	C
Massage service. (See CMC 63134, 63135, 9133 and 9138.91.)	C
Locksmith, watch repair, small appliance repair, radio and television repair, computer repair, bicycle repair.	X
Copying, addressographing, mimeographing, photostating, instant printing, blueprinting, silk screening, photography, picture framing.	X

Studios:

Costume design, interior decoration, photography, writing, drama, dance, music, arts and crafts (including stained glass). X

Offices:

Business, professional, financial, insurance, real estate, utility payments, telegraph, telephone answering service, messenger service, advertising, newspaper or publishing (no printing), ticket agency, travel agency, employment agency, collection agency, detective agency, security service, bail bondsman, check cashing. (See CMC 9138.17 and 9138.18.) L

Food Sales and Services:

Restaurant* (including refreshment stands, soda fountain). (See CMC 9133, 9138.17 and 9138.18.) X

Restaurant, coffee shop, snack shop with outdoor dining space within the limits of the restaurant frontage, provided there is a 7-foot minimum clear path of travel on the sidewalk without obstruction. X

Food store – grocery, fish, meat, fruits and vegetables, retail bakery, pastry, candy, health food, take-out food, tobacco shop. X

Food catering (only direct retail sales or retail distribution). X

Dog or cat food catering (retail only). X

Alcoholic Beverage Sales and Services*:

Alcoholic beverage sales in conjunction with a department store or supermarket. X

Alcoholic beverage sales in conjunction with variety store, drug store, mini-market, drive-through market, food store, or grocery store excluding a liquor store (subject to the requirements of CMC 9138.5). X

Alcoholic beverage sales and service in conjunction with cocktail lounge, bar, indoor theater, or an eating establishment other than a bona fide restaurant. (See CMC 9138.5 and 9138.17). C

Night club. (See CMC 9138.5 and 9138.17). C

Alcoholic beverage sales and service in conjunction with a bona fide restaurant. (See CMC 9138.18). X

* In connection with alcoholic beverage sales and services, the following requirements shall be met: No off-sale business (incidental) shall be established within three hundred (300) feet of any school or park, and no off-sale business (primary) shall be established within three hundred (300) feet of

any school, park or church. The distances set forth in the preceding sentence shall be determined by measuring from front door of the subject business to the front door of the sensitive uses.

Vehicle Sales and Service:

Automobile laundry, subject to the requirements of CMC 9138.13. C
 (For existing uses in the MU-CS Zone, see CMC 9182.21.)

Transportation-Related Uses:

Automobile parking lot or parking building X
 (no long-term vehicle storage, no storage of inoperable vehicles).

Shared parking facilities. (See CMC 9133.) C

Access to other property lawfully used for purposes not permitted on subject property:

Access to residential use. X

Communications and Utilities:

Pumping station, water well. (In the CG Zone, C
 landscaping of site and screening of facilities required to
 the satisfaction of the Director.) (See CMC 9133.)

Education:

Elementary or secondary school – public or private; X
 professional school; business school; barber or beauty school;
 school of arts, crafts, dance, photography, writing, drama or music.

Physical training school – gymnastics, martial arts. C

Recreation:*

Pool hall, billiards, card room. (See CMC 9138.17 and 9138.18.) C

Bowling alley as an accessory use. C

Health club for public use. C

Fitness center for private use as an accessory use X
 to Multi-family residential uses.

Gymnasium. C

Swimming pool for private use as an accessory use X
 to Multi-family residential uses.

Health Services:

Medical or dental office or clinic, public health center. X

Optical services (for the fitting, grinding or mounting of eyeglasses). X

Pharmacy. (See CMC 9138.17 and 9138.18.) X

Day Care:

Community day care facility. C

Residential Uses:

Multiple-family residential and residential condominiums within the Avalon Specific Plan area on lots with a minimum 100-foot street frontage. X

Mixed-use (commercial/residential) development within the Avalon Specific Plan area on lots with a minimum 100-foot street frontage. X

Live/work residential units. (See CMC 9138.17 and 9138.18.) C

Residential community care facility. C

Single-room occupancy (SRO) housing. (See CMC 9128.7.) L

Supportive housing. X

Transitional housing. C

Recycling Facilities:

Small collection recycling facility. (See CMC 9132.9 and 9138.6.) L

Communications Facilities:

Minor communications facilities, subject to the requirement of CMC 9138.16. L

Major communications facilities, subject to the requirement of CMC 9138.16. C

Temporary Uses:

Office or other permitted commercial use in a trailer or other mobile unit. L
(Permitted for a period not exceeding 6 months during construction of a building on the same lot while a building permit is in effect. The Director may approve reasonable time extensions if it is found that construction is proceeding in good faith.)

Storage of construction materials and equipment at a construction site without the screening which would be required for permanent outdoor storage (only during the period a building permit is in effect).	L
Subdivision directional sign. (See CMC 9128.31 – 9128.35.)	LD
Sidewalk, parking lot and tent sales, and special events. (See CMC 9138.8.)	D
Fireworks stand. (See CMC 3101.0 – 3101.10.)	CC
Christmas tree sales, pumpkin sales.	D
Yard sales. (See CMC 4600 – 4606.)	L

B. RESIDENTIAL DENSITY

The maximum residential density is sixty-five (65) dwelling units per acre. Any fractional amount equal or greater than one-half (1/2) shall permit an additional dwelling unit.

C. FLOOR AREA RATIO

Floor Area Ratio (“FAR”) is defined as the ratio of floor area to total (gross) lot area (inclusive of any required dedications, or public or private easement areas). The FAR limitation in this Specific Plan shall be used to limit the above-grade gross floor area of all permitted structures to 3 to 1. The maximum above-grade gross floor area shall be determined by multiplying the FAR by the total area of the Specific Plan area (i.e., 239,117).

A minimum of 0.10 to 1 FAR must be dedicated to commercial (i.e., retail and/or restaurant) uses. The maximum FAR for ground floor commercial uses is 0.7 to 1.

D. BUILDING HEIGHT

No structure within the Specific Plan area may exceed seventy five (75) feet in height as measured according to Section 9191.058 of the Carson Municipal Code. There shall be no limit to the number of stories within the 75-foot height limit.

E. PARKING

Parking for both retail and residential shall be completely screened from public view except at the driveway access points into the garages. The commercial and residential parking areas shall be located separate from one another; however the uses may share driveway access. There shall be one residential garage entry point in each of the two buildings on site, one on Carson Street and one on Avalon Boulevard. There shall be one dedicated commercial parking access point along Avalon Boulevard. There shall be one driveway access point shared between residents and commercial loading users. The garage access points are designed to quickly and conveniently enter and exit the vehicles with the least amount of interaction with pedestrians as possible. There shall be no internal vehicular streets in the site plan other than the minimal access into the residential parking areas. A goal of the project is to provide as many walkable areas as possible within and around the project without the interference of cars.

Parking shall be generally provided in accordance with Sections 9138.17.D.12 of the Carson Municipal Code, particularly as it describes parking standards for mixed-use developments. However, parking for all one-bedroom residential units will be provided at the reduced rate of one and one-half stall for every one-bedroom unit. This modified standard is consistent with other jurisdictions in the region such as the cities of Los Angeles and Long Beach, and Pasadena's Central District and Transit Oriented districts.

Residential guest parking will be provided at the code-required rate of one space for every four residential units.

In addition, parking stall sizes shall be 9 feet x 18 feet for standard stalls and 8 feet x 15 feet for compact stalls with a minimum drive aisle width of 24 feet. A maximum of 40% compact stalls shall be allowed for residential and commercial parking. Tandem parking for residential uses will be allowed for individual units with two or more required stalls. Tandem stalls for commercial uses shall be allowed with attendant parking.

Bicycle parking shall be provided for at least five (5) percent of the total number of stalls in all parking areas (31 total residential stalls and seven total non-residential stalls) in conformance with the Section 9138.17 - Mixed-Use-Carson Street (MU-CS) of the Carson Municipal Code. Bicycle racks and storage will be located in areas convenient to residents and non-residential users respectively.

F. STREETScape DESIGN AND PUBLIC SPACES

The design intent for the Avalon Specific Plan project follows the concept of contextual design with emphasis on creating a sense of place and an enhanced pedestrian experience. In conformance with the adopted Carson Street Master Plan, there shall be a 20-foot wide sidewalk along Carson Street including five feet of parkway with benches, decorative pedestrian lights, and shade trees (Plantanus acerifolia, London Plane Tree). Flowering trees shall enhance the pedestrian scale, drought-tolerant planting materials will enhance sustainability, and over 10 feet of building setback with landscape buffers shall be provided.

The 10,000 square foot corner plaza of Carson Street and Avalon Boulevard shall be incorporated to activate the urban street scene. A grove of Phoenix dactylifera (Date Palm) with planting walls, decorative paving, and street furniture at the plaza shall blend into the proposed building design and simultaneously create a vibrant complement to the City Hall intersection, helping to define Carson’s envisioned updated ‘civic center’.

There shall be a minimum ten (10) foot setback at the ground floor along Avalon Boulevard and Carson Street, as measured from the property line to the building façade. Building features and projections permitted within the setback area include: stoops, porches, planters, street furniture, canopies and awnings. (See Exhibit A-C below).

Building “stepbacks” above the ground floor are not required in the Specific Plan area.

The following streetscape enhancements shall be incorporated as part of development within the Specific Plan area:



EXHIBIT A Stoop Units on Carson St.



EXHIBIT B Outdoor Dining + Retail on Carson St.



*EXHIBIT A and B May Be Modified Pending Public Plaza Revisions.

F. STREETSCAPE DESIGN AND PUBLIC SPACES (CONT.)



EXHIBIT C Retail on Avalon Blvd.



G. USABLE OPEN SPACE

Internally, the project shall create a system of different types of open spaces where residents and visitors can interact through different types of activities. Examples of residential amenities may include 800 feet of internal walking and jogging path with outdoor exercise equipment, multi-functional lawns which can accommodate community movie nights and picnics, multiple locations of barbecue grills and tables, a gated dog park, and a rentable community garden for healthy urban agriculture.

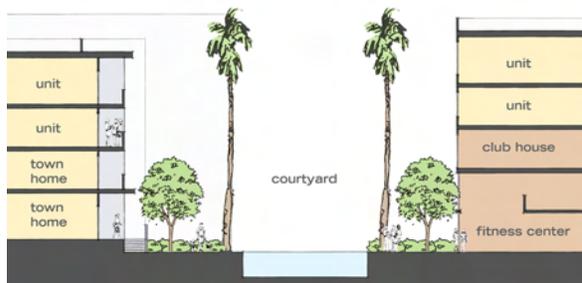
A project within the Specific Plan area shall provide, at a minimum, the following usable open space per dwelling unit: (i) 125 square feet for each unit having less than one (1) bedroom; (ii) 150 square feet for each unit having one (1) bedroom; and (iii) 175 square feet for each unit having more than two (2) or more bedrooms.

For purposes of this subsection, usable open space shall mean an area which is designed and intended to be used for active or passive recreation. Usable open space may consist of private and/or common areas. At least 50% of the required usable open space must be common open space that is readily accessible to all residents of the project Site.

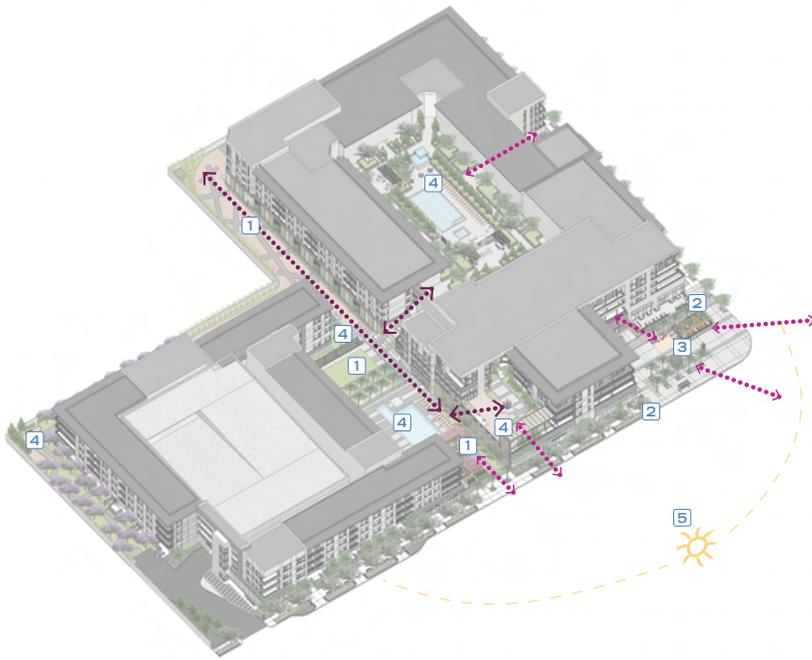
COMMON PUBLIC OPEN SPACES: Common open space shall include: an approximately 10,000 square foot publicly accessible plaza at the corner of Carson Street and Avalon Boulevard

COMMON SEMI-PUBLIC OPEN SPACES: a courtyard that bisects the two buildings, two additional podium level courtyards, paseos around the buildings, and common resident amenities such as a clubhouse, fitness center, lounges, and entrance lobbies as depicted below.

PRIVATE OPEN SPACES: part of usable open space can be private balconies, terraces and stoops for individual units only accessible by the unit's tenant.

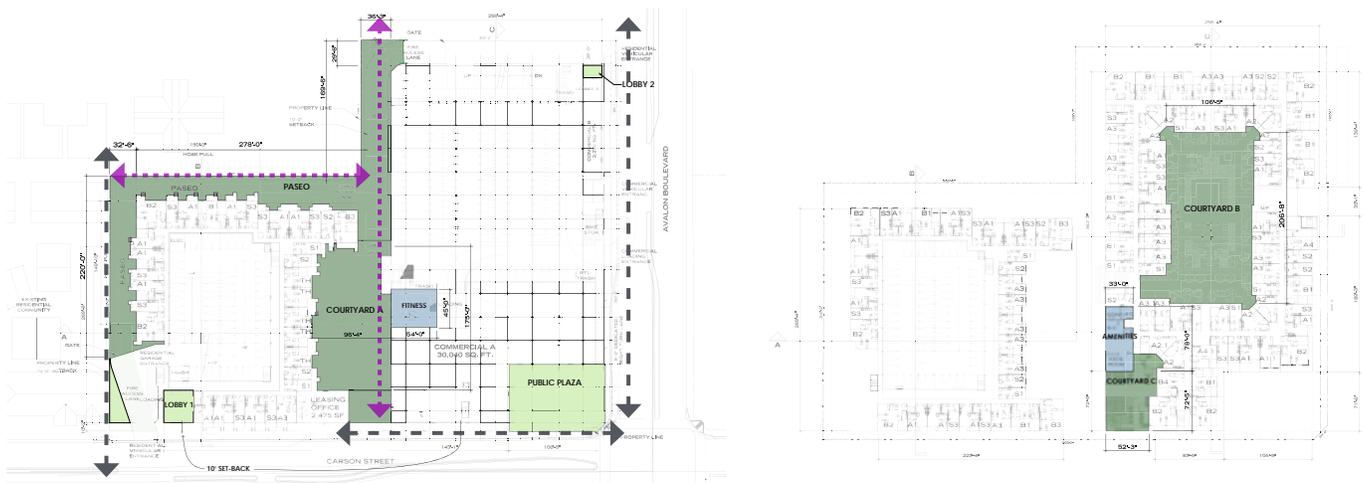


Courtyard Section



- ↔ visual connection between courtyards
- ↔ visual connection to public realm
- 1 promotion of community + connections to nature
- 2 outdoor furniture + site amenities
- 3 large contiguous space w. enhanced paving
- 4 mix of active + passive uses
- 5 access to sunlight + southern exposure

Open Space Strategies



Open Space Plan Diagram

- Public Open Space
- Semi-Public Open Space
- Recreational Facilities
- Public Pedestrian Circulation
- Private Pedestrian Circulation within Avalon Mixed-Use



Common Public Spaces and Plaza (n)
 ←..... Public Pedestrian Connections



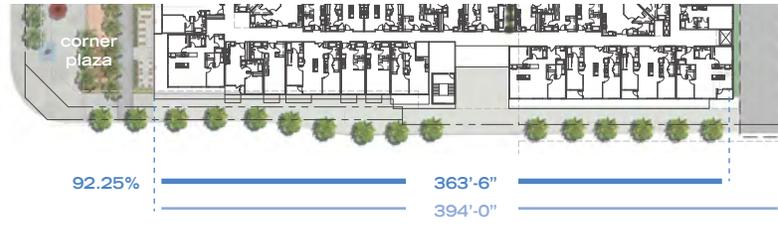
01 Public Plaza (n)



02 Carson Streetscape (n)

VI. AVALON SPECIFIC PLAN BUILDING FORM REQUIREMENTS

The minimum building frontage in the Specific Plan area shall be seventy (70) percent of the lot width, unless modified by the Planning Commission pursuant to Avalon Specific Plan section IV D. The total lot width shall exclude width of corner plaza. (*See Exhibit A below*).



FRONTAGE ALONG AVALON BOULEVARD



FRONTAGE ALONG CARSON STREET

EXHIBIT A Minimum Building Frontage

No building or structure in the Specific Plan area shall exceed one hundred and fifty (150) feet per segment, unless modified by the Planning Commission pursuant to Avalon Specific Plan section IV D. (*See Exhibit B below*).



FAÇADE ALONG CARSON STREET



FAÇADE ALONG AVALON BOULEVARD

EXHIBIT B Building Segments

The overall concept for the exterior Building Design, such as use of material, articulation to building facades and projections, including but not limited to balconies and canopies, is to create interest in street facing elevation, specifically the intersection of Carson Street and Avalon Blvd. The massing of the buildings will allow for integration of the Avalon project into the overall Carson Master Plan while retaining it's organized and efficient geometry. The second layer allows for modern and clean material applications and aesthetic composition appropriate to human scale to create a community environment. (See Exhibit C below).



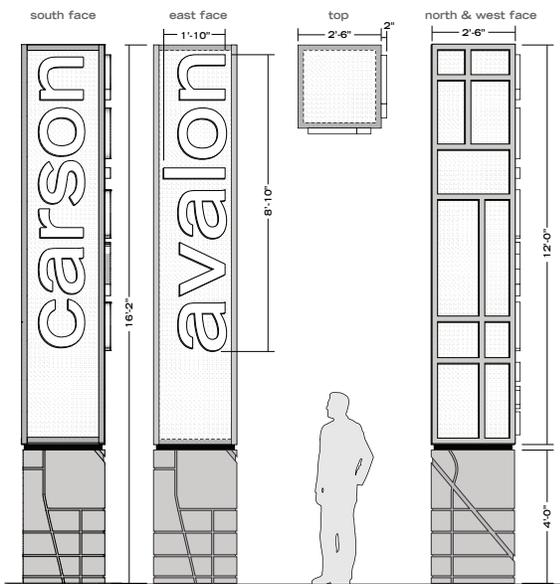
EXHIBIT C Building Massing and Material Rendering*

*Renderings are Conceptual.

VII. SIGNAGE

Unless specifically addressed below, signage within the Specific Plan area shall be governed by Section 9138.17F of the CMC.

- a. Capital letters shall not exceed a height of thirty-two (32) inches. Lower case letters shall not exceed a height of thirty-two (32) inches. When using a logo, logo size should not exceed fifty-four (54) inches. Two (2) rows of letters shall not exceed sixty-four (64) inches. (See Exhibit A below).
- b. The sign area of a monument sign shall not exceed one and one-half (1.5) square foot per each foot of street frontage. Sign placement shall not exceed a maximum of one (1) per every one hundred fifty (150) linear feet of street frontage. Signs shall be located at least seven and one-half (7-1/2) feet from interior lot lines. Monument signs shall be a maximum of sixteen (16) feet high with a maximum forty eight (48) inch base and should not be a hazard to pedestrian or vehicular traffic. Sign content shall be limited to shopping center and tenant names (with no more than two (2) rows of letters). (See Exhibit A below).



General Description

Aluminum fabricated monument sign with perforated metal panel sides and internal LED illumination. Dimensional fabricated aluminum letters.

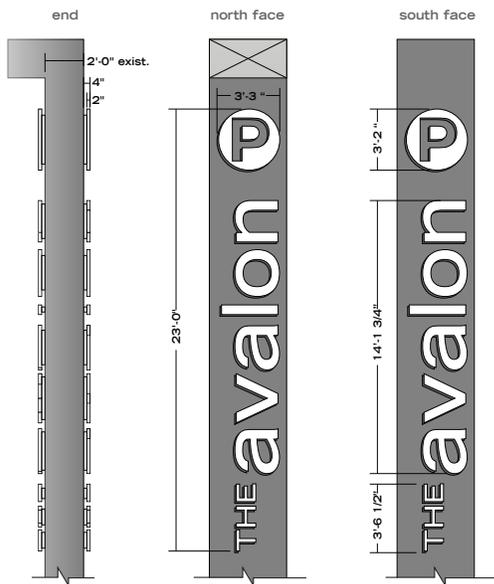
Sign Area - 40.42 SF (per face)

As per the Avalon Specific Plan: "The sign area of a monument sign shall not exceed 1.5 square feet per each foot of street frontage."

SITE KEY n.t.s.



EXHIBIT A Standing Structure Sign - TYP.



General Description

Blade sign structure incorporated into building by contractor. Individual aluminum fabricated dimensional halo channel letters mounted to vertical blade sign.

Sign Area : 74.75 SF (per side)

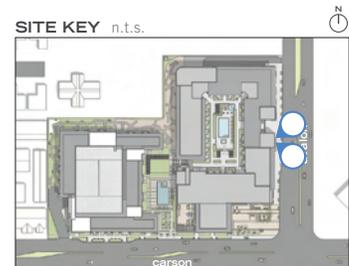


EXHIBIT B WALL SIGN - TYP.

VIII. DESIGN GUIDELINES

The Carson Street Corridor Design Guidelines and Sustainable Standards, identified in Section 9138.17J. of the CMC, are hereby incorporated by reference. However, building awning shapes within the Specific Plan area shall relate to the shape of the window and door openings, and need not comply with the Carson Street Corridor design guidelines.

IX. TRAFFIC, CIRCULATION, AND PARKING DEMAND MANAGEMENT

A. DEFINITIONS

For the purpose of this section, certain words and terms are defined as follows:

Carpool. A vehicle carrying two to five persons to and from work on a regular schedule.

Development. The construction of new non-residential floor area, and residential floor area when provided in a mixed-use project.

Gross Floor Area. That area in square feet confined within the outside surface of the exterior walls of a building, as calculated by adding the total square footage of each of the floors in the building, except for that square footage devoted to vehicle parking and necessary interior driveways and ramps.

Preferential Parking. Parking spaces, designated or assigned through use of a sign or painted space markings for Carpools or Vanpools that are provided in a location more convenient to the entrance for the place of employment than parking spaces provided for single-occupant vehicles.

Transportation Demand Management (TDM). The alteration of travel behavior through programs of incentives, services, and policies, including encouraging the use of alternatives to single-occupant vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work schedule that move trips out of the peak period or eliminate them altogether (as in the case in telecommuting or compressed work weeks).

Trip Reduction. Reduction in the number of work-related trips made by single-occupant vehicles.

Vanpool. A vehicle carrying six or more persons to and from work on a regular schedule, and on a prepaid basis.

Vehicle. Any motorized form of transportation, including but not limited to automobiles, vans, buses and motorcycles.

B. APPLICABILITY

This subdivision applies to the construction of new non-residential gross floor area, and residential floor area when provided in a mixed-use project. Prior to the issuance of a building permit, the owner/applicant shall agree to provide and maintain in a state of good repair the following applicable transportation demand management and trip reduction measures.

C. REQUIREMENTS

1. The owner shall provide a bulletin board, display case, or kiosk (displaying transportation information) where the greatest number of employees are likely to see it. The transportation information displayed should include, but is not limited to, the following:

- a. Current routes and schedules for public transit serving the site;
- b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operations;
- c. Ridesharing promotion material supplied by commuter-oriented organizations;
- d. Regional/local bicycle route and facility information;
- e. A listing of on-site services or facilities which are available for carpoolers, vanpoolers, bicyclists, and transit riders.

2. Parking for both commercial and residential shall be completely screened from public view except at the driveway access points into the garages. The commercial and residential parking areas shall be located separate from one another; however, the uses may share driveway access.

3. A designated parking area for employee carpools and vanpools as close as practical to the main pedestrian entrance(s) of the building(s). The spaces shall be signed and striped sufficient to meet the employee demand for such spaces. The carpool/vanpool parking area shall be identified on the driveway and circulation plan upon application for a building permit;
4. Parking spaces clearly identified (signed and striped) shall be provided in the designated carpool/vanpool parking area at any time during the building's occupancy sufficient to meet employee demand for such spaces. Absent such demand, parking spaces within the designated carpool/vanpool parking area may be used by other vehicles;
5. No signed and striped parking spaces for carpool/vanpool parking shall displace any handicapped parking;
6. A statement that preferential carpool/vanpool spaces are available on-site and a description of the method for obtaining permission to use such spaces shall be included on the required transportation information board;
7. A minimum vertical clearance of 7 feet 2 inches shall be provided for all parking spaces and accessways used by vanpool vehicles when located within a parking structure;
8. Bicycle parking shall be provided for at least five (5) percent of the total number of stalls in all parking areas.in conformance with the Carson Municipal Code Section 9138.17 Mixed-Use – Carson Street (MU-CS).
9. A safe and convenient area in which carpool/vanpool vehicles may load and unload passengers other than in their assigned parking area;
10. Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development;
11. If determined necessary by the City to mitigate the project impact, bus stop improvements shall be provided. The City will consult with the local bus service providers in determining appropriate improvements. When locating bus stops and/or planning building entrances, entrances shall be designed to provide safe and efficient access to nearby transit stations/stops;
12. Safe and convenient access from the external circulation system to bicycle parking facilities on-site.

D. MONITORING

The City shall be responsible for monitoring the owner/applicant's continual implementation and maintenance of the project trip reduction features required by this Specific Plan.

X. SUSTAINABILITY FEATURES

The Avalon Specific Plan project shall be based on principles of smart growth and environmental sustainability, as evidenced by its mixed-use nature, the site's proximity to the Carson Street and Avalon Boulevard corridors, being roughly equidistant between downtown Los Angeles and South Bay employment hubs, the accessibility of public transit, and the availability of existing infrastructure to service the proposed uses.

The new buildings shall be designed and constructed to incorporate environmentally sustainable design features equivalent to a minimum Silver certification under the U.S. Green Building Council's LEED-H® or LEED-NC® Rating System (January 1, 2011). Such LEED® features shall include energy-efficient buildings, a pedestrian- and bicycle-friendly site design, and water conservation measures. LEED standards shall be incorporated in order to reduce energy and water usage, and thus reduce associated greenhouse gas emissions.

The Avalon Specific Plan Project shall incorporate an environmentally sustainable design using green building technologies utilizing more resource-efficient modes of construction adhering to the principles of energy efficiency, water conservation, environmentally preferable building materials, and overall waste reduction. Sustainability features of the Project shall include the following:

(1) Water Conservation

(Sustainable Sites Credit / Landscaping)

Water conservation features shall include a range of techniques that shall enhance site sustainability. Drought-tolerant plants and indigenous species shall be utilized as part of the proposed landscaping program. Storm water shall be collected and cleansed through a first flush filtration system. Storm water filtration planters shall collect roof and other surface water where appropriate. The following list summarizes features that shall be implemented as part of the project to achieve, at minimum, LEED® Silver certification.

- High-efficiency toilets (maximum 1.28 gallons per flush), including dual-flush water closets, and no-flush or waterless urinals in all non-residential restrooms as appropriate.
- Non-residential restroom faucets with a maximum flow rate of 0.5 gallon per minute and non-residential kitchen faucets (except restaurant kitchens) with a maximum flow rate of 1.5 gallons per minute. Restaurant kitchen faucets shall have pre-rinse self-closing spray heads with a maximum flow rate of 1.6 gallons per minute.
- Non-residential restroom faucets of a self-closing design (i.e., that shall automatically turn off when not in use).
- Residential bathroom faucets with a maximum flow rate of 1.0 gallons per minute. and kitchen faucets with a maximum flow rate of 1.5 gallons per minute. No more than one showerhead per shower stall, with a flow rate no greater than 1.75 gallons per minute.
- High-efficiency clothes washers either within individual units (with water factor of 6.0 or less) and/or in common laundry rooms (commercial washers with water factor of 7.5 or less).
- Installation of tankless and on-demand water heaters in commercial kitchens and restrooms, when appropriate.
- Individual metering and billing for water use of all residential uses and exploration of such metering for commercial spaces.
- Installation of a leak detection system for any swimming pool, Jacuzzi, or other comparable spa equipment introduced on-site.

- Use of a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwellings and/or solar-thermal water heaters, as appropriate.
- Installation of high-efficiency Energy Star-rated dishwashers in all residential units, and within kitchen/food preparation areas minimum per City ordinance requirements.
- Weather-based irrigation controller with rain shutoff, matched precipitation (flow) rates for sprinkler heads, and rotating sprinkler nozzles or comparable technology such as drip/microspray/subsurface irrigation and moisture sensors where appropriate.
- Minimum irrigation system distribution uniformity of 75 percent.
- Use of proper hydro-zoning, turf minimization, zoned irrigation and use of native/drought-tolerant plant materials.
- Use of landscape contouring to minimize precipitation runoff.
- Use of LID flow-through planters within common site areas that are not located above subterranean parking.

(2) Energy Conservation and Efficiency

- Energy Star–labeled products and appliances shall be installed where appropriate.
- Meeting of Title 24, Part 6, California Energy Code baseline standard requirements for energy efficiency, based on the 2013 Energy Efficiency Standards requirements. Examples of design methods and technologies that shall be implemented may include, but not be limited to, high performance glazing on windows, appropriately-oriented shading devices, high efficiency boilers (if single metered), instantaneous water heaters (if individual meters), and enhanced insulation to minimize solar and thermal gain.
- Application of energy-saving technologies and components to reduce the project’s electrical usage-profile. Examples of these components include compact fluorescent light bulbs (CFL), energy saving lighting schemes such as occupancy-sensing controls (where applicable), use of light emitting diode (LED) lighting or other energy-efficient lighting technologies where appropriate, and energy-efficient heating and cooling equipment.
- Incorporation of passive energy efficiency strategies, such as roof overhangs, porches, and inner courtyards.
- During operations in order to achieve maximum efficiency, while maintaining safety for residents and visitors, exterior lighting elements will be controlled by light sensors and/or timeclocks to avoid overlighting as appropriate.
- Commissioning of building energy systems to verify that the Project’s building energy systems are installed, calibrated, and performing to the Owner’s Project requirements.

(3) Transportation

- Preparation and implementation of a Transportation Demand Management (TDM) Plan that shall promote the use of alternative transportation, such as mass-transit, ride-sharing, bicycling, and walking to reduce project trips and/or vehicle miles traveled.
- Provision of on-site bicycle storage for visitors and employees.
- Accessibility to multiple public transportation lines adjacent to the Project Site.
- Allocation of preferred parking for alternative-fuel vehicles, low-emitting, and fuel-efficient and ride-sharing vehicles.
- As required, provision of electric vehicle charging stations (i.e., provide electric vehicle supply wiring equal to 5 percent of the total number of parking spaces).

(4) Air Quality

- Participation in fundamental refrigerant management to preclude the use of chlorofluorocarbons (CFCs) in HVAC systems.
- Use of adhesives, sealants, paints, finishes, carpet, and other materials that emit low quantities of volatile organic compounds (VOCs) and/or other air quality pollutants.

(5) Solid Waste

- At least 75 percent of construction and demolition debris from Project construction shall be diverted from landfills.
- Provide on-site recycling containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers.
- Use of building materials with 10 percent recycled-content for the construction of the Project.

(6) Water Quality

- Installation of LID flow-through infiltration planters.
- Installation of catch basin inserts as applicable to provide runoff contaminant removal.
- Installation of catch basin screens as applicable.
- Reduce stormwater runoff through the introduction of new landscaped areas throughout the Project Site.
- During construction of the Project, Best Management Practices (BMPs) shall be implemented to control stormwater runoff and minimize pollutant loading and erosion effects.
- During operation, BMPs will be employed to control stormwater runoff and detain post-project flows to at minimum pre-project conditions shall be implemented.
- During operation, BMPs shall be implemented to minimize pollutant loading in stormwater runoff.

(7) Noise Management

- All building outdoor mounted mechanical and electrical equipment for the Project shall be designed to meet the noise requirements of LAMC, Chapter XI, Section 112.02. In addition, all outdoor loading dock and trash/recycling areas shall be fully or partially enclosed such that the line-of-sight between these noise sources (loading dock service area) and any adjacent noise sensitive land use shall be obstructed.

(8) Construction and Design Elements

- Contractors will reference Partnership for Advancing Technology in Housing (PATH) and other current references for state-of-the-art construction methods, materials, and mechanical equipment and utilize same where applicable.
- Recycling and reuse of building and construction materials to the maximum extent feasible, including the on-site recycling and reuse of concrete removed during demolition and salvaging of existing appliances and fixtures.
- Waste diversion accounting shall be utilized.

¹ This LEED 4.1 credit requires the use of building materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer recycled content constitutes at least 10 percent of the total value of the total building materials in the Project.