

SEPULVEDA AND PANAMA

SPECIFIC PLAN

April 13, 2015

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THE SEPULVEDA and PANAMA SPECIFIC PLAN



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I. INTRODUCTION AND “SEPULVEDA and PANAMA” PROJECT DESCRIPTION

Affirmed Housing (the “Applicant”) proposes the “ The Sepulveda and Panama” mixed-use project on Sepulveda Boulevard, Carson CA 90745 (the “Site”) consisting of 65 residential senior apartment units with a maximum of 98,500 square feet of total floor area (including 3,000 square feet of ground floor commercial uses and 28,000 square feet of structured parking) (the “Project”). The Site is located at the intersection of Sepulveda Boulevard and Panama Street, within the City of Carson Mixed-use – Sepulveda Boulevard Corridor (MU-SB) area.

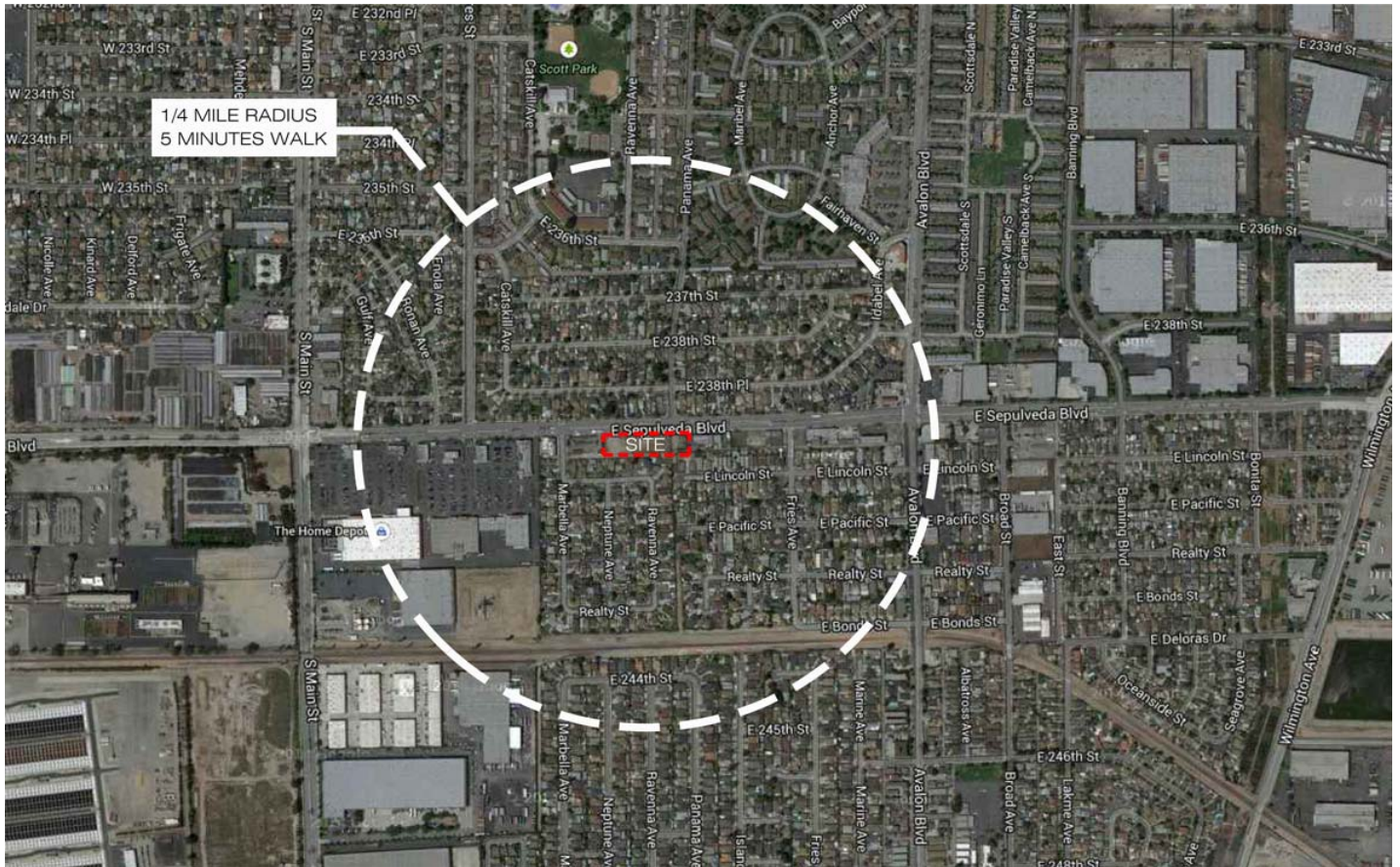


The Project is a linear building with an on-grade open space of nearly 5,000 square foot and three separate courtyards and a community space on the residential level of nearly 7,200 square feet for residents and guests. The building is a podium type construction of four stories that includes three stories of residential units above ground floor commercial uses and parking garage. An approximately 1,000 square foot public plaza is provided at the corner of Sepulveda Boulevard and Panama Street to activate the street level.

The Project provides 67 total parking spaces (including 52 residential and 15 commercial spaces). Vehicular access for the residential and commercial uses would be provided from Sepulveda Boulevard.

II. SURROUNDING AREA

The Site or Specific Plan area is located in a transitional area of Carson – directly across the street from single family homes and adjacent to small retail. The Site is currently vacant, and is surrounded by a diverse mix of residential and commercial land uses. A recently developed commercial space is located on the east side of Sepulveda Boulevard. Single family neighborhoods are located to the north and south of the Site.





SCALE: 1" = APPROX. 100'-0"



NORTHWEST CORNER OF SEPULVEDA AND MARBELLA 1



NORTHWEST CORNER OF PROJECT SITE 2



NORTHEAST CORNER OF SEPULVEDA AND MARBELLA 3



NORTHEAST CORNER OF SEPULVEDA AND PANAMA 4



ALLEY ALONG SOUTH OF PROJECT SITE 5



SOUTHEAST CORNER OF SEPULVEDA AND MARBELLA 6

III. PURPOSE AND INTENT OF SPECIFIC PLAN

The Sepulveda and Panama Specific Plan provides the elements, character, location, and method of implementation for this Project located at the approximately 53,285 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 initiate the development and definition of Sepulveda Boulevard as a mixed-use corridor.

2. BUILDING HEIGHT + DENSITY

Allow additional height and density for a project that defines the street edge and serves as a transitional buffer with the adjacent single family residences.

3. PEDESTRIAN NETWORK

Establish the Site as a walkable destination of residential and neighborhood-serving commercial activity along Sepulveda Boulevard.

4. DESIGN STANDARDS

Encourage design excellence and establish a high quality standard for future development to occur along Sepulveda Boulevard.

5. RESIDENTIAL DENSITY + RETAIL ACTIVITY

Fulfill Carson General Plan Policy LU-8.3 by "locating 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 Sepulveda Boulevards pedestrian, bicycle, and transit-oriented characteristics while at the same time improving vehicular circulation.

7. 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.

8. 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 Sepulveda and Panama 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 Sepulveda and Panama Specific Plan area to replace the Site's existing "Mixed-Use-Residential" General Plan designations.

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

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. 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.

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. The increased mixed-use development intensity at the Site advances policy LU-8.3 by “[locating] 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. The Specific Plan’s flexible development standards call for increased residential density at the strategically located Site and promote Sepulveda Boulevard’s overall transformation into an active, walkable mixed-use corridor.

B. 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 “Sepulveda and Panama Specific Plan” zone replaced the Site’s existing “Mixed-Use Residential” (MU-R) 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) **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. SEPULVEDA and PANAMA SPECIFIC PLAN DEVELOPMENT STANDARDS

A. PERMITTED USES

Uses are permitted in the Sepulveda and Panama 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 SEPULVEDA and PANAMA 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)

Personal Services:

Barber shop, beauty shop, reducing salon, manicure parlor.	X
Animal services – dog clip and wash, veterinary office or clinic (no animal hospital or kennel). (See CMC 9131.13(D).)	C
Locksmith, watch repair, small appliance repair, radio and television repair, computer repair, bicycle repair.	X
Copying, address graphing, mimeographing, photo stating, 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

Recreation:*

Health club for public use. C

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

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:

Residential community care facility.

C

Supportive housing.

X

Transitional housing.

C

B. RESIDENTIAL DENSITY

The maximum residential density is fifty-five (55) 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 sixty five (65) 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 65-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 on Sepulveda 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 9138.18.D.12 of the Carson Municipal Code, particularly as it describes parking standards for mixed-use developments. However, parking for all one and two bedroom residential units will be provided at the reduced rate of 0.80 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 is inclusive of the spaces provided.

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 Sepulveda and Panama Specific Plan project follows the concept of contextual design with emphasis on creating a sense of place and an enhanced pedestrian experience. Flowering trees shall enhance the pedestrian scale, drought-tolerant planting materials will enhance sustainability, and over 5 feet of building setback with landscape buffers shall be provided.

There shall be a minimum ten (10) foot setback at the ground floor along Sepulveda Boulevard, 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 Residential on Sepulveda Blvd.

5
2

F. STREETScape DESIGN AND PUBLIC SPACES (CONT.)

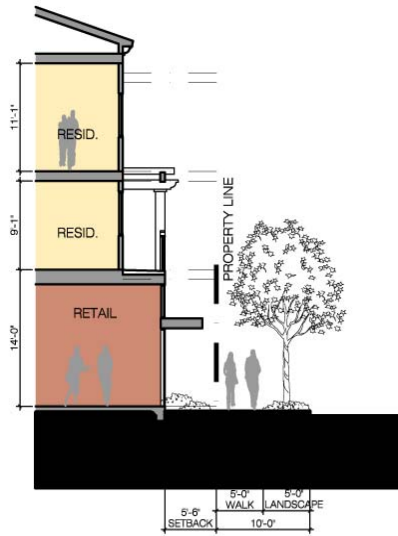


EXHIBIT B Retail on Sepulveda Blvd.

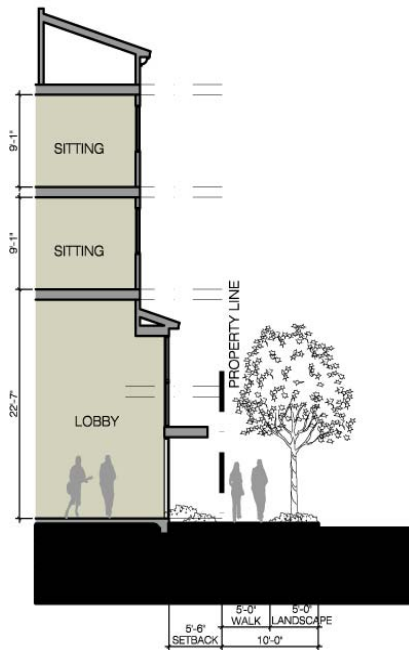


EXHIBIT C Lobby on Sepulveda Blvd.

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 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) 130 square feet for each unit having less than one (1) bedroom; (ii) 150 square feet for each unit having two (2) bedroom.

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.

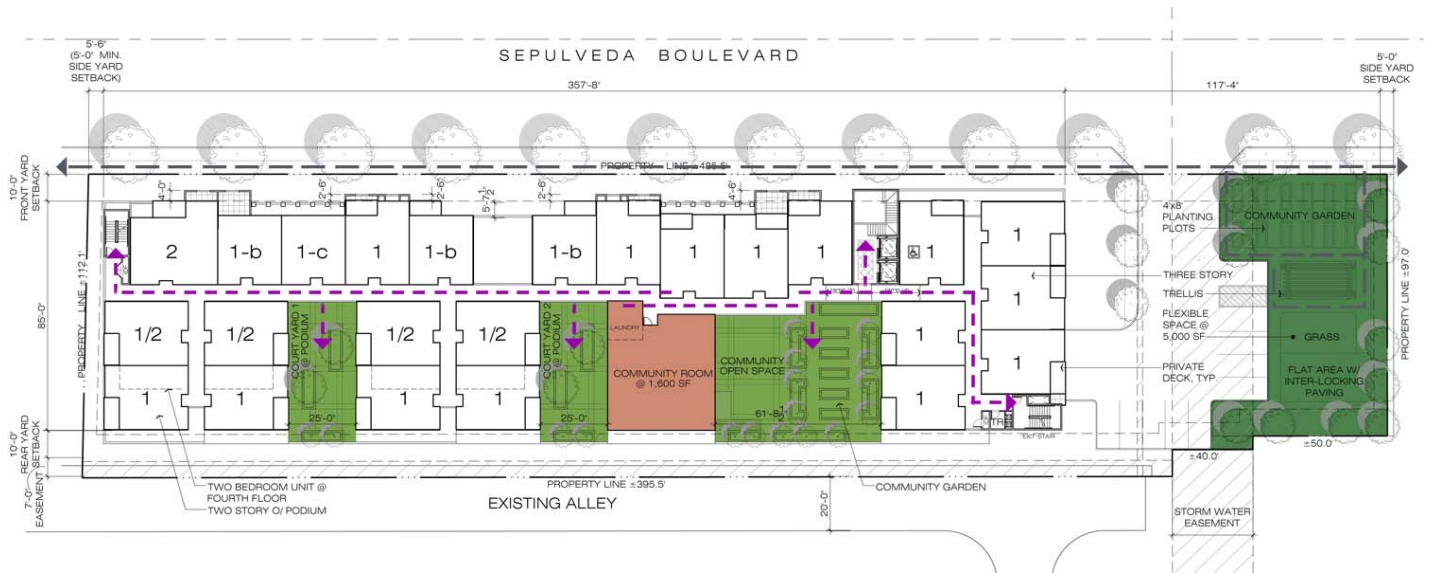
COMMON PUBLIC OPEN SPACES: Common open space shall include: an approximately 5,000 square foot publicly accessible plaza on Sepulveda Boulevard

COMMON SEMI-PUBLIC OPEN SPACES: three 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.



Building Courtyard Section



Open Space Plan Diagram

- Public Open Space 5,000 sq. ft.
- Community Open Space 5,800 sq. ft.
- Community Room 1,550 sq. ft.
- Public Pedestrian Circulation
- Private Pedestrian Circulation



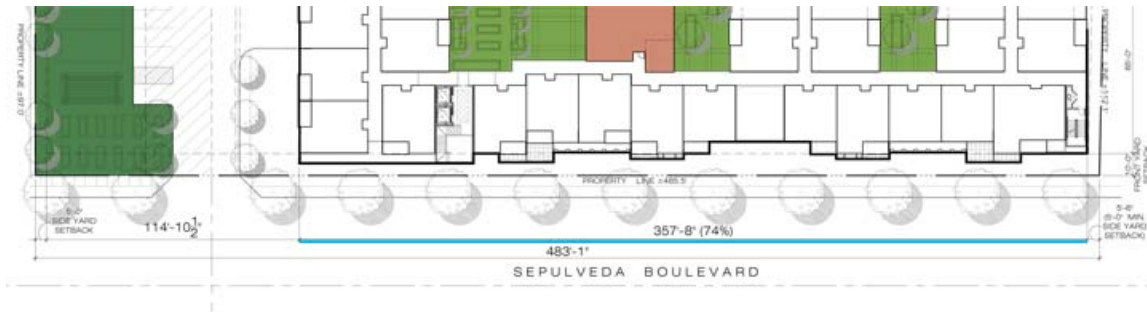
Ground Level Open Space Plan



Podium Level Open Space Plan

VI. SEPULVEDA and PANAMA SPECIFIC PLAN BUILDING FORM REQUIREMENTS

The minimum building frontage in the Specific Plan area shall be seventy (70) percent of the lot width. The total lot width shall exclude width of corner plaza. (See Exhibit A below).



FRONTAGE ALONG SEPULVEDA BOULEVARD

EXHIBIT A Minimum Building Frontage

No building or structure in the Specific Plan area shall exceed one hundred and fifty (150) feet per segment. (See Exhibit B below).

EXHIBIT B Building Segments



FACADE ALONG ALLEY



FACADE ALONG SEPULVEDA BOULEVARD

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. The massing of the buildings will allow for integration of the project into the overall Carson Master Plan while retaining its 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 and May Change in Future Development Stages

VII. SIGNAGE

Unless specifically addressed below, signage within the Specific Plan area shall be governed by Section 9138.18F 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).

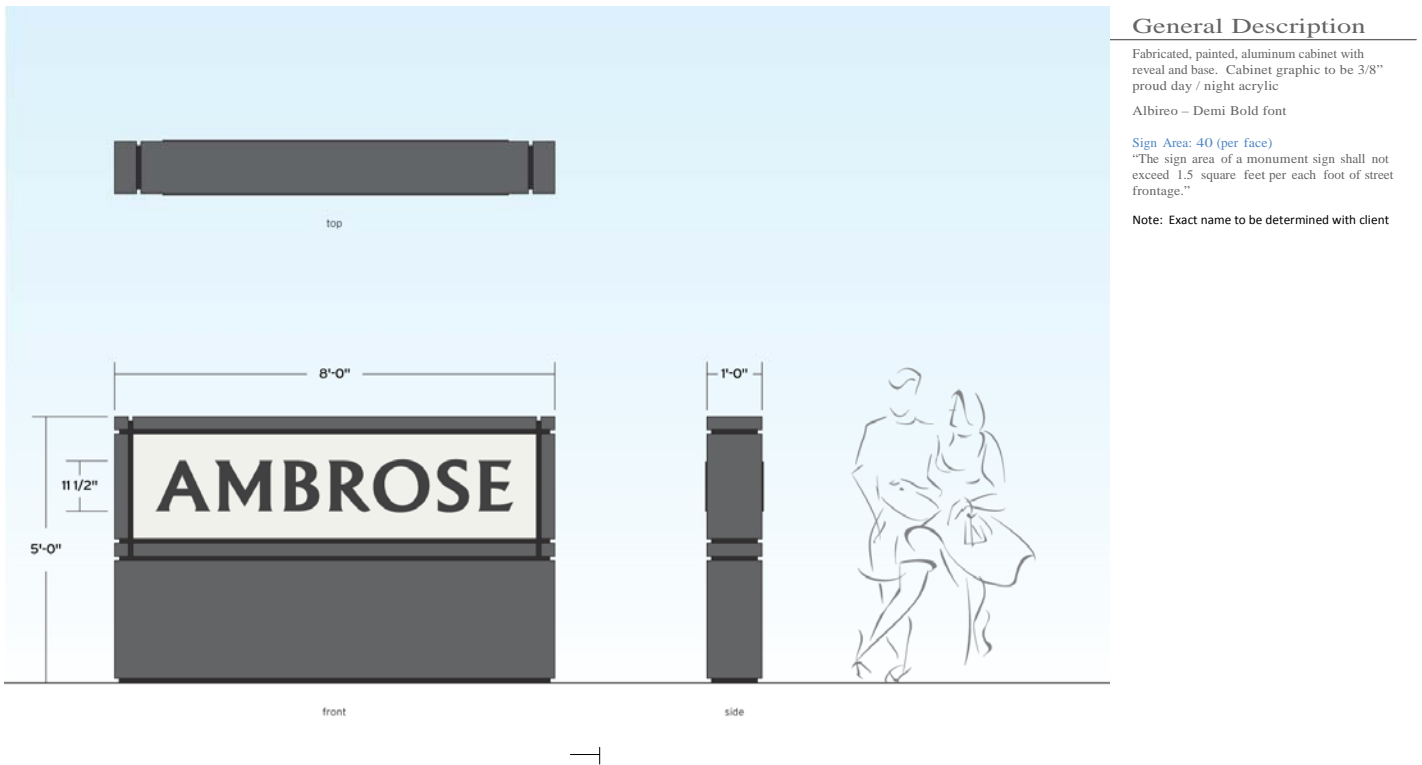
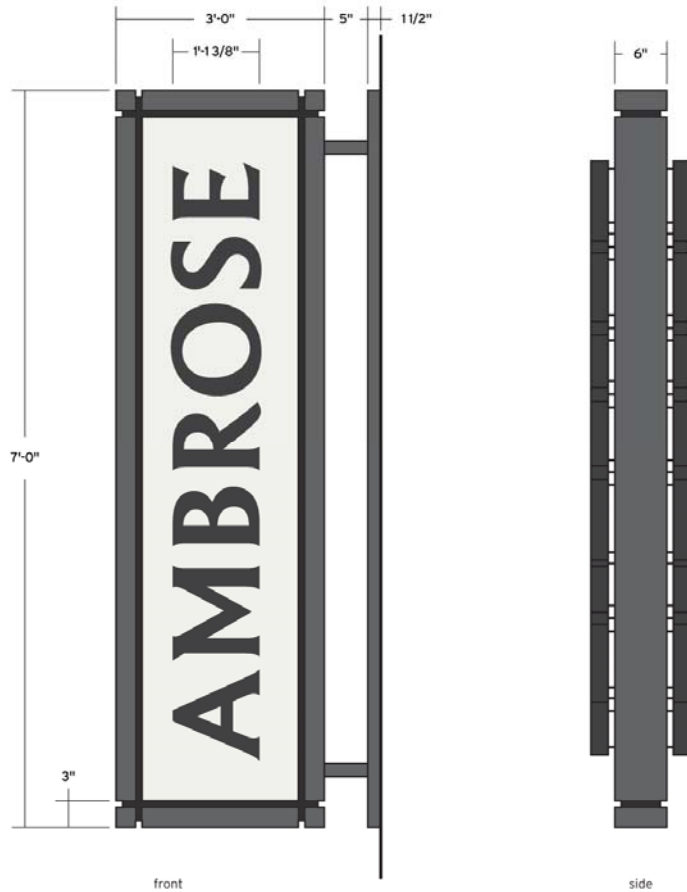


EXHIBIT A Standing Structure Sign - TYP.



General Description

Fabricated, painted, aluminum cabinet with aluminum standoffs and cover plate to conceal attachment. Cabinet graphics to be 2" deep, painted, reverse pan channel. Aluminum little pin mounted off cabinet.

Albireo – Demi Bold font

Sign Area: 20 (per side)

"The sign area of a monument sign shall not exceed 1.5 square feet per each foot of street frontage."

Note: Exact name to be determined with client

EXHIBIT B WALL SIGN - TYP.

VIII. DESIGN GUIDELINES

The Sepulveda Street Corridor Design Guidelines and Sustainable Standards, identified in Section 9138.18J 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 9138.18 Mixed-Use – Carson Street (MU-SB).
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 SEPULVEDA and PANAMA 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 Sepulveda Street and Panama Avenue 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 SEPULVEDA and PANAMA 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.

- 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/micro spray/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 time clocks to avoid over lighting 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 storm water 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 storm water runoff and minimize pollutant loading and erosion effects.
- During operation, BMPs will be employed to control storm water 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 Storm water 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.