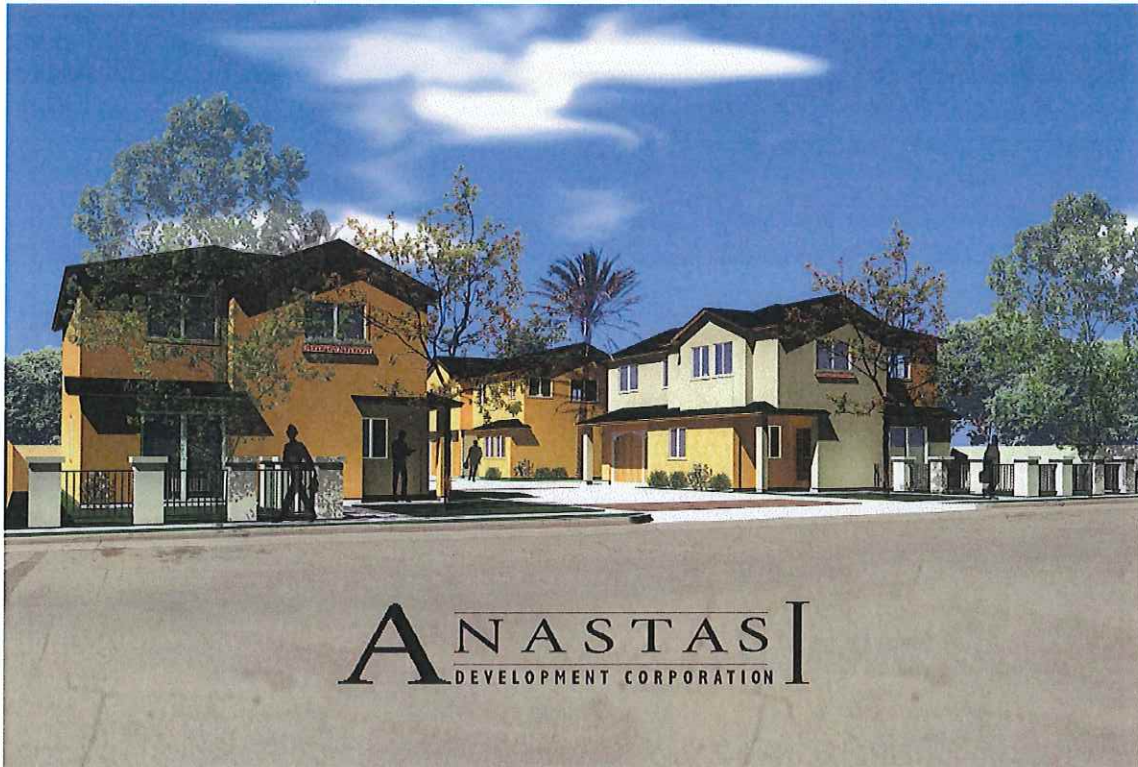


Ascot Village



Specific Plan January 2011



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1 INTRODUCTION

1.1 Project Summary

The Ascot Village Specific Plan has been prepared by Anastasi Development Company, LLC, the property owner. The site of this Specific Plan is located at 1249 W. 139th Street in the northeast quadrant of the City of Gardena. The property is 43,000 square feet in size, rectangular in shape with a street frontage of 100 feet and a depth of 430 feet. The Project will be developed in conformance with this Specific Plan as a residential community with 14 detached single family homes.

1.1.1 Project Team

Applicant

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Robert Stringfield Architect
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Torrance, CA 90503

Landscape Architect

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Redondo Beach, CA 90277

Civil Engineer

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TETRA TEC
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Irvine, CA 92618

1.1.2 Acknowledgements

City of Gardena Community Development
1700 W. 162nd Street
Gardena, CA 90247

1.2 Purpose and Intent

The City of Gardena's General Plan Housing Element identifies Specific Plans as the preferred method of implementing new housing developments in the City of Gardena. Section 5 C 7 of the Housing Element encourages the use of Specific Plans to promote residential development within the City where existing zoning requirements may not sufficiently accommodate the desired development. The use of Specific Plans provides flexibility in implementing design and development standards with the plan area.

This document serves as the Specific Plan for the development of Ascot Village. The Specific Plan provides a comprehensive set of plans, design standards, public improvements and implanting programs to ensure the orderly development of 139th Place in conformance with the City of Gardena General Plan and other adopted policies. The Ascot Village Specific Plan will provide a pattern to guide development of quality infill housing by establishing land use and design guidelines through a focused set of zoning regulations. When approved by the City of Gardena, the Specific Plan will serve both planning and regulatory functions.

1.3 Site Location and Description

The property is located in the City of Gardena which is situated north of the City of Torrance and on the west of the City of Los Angeles (Figure 1, Regional Location Map). Property access to the regional area is provided by three freeways located in the area, the San Diego, the Harbor, and the Century Freeways. These freeways facilitate vehicular access to the Greater Los Angeles Metropolitan Area.

More specifically the property is located at 1249 W. 139th Street in the northeast quadrant of the City of Gardena. Both Normandie Avenue and Western Avenue to the west of the property and Vermont Avenue to the east of the property are major north-south arterials. El Segundo Boulevard north of the property and Rosecrans Avenue south of the property are major east-west arterials. (See Figure 2, Vicinity Map). An aerial photograph of the neighborhood of the property is provided in Figure 3.

**FIGURE 1
REGIONAL MAP**



1.4 Existing Site Characteristics

The Site is rectangular in shape with 100 feet of street frontage and 430 feet of depth. The site is flat and has two vacant buildings located near the front of the property. The property was used as a single family residence in the past.

1.5 Relationship to Neighborhood

The Site is located in the northeast quadrant of the City of Gardena and is predominantly surrounded by residential land uses. The 139th frontage is primarily developed with single and multiple family residences in this area with multiple family residential uses extending to the west of Normandie. To the east of the Site, the area is principally developed with single family residential and multiple family uses. Ascot Village will be a gated community designed to provide both private access and a sense of security to its residents. Ample parking for residents and guests will be available on site to avoid impacting existing residents.

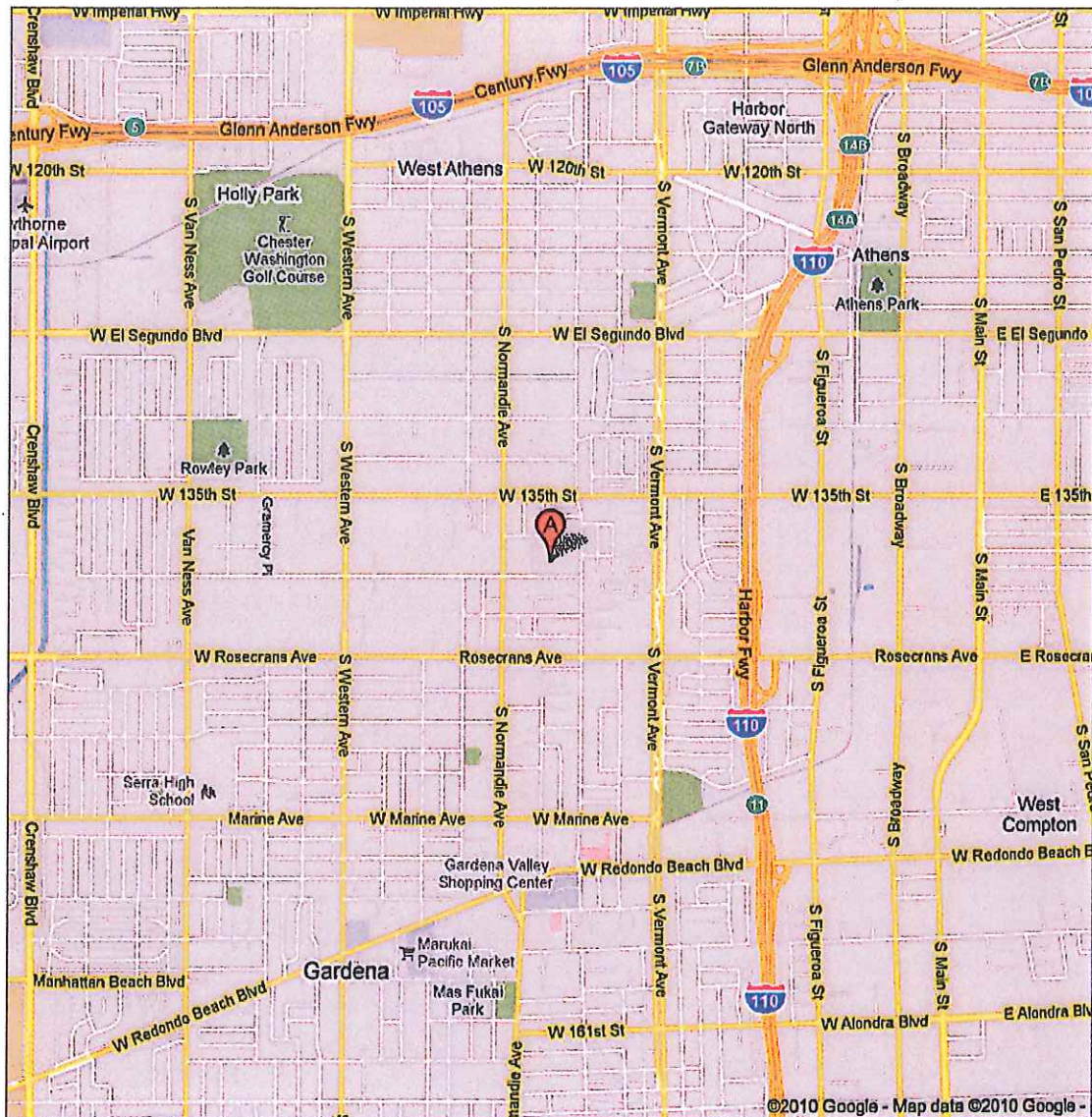
1.6 Environmental Analysis

A Phase I Environmental Assessment has been prepared for the Ascot Village site. The report points out that there is a low probability for contamination of the Site by hazardous materials. However, implementation of the Assessment recommendations will be implemented as part of the Specific Plan.

1.7 Related Applications and Documents

The project also requires a General Plan Amendment, Zone Change, Site Plan Review, and Tentative Tract Map. In addition to these applications, an environmental assessment pursuant to CEQA has been prepared by the City.

**FIGURE 2
VICINITY MAP**



1249 W. 139th Street, Gardena, CA

FIGURE 3
AERIAL PHOTO OF SITE



2 DETAILED DESCRIPTION OF THE SITE

2.1 Topography

The US Geological Survey (USGS) topographical map of the "Inglewood," California, 7.5—Minute Quadrangle was used to provide topographic data on the subject site. According to that map, elevation onsite is 50 feet above mean sea level and is virtually flat.

2.2 Geology and Soils

A geotechnical investigation of the proposed Ascot Village site will be conducted as part of the documentation for issuance of a grading permit. The purpose of this investigation will be to explore the sub-surface conditions, to evaluate the general soil characteristics onsite, and to provide preliminary geotechnical recommendations for design and construction of the proposed project. In addition, a Phase I Environmental Assessment has been prepared to analyze the potential for hazardous materials to affect the site. Both studies will be available prior to issuance of any building permits. Recommendations of the two studies will be implemented as part of the Specific Plan.

2.3 Hydrology

The site is virtually flat and is not located in any specified flood zone area, and there is no evidence of runoff (i.e., erosion) on the site. Project storm drainage will be carried from the site in the private street. The site surface drains southerly to 139th Street. Surface runoff will then flow to existing drainage facilities. It is anticipated that the 100 year storm event runoff will be approximately 1.75 cfs. In the area of the site, the historically highest ground water level was on the order of 25 feet below the ground surface and will confirmed as part of the geotechnical investigation of the Ascot Village Site.

2.4 Biological Resources

Review of aerial photographs indicates that the property has been utilized for field agriculture dating back to 1927. Subsequent to the agricultural uses; the property has been used for residential purposes. Accordingly, the property has been highly disturbed for decades and no native vegetation or wildlife species occur on the site.

2.5 Land Use

Ascot Village is a residential development consisting of 14 single-family detached homes. The area surrounding the project site is a mix of single-family and multi-family residential dwellings. The property is currently designated R-2. The site is adjacent to multiple and single-family dwellings. There are five (5)

single-family homes to the west, and a vacant lot to the east. The site is adjacent to multiple family residential on the front portion of the south side and the area west of the site across Normandie Avenue is predominantly multi-family residential. The residential development of Ascot Village is consistent with the overall land use pattern for the area and is compatible with the existing residential neighborhoods. There are two vacant single-family homes on the west portion of the project site fronting on Normandie Avenue. The two homes will be demolished prior to construction of Ascot Village.

2.6 General Plan and Zoning Designations

The City of Gardena General Plan designates the project site as. Medium Density as defined by the General Plan as "single, duplexes, multiple-family residences with a net density between nine (9) to thirty (30) dwelling units per net acre.

The Ascot Village Specific Plan is consistent with the Housing Element of the General Plan.

2.7 Circulation

Regionally, Ascot Village is located south of El Segundo Boulevard on 139th Street. Access to the Harbor Freeway is via Rosecrans Avenue. Access to the San Diego Freeway is via Normandie Avenue or the Harbor Freeway Interchange. The site is also in close proximity to the Century Freeway. Ascot Village fronts on the north side of 139th Street, just west of Budlong Street. Site access is by means of a street entry along 139th Street. The project will contain a turn around area near the middle of the property, primarily for emergency vehicular movement. The private interior street will adequately serve all units. Each garage will have its own access to the private street.

2.8 Cultural Resources

The current buildings on the site are vacant and have no relevant architectural or historical value. There are no other manmade features on the site.

2.9 Public Services

Public services are those functions which serve residents on a community-wide basis, such as fire and police protection and primary and secondary educational facilities. Ascot Village is an infill project in an otherwise developed area. Public services including fire, police, schools, libraries and solid waste disposal, which currently serve the existing residential neighborhoods, would be extended to serve project residents.

2.9.1 School Facilities

The Los Angeles Unified School District will serve the 139th Place project site. These schools include: Amestoy Elementary School at 1048 W. 149th Street, less than a quarter-mile from the site; Peary Middle School at 1415 W. Gardena Boulevard, and Gardena High School at 1301 W. 182nd Street. The elementary school is within walking distance of the site and the junior high and high schools are approximately 1 and 2 miles south of the site, respectively. It is anticipated that the proposed project will generate some school-aged children. Project impacts to the Los Angeles Unified School District will be mitigated by payment of fees at the time building permits are issued in conformance with State law.

2.9.2 Police and Fire Services

Police protection is provided by the City of Gardena Police Department. Fire service is provided by the County of Los Angeles Fire Department. The police department is located at 1718 W. 162nd Street, approximately 1.5 miles from the project. The closest fire station is located at 1650 W. 162nd Street approximately 1.5 miles from the project.

2.9.3 Library Services

A number of libraries are located in the vicinity of the project. These libraries include the Masao Satow Library at 14433 S. Crenshaw Boulevard, just south of Rosecrans Avenue and the Mayme Dear Public Library, located at 1731 W. Gardena Boulevard at Hobart Boulevard.

2.9.4 Solid Waste Disposal

Solid Waste services will be provided to the residents of Ascot Village by Waste Resources of Gardena.

2.10 Utilities

Utilities such as gas, water, electric, telephone and cable television will be supplied by existing public utility providers who currently serve the surrounding residential neighborhoods. Gas service will be provided by Southern California Gas Company. Proposed development on site will require a connection to the existing gas distribution lines in the project vicinity. Electrical service will be provided by Southern California Edison. SBC will provide telephone service to the project site. Cable service will be provided by Time Warner and any easements and utility lines on site will be relocated to accommodate the development plan. Any relocation will be undertaken without cost or service interruption to residents of the existing neighborhood. All utilities lines and conduit will be located underground.

3 SPECIFIC PLAN CONCEPTS

3.1 Project Goals and Objectives

One of the goals of the Ascot Village Specific Plan is to create a quality residential development in an urban location to provide much needed housing stock in the City of Gardena. The development provides housing to encourage the retention of resident and the attraction of new families looking to locate within the City of Gardena. The Specific Plan Goals can be expressed as:

- Providing additional home ownership opportunities
- Providing housing with moderate floor areas
- Assisting in meeting the regional housing need
- Providing housing opportunities for first-time home buyers

3.2 Opportunities and Constraints

This property provides an opportunity for infill residential development because it is located in an area planned, zoned and developed with multiple and single family residential uses. This means that public infrastructure existing in the area is capable of supporting this small project with little or no modification to major public systems. In addition, the site is flat with only two small buildings so that demolition and grading will be at a minimum. The two story structures are consistent with the height of the surrounding area.

3.3 Site Plan and Use Plan

Ascot Village is a single family detached condominium project with a landscaped parkway along 139th Street with building setback 20 feet from the front property line. There are a total of 14 detached single family homes in the development with seven located on either side of a central driveway. Gross residential density is 13.82 per acre (du/ac) which is in the medium density residential range of 9-30 du/ac. The Floor Area Ratio for the for the project is .47 and the Building Coverage Ratio is 30.5%

The development provides 8,001 square feet of private open space or about 18.6% of the lot area. Setback areas provide another 4,700 square feet of outdoor space or around 11% of the lot area. The driveway, turn around area, and guest parking spaces cover 15,400 square feet or approximately 35% of the lot area with hardscape.

The homes have been designed to provide functional living space and useable open space. This is achieved in a two story home with attached open space

areas for private use. Also the site provides 2 car garages for each unit and 7 guest spaces distributed throughout the site.

RESIDENTIAL LAND USE SUMMARY

FLOOR AREA RATIO

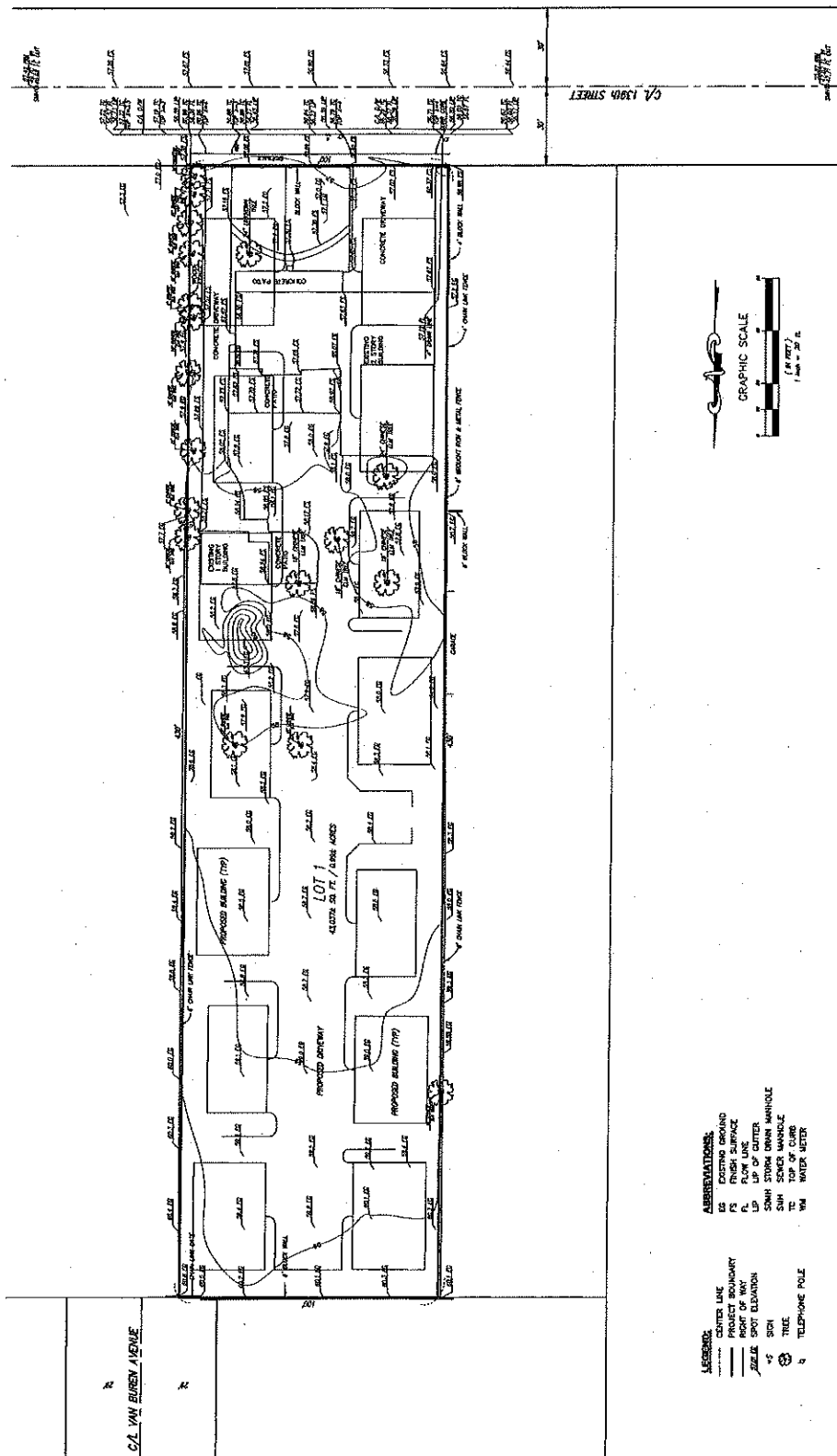
<u>Unit Type</u>	<u># of Units</u>	<u>Floor Area</u>	<u>Total Area</u>
Plan A	2	1,365	2,730
Plan B	3	1,603	4,809
Plan C	4	1,544	6,176
Plan D	5	1,355	6,675
Total Floor Area			20,390
Total Land Area			43,000
FAR (not counting garage)			.47

BUILDING COVERAGE RATIO

<u>Unit Type</u> <u>Area</u>	<u># of Units</u>	<u>1st Floor Area</u>	<u>Total</u>
Plan A	2	987	1,974
Plan B	3	1,000	3,000
Plan C	4	962	3,848
Plan D	5	858	4,290
Total 1 st Floor Area			13,112
Total Land Area			43,000
BCR			30.5%

THE EAST 100 FEET OF THE WEST 165 FEET OF THE EAST ONE-HALF OF LOT 37 IN BLOCK "A" OF STRAWBERRY PARK TRACT AS PER MAP RECORDED IN BOOK 4, PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, SAID EAST HALF BEING CALCULATED TO THE CENTER OF THE STREET ADJOINING SAID LOT ON THE EAST, AS SHOWN ON SAID MAP, EXCEPT THE NORTH 200 FEET OF SAID LAND.

FOR CONDOMINIUM PURPOSES



ABBREVIATIONS:

DEG	EXISTING GROUND
FS	FINISH SURFACE
FL	FLOW LINE
LIP	LIP OF CUTTER
SDMH	STORM DRAIN MANHOLE
SNH	SEWER MANHOLE
TC	TOP OF CURB
WM	WATER METER

LEGEND:

- - - -	CENTER LINE
=====	PROJECT BOUNDARY
-----	RIGHT OF WAY
<u>SIDE IN</u>	SPOT ELEVATION
+S	SIGN
(X)	TREE
b	TELEPHONE POLE

REMARKS:

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE LOS ANGELES COUNTY BENCHMARK (CARDENIA CLAD) NUMBER Y-7881, ROBIN TAG IN W CB 300MM(1") S/O BOR AT SW COR ROSECRANS AVE & SUDLONG AVE
ELEV = 53.701 FEET (NAVODE, 2005 ADJ.)



PREPARED BY:

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Irvine,
California 92618
(949) 727-7099
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TENTATIVE
TRACT NO. 71163

1249 W. 139th STREET
GARDENA, CALIFORNIA

1

1

T

1

1

1

T

FIGURE 4 - TENTATIVE TRACT MAP

3.4 Transportation and Circulation Plan

Neighborhood streets are the circulation system of a community and interconnect residents with each other, commercial establishments, employment areas and public places. The public rights of ways also provide for the movement of water, utilities sewage and storm water.

3.4.1 Public

All access to Ascot Village is from a driveway on 139th Street. A driveway approach will be constructed to City standards to reach the site.

3.4.2 Private

The on-site driveway will be 26 feet in width and provide two way vehicular movement. 14 guest parking spaces are dispersed throughout the site, off the driveway. A trash collection area is provided near the center of the property and a hammerhead turn around near the center of the site is provided for fire or other large vehicle turn around. CC&R's will specify that residents and guests may only park in designated areas without blocking the driveway.

3.4.3 Pedestrian and Mass Transit

Internal pedestrian access will be provided via the main entrance on 139th Street and mass transit is available on Normandie within walking distance of Ascot Village.

3.5 Grading Plan

Grading to create pads, driveway, and positive drainage will occur on the property in preparation for construction in conformance with the recommendations of the soils study.

All grading activities will be in compliance with the Gardena Municipal Code and the Uniform Building Code (UBC). There will be a minimal difference in elevation between the proposed pads and existing adjacent properties. It is anticipated necessary over excavation to prepare the site to accept some minor fill.

3.6 Public Facilities and Utilities Plan

3.6.1 Sewer Plan

Sanitary sewer lines set during the Ascot Village development will consist of a sewer main on-site, which will connect to a larger off site sewer main in 139th Street operated by the Los Angeles County Sanitation District

(LACSD). All on-site sewers will be offered for dedication to the LACSD or will alternatively be maintained by the Homeowners Association. If needed, existing easements and sewer lines will be relocated to accommodate the Ascot Village site plan. Any relocation will be undertaken without cost or service interruption to the residents of the existing of the existing neighborhood.

3.6.2 Water Plan

Water service will provided to Ascot Village by the Southern California Water Company. It is anticipated the project will connect to an existing water main in 139th Street.

3.6.3 Drainage Plan

Prior to the recordation of the final map for Ascot Village, a Storm Water Pollution Plan will be prepared to comply with Regional Water Quality Board requirements. The property will sheet flow into on-site curb and gutter, which will channel flow off-site to the public drainage system.

3.6.4 Solid Waste

Solid waste services will be provided to the residents of Ascot Village by Waste Resources of Gardena, a joint public-private company.

3.6.5 Energy Plan

Proposed development on-site will require connection to the existing gas distribution lines to the project vicinity. Electrical service will be provided by Southern California Edison.

3.6.6 Utilities Plan

Ascot Village will relocate any existing gas, power, and telephone and cable television facilities in the project vicinity, as needed.

3.7 Recreation and Open Space Plan

3.7.1 Open Spaces

Buildings cover approximately 30.5% of the overall project site. The remaining 69.5% of the site is dedicated to rear yards, private interior roadway, and open space in the form of common landscaped areas. The private open space area covers approximately 18% of the overall project site. Common Landscape areas amount to approximately 5% of the site. These open space areas are categorized as private open space and open space areas maintained by the Ascot Village Homeowners Association. The private Open space areas include the backyards of each individual

residence. Common open space areas are located along the gated entry along 139th Street and internal street frontages.

3.7.2 Recreation

An in lieu park fee will be paid to the City prior to issuance of any building permits to mitigate additional burden on parks and recreation resulting from the additional residents of Ascot Village. A number of public parks and recreational facilities are in close proximity to Ascot Village. The closest city park to the project site is Vincent Bell Memorial Park at 14708 South Halldale Avenue, less than one-half mile northwest of the project site, Rosecrans Recreational Center at 840 W. 149th Street, in the city of Los Angeles, is less than one mile south of the project site. Facilities include picnic and children's play areas, lighted baseball field, two volleyball courts, indoor and outdoor basketball courts, meeting room and gymnastic area. The 17.1 acre Rowley Park is located nearby at 13220 S. Van Ness Avenue. Facilities include four lighted baseball fields, four lighted tennis courts wading pool, three children's play and picnic areas, lighted basketball and handball courts, activity building, auditorium and weight room. Other parks in the project vicinity include the 2.3 acre Thornburg Park, which is located just north of Marine Avenue and near the corner of Van Ness and 134th Street include extensive recreational facilities. In addition to the public parks, school outdoor play areas also are located near the project

Other recreational facilities are located at George Freeman Park, Primm Memorial Pool, Rush Memorial Gymnasium, and south Gardena Park near the project site. The City of Gardena Municipal swimming pool, Harvard Parkette, and the Community Center are also near the project site. No on-site recreational facilities will be provided.

3.8 Fire Protection and Fuel Modification Plan

Because the Ascot Village development is located in an existing developed community, there is no native vegetation adjoining the property that would require a fuel modification zone.

The Ascot Village development will have one-point of ingress and egress. This will provide ample emergency access to the site. Additionally, an emergency vehicle turn around will be located in the middle of the site and a fire hydrant will be placed adjacent to the site on 139th Street. Furthermore, the Ascot Village site plan will conform to all applicable Los Angeles County fire standards for new development.

3.9 Natural and Man-Made Resources Protection

As the site has been the focus of commercial agricultural use for many years, there are no known natural or man-made features that would require protection.

3.10 Phasing Program

Perimeter walls and landscaping will be constructed prior to construction of the units. It is anticipated construction of the units will begin with those closest to the rear of the property and culminating with the completion of the homes located along 139th Street.

3.11 Homeowner's Association

Ascot Village will be served by a homeowner's association that will be comprised of residents living within the development in accordance with the CC&R's. Prior to the issuance of building permits, the builder will obtain approval of the CC&R's by the City and the California Department of Real Estate. The Ascot Village Homeowner's Association will be responsible for maintaining the perimeter walls, automated irrigation, and landscape areas, private roadways and common areas of the development. Common areas include landscaping along 139th Street, as well as the area along the driveway and the landscaping associated with the project entry.

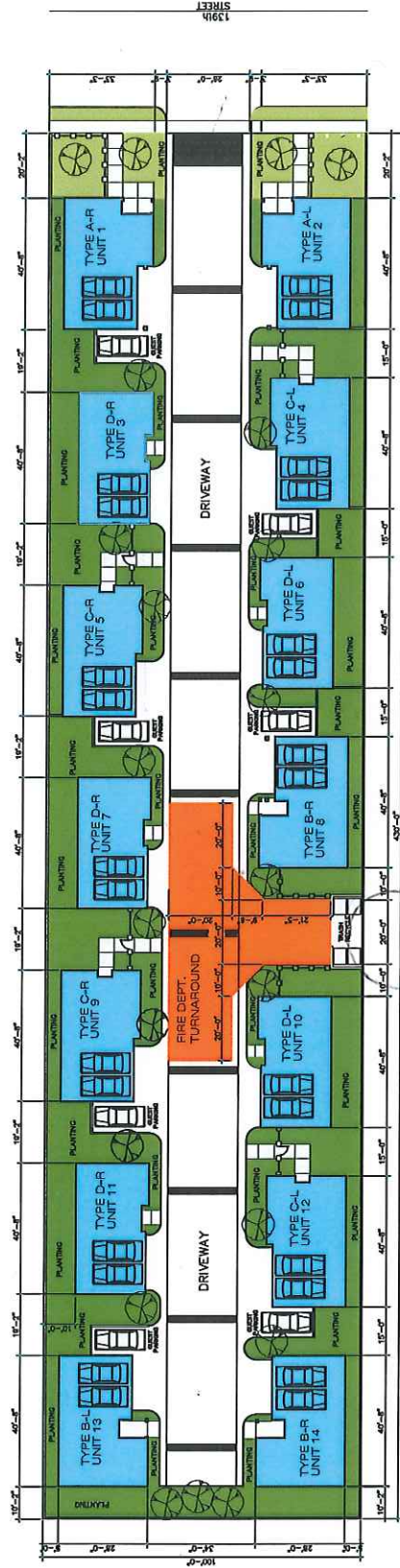
3.12 Landscape Plan

A landscape plan has been prepared by a licensed architect as set forth in Figure 5 of this document.

Following are recommended plant palettes and guidelines which establish the desired character of Ascot Village. Plants have been selected to enhance the project entry, common area, adjoining homes and streets, and to provide landscaping relief to soften architecture. Special attention has been paid to the selection of plants that are horticulturally adaptive to the characteristics of an in-fill housing site and are suited to the climate, soils, and irrigation water.

1. All plant materials shall be served by an automatic, underground irrigation system utilizing backflow devices, controllers, and other irrigation elements shall be screened
2. All new trees shall be staked provided with a greater support design.
3. Ground cover shall be spaced to ensure total infill within six months of planting.
4. Only live plant materials (not simulated) shall be used in landscaped areas (trees, shrubs, and ground cover).
5. Selection of plant materials shall be based on a year round basis as well as form, texture, shape, and ultimate growth.

6. Plant species shall be tolerant of the local environmental conditions and relatively free from pests and disease.
7. Plant species which are native or well adapted to local climatic conditions are recommended because they require less water and maintenance.
8. All street trees shall be deep-rooted, canopy-type trees suited to urban conditions.
9. All street trees shall be 24 inch box; all other on site trees shall be 15 gallon, all shrubs not used as ground cover shall be 5 gallon.
10. Landscaping shall generally be provided to soften architecture and hardscape. Planting shall occur around building perimeters to reduce building scale and to integrate development into surrounding neighborhood.



139 TH STREET GARDENA, CA

SITE PLAN

SCALE: 1" = 16'
0 8 16 24 32

14 UNIT SINGLE FAMILY DEVELOPMENT



ANASTAS
DEVELOPMENT CORPORATION

FIGURE 5 – SITE PLAN

4 DEVELOPMENT REGULATIONS AND STANDARDS

4.1 Development Standards and Regulations

The standards contained in this section shall apply to all land and building within the Ascot Village Specific Plan area, as depicted in Figure Land Use/Site Plan. The project consists of 14 detached single family homes that will be developed under a multiple lot Condominium Plan as shown in Figure 6 Tentative Tract Map. The development standards for Ascot Village are based on Chapter 18.14 Single Family Residential Zone of the Gardena Municipal Code as modified in the standards below and as referenced in the Tentative Tract Map. The project shall be governed by the provision of Zone R-2, otherwise noted in this document or the related Tentative Tract Map.

4.1.1 Single Family Residential Zone

Ascot Village is planned as a medium density single family residential development. Therefore, the Specific Plan sets forth the following standards:

4.1.1.1 Density

A maximum of one dwelling unit per twenty-nine hundred (2900) square feet or 15 units per gross acre is allowed.

4.1.1.2 Floor Area Ratio

The livable floor area ratio for Ascot Village shall not exceed 50%. No dwellings shall be built, modified or remodeled in any way, which will result in the livable floor area ratio for Ascot Village to be greater than 50%.

4.1.1.3 Dwelling Unit Size

Units shall have a minimum of twelve hundred (1200) square feet of floor area.

4.1.1.4 Building Height

The maximum building height shall not exceed twenty-seven (27) feet.

4.1.1.5 Distance Between Buildings

A minimum of fifteen (15) feet of separation shall be maintained between buildings side by side. A minimum of thirty (30) feet of

separation shall be maintained buildings arranged front to front. However, architectural pop-outs including fireplaces balconies, bay windows and eave overhands are allowed to project into the above setbacks between buildings up to a maximum of two (2) feet for side separations and three (3) feet for either front or rear separations.

4.1.2 Uses Permitted

All uses permitted in the R-2 zone of the Gardena Municipal Code are permitted.

4.1.3 Uses Permitted Subject to a Conditional Use Permit

Other uses may be permitted in this Specific Plan Area subject to the issuance of a conditional use permit as set forth in Section 18 12.0.30 of the Gardena Municipal Code.

4.1.4 Property Development Standards

The Ascot Village Specific Plan is a detached condominium project and as such there are no individually owned lots. The homes within the Specific Plan Area are sited on common interest lots. Common interest lots are legal lots where one or more homes are located. In addition to the common interest lots, which are numbered, there are common area lots for landscaping, streets and open space. The lot arrangement is shown on the Tentative Tract Map.

4.1.5 Fences

The provisions of Section 18.42.070 of the Gardena Municipal Code shall apply, except that:

- a. Perimeter fencing facing public street shall be constructed of twelve 12 inch square by three (3) foot high decorative concrete pilasters spaced 5 feet on center with decorative tubular steel fencing between the pilasters.
- b. Perimeter fencing adjoining existing residences shall be in the form of a concrete block wall or similar material. Such fencing shall not exceed eight (8) feet in height.
- c. Within the Specific Plan Area interior wood fencing shall be allowed in the side or rear private areas. This fencing shall not exceed six (6) feet in height.
- d. All fencing shall be maintained by the Ascot Village Homeowner's Association.

- e. No fences, except those walls shown on the Site Plan shall be permitted in the front open space area.

4.1.6 Swimming Pools

The provisions of Section 18.42.090 of the Gardena Municipal Code shall apply, except swimming pools are permitted within five (5) feet of any fence or wall.

4.1.7 Structures

No enclosed, permanent attached or freestanding accessory buildings are allowed. Building expansion or additions are not allowed. Open patio covers of wood or plastic or open gazebos are allowed provided that it does not exceed twelve (12) feet in height and is set back a minimum of five (5) feet from the side or rear yard fence. Any such structure shall be subject to conformance with the standards and requirements of the 139th Place CC&R's. Any structures that are allowed shall be finished in such a manner as to complement the color scheme and architectural style of the adjoining structure.

4.1.8 Satellite Antennae

Satellite antennae shall be installed only in the private rear yard areas of residences and shall not be visible from public rights of way or from private roadways within Ascot Village. Location and screening shall comply with Section 18.42.030 of the Gardena Municipal Code.

Installation of satellite antennae are also subject to compliance with the provisions of the Ascot Village CC&R's.

4.2 Recreation and Open Space Standards

Each unit shall have an Exclusive Use Easement for its rear and side yard areas. The Exclusive Use Easement areas will provide the homeowners with private and semi-private open space. Each Homeowner will be responsible for maintaining the landscaping and hardscape in the Exclusive Use Easement Area. Landscaped and hardscaped areas outside the Exclusive Use Areas will be maintained by the Homeowner's Association. All landscaped and hardscaped maintenance will be subject to the requirements of the CC&R's.

4.3 Parking

The provisions of chapter 18.40 of the Gardena Municipal Code shall apply except as follows: The Ascot Village Specific Plan provides two (2) attached garage parking spaces per unit and 14 uncovered non-exclusive guest parking spaces. Garage parking spaces are at a minimum ten (10) feet wide by twenty

(20) feet deep. Guest parking spaces are a minimum of nine (9) feet wide by twenty (20) feet deep. Garages are equipped with a roll-up garage door and an automatic garage door opener. A minimum of two hundred (200) cubic feet of storage space shall be provided in the garage area, outside of the parking space area, in the garage of each unit.

4.4 Non-Conformities

Any non-conforming land uses will be subject to Section 7 Implementation of this Specific Plan.

4.5 Lighting Standards.

Driveways and other public spaces shall be lighted. Appropriate lighting such as street lamps and spot lights shall be utilized at the entrance to Ascot Village for safety and aesthetic purposes. However all lighting within the community will be located in such a manner as to reduce impact to adjoining residents.

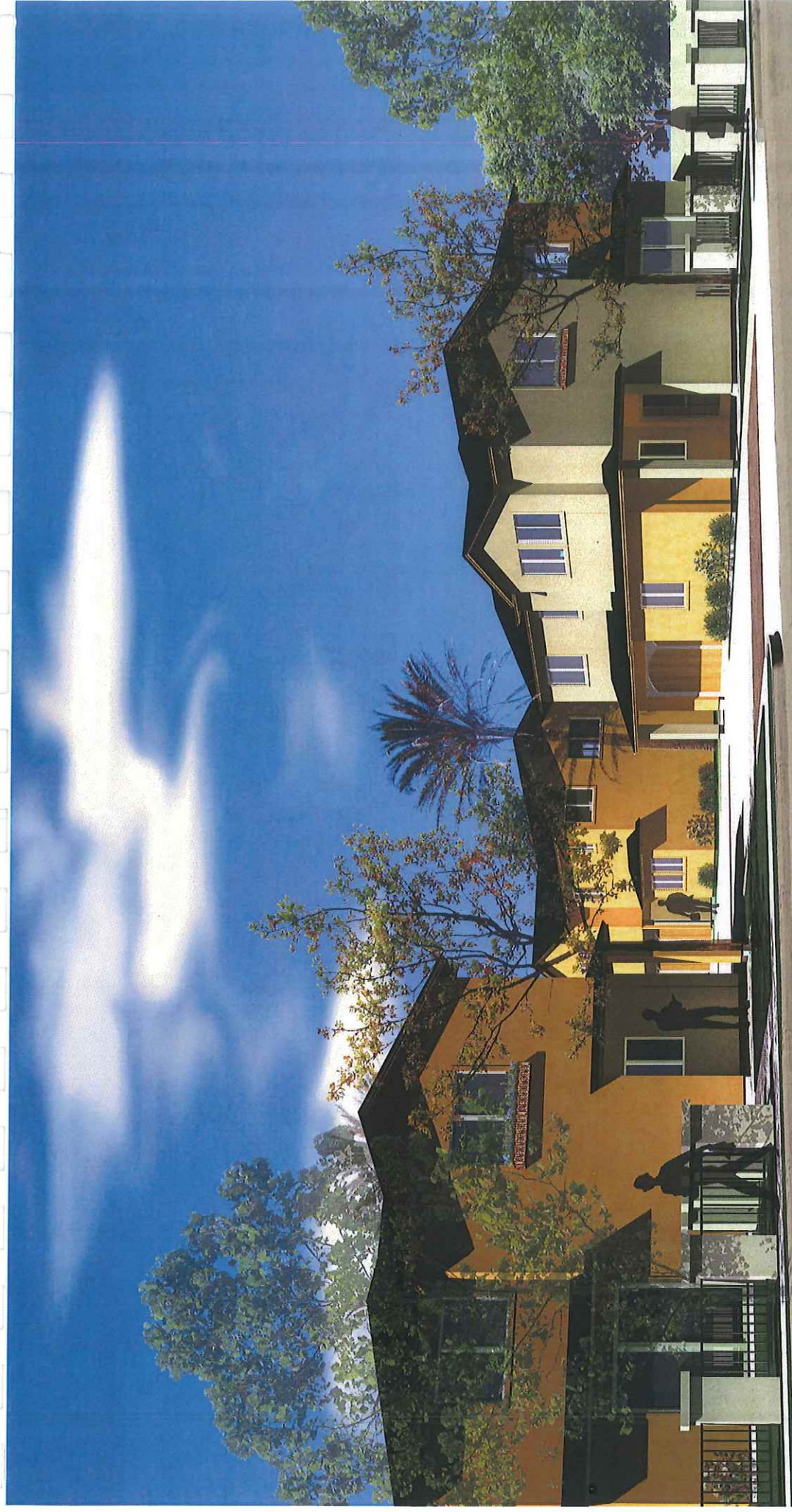
4.6 Sign Program

The provisions of Chapter 18.58 of the Gardena Municipal Code shall apply.

Address numbers will be lighted for safety and aesthetic purposes.

4.7 Maintenance Standards

The provision of Section 18.42.130 shall apply except that all trash containers shall be stored in such a manner s they are not visible from the public right-of-way and private roadways.



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FIGURE 6 – 139TH STREET ELEVATION

5 DESIGN GUIDELINES

5.1 Architectural

A uniform design standard will be maintained throughout the development to guarantee continuity. The residential architectural design guidelines for Ascot Village have been developed to provide general design criteria and guidance for development of the homes in the Ascot Village Specific Plan Area. These guidelines have been developed to establish a high level of product quality, to assure both variety and compatibility, and to enhance the community's overall aesthetic value. In addition to City review of the development for conformance with the Ascot Village Specific Plan, CC&R's will be established that create detailed additional architectural Controls for the Project.

The proposed urban infill site is 43,000 square feet of land bordered by one and two story single family homes on the north, east, and easterly half of the south sides. The westerly half of the south side is bordered by multiple family housing and multiple family housing predominates to the west, across Normandie Avenue. The design includes three unit types, the three types; the third type has only one unit. The architectural style is a blend of Spanish and Monterey styles associated with Southern California. Finished texture will be consistent throughout the development.

The floor plans include a master bedroom and two additional bedrooms except for one unit which has a master bedroom and one additional bedroom on the second floor with a master bath and second bath and a laundry area as well as closet space. The ground floor includes a two car garage with a storage area, along with the kitchen, living room and dining room, a bathroom, an office/den or bedroom. The units all have traditional tile roofs, stucco exterior and plaster foam trims. The covered porch entry creates a sense of arrival. The color scheme of the units is coordinated to provide a quality aesthetic appeal.

5.1.1 Elevations

Front elevations will include design elements to provide interest, character, and relief. These elements include bay windows, columns, accent molding, and covered entries. Side and rear elevations include windows for architectural relief and for maximum natural lighting of the interior livings.

5.1.2 Doors and Windows

Doors and windows shall be made of wood, vinyl, vinyl clad wood, steel, or factory painted aluminum. Glazing shall be clear glass with no more than ten percent day light reduction, except as allowed in the design guidelines in the 139th Place CC&R's. Windows may be accessorized through the use trim molding.

5.1.3 Gutters and Downspouts

Gutters shall be colored to match the adjacent trim and fascia of the home. Downspouts shall be colored to match the surface to which they are attached. Vents, pipes, gutters and flashing will be painted to match the adjoining exterior color, e.g., roof color or stucco color.

5.1.4 Garages

All homes shall have a roll-up garage door. A secondary trim color may be used to provide contrasting accents to the garage and adjoining trim. The garage shall have a minimum dimension of 20' x 20' feet for parking purposes.

5.1.5 Roofs and Chimneys

Roofs shall complement the style, materials and scale of the building. Roof overhangs are encouraged because they provide shade and are aesthetically pleasing. Acceptable roofing materials may include clay tile, concrete tile or other materials that meet minimum fire resistant criteria and are consistent with the architecture. Pitched roofs are required. Flat roofs are not allowed. If chimneys are provided, they should complement the architectural theme and be constructed of materials compatible with the structure's building material.

5.1.6 Building Materials

Stucco, plaster, brick, stone, and veneer shall be the primary building wall and façade treatments. Limited use of wood is permitted, particularly for structural elements such as door frames, posts, and beams. Stucco finishes may be either roughly textured or smooth.

5.1.7 Colors

Paints and stains shall be subdued and limited primarily to soft pastels, neutral colors, grays, whites, off whites, and light to medium earth tones. Bolder accent colors shall be limited to moldings, doors, window frames, fascias, awnings, shutters, cornices, accent trim, and other appropriate features.

5.2 Landscape and Streetscape Concept

All improvements within the Ascot Village Specific Plan area shall comply with the landscaped planned shown in Figure 9. Because of the nature and density of Ascot Village, it is essential that landscape and open space areas be thoughtfully designed. The intent of the plan is to soften the architecture and hardscape through the use of plants and trees that complement the adjoining structures. As an example, tall trees will be located near buildings while low evergreen shrubs

will be located adjacent to walls and common areas to provide variation, color and further softening of the hardscape.

In addition, the landscape plan will provide visual and noise buffers where required and creates a recognizable neighborhood through the use of a common landscape theme.

5.2.1 Views

The project can be viewed primarily from 139th Street. The entrance will be decorated with an enhanced entry paving. Trees will be carefully placed to frame the entrance while not impacting adjoining homes. Homes in the project area will be buffered from the project by the landscaped setbacks along the perimeter of the property which will be maintained by the Ascot Village Homeowner's Association.

5.2.2 Irrigation

The irrigation systems for Ascot Village shall conform to the City of Gardena standards. Each circuit within the landscape irrigation system shall be capable of meeting the minimum needs of the mature plant material during peak demands within a weekly irrigation schedule. When selecting plant materials for the project, species of similar moisture needs should be grouped together to minimize the need for redundant or highly complex irrigation systems. Irrigation adjoining the public right-of-way and common areas shall be by means of automatically controlled spray, bubbler, and drip irrigation systems. All irrigation systems shall be efficiently designed to reduce over spray onto walks, walls, pilasters, street and other non-landscaped areas.

5.2.3 Lighting

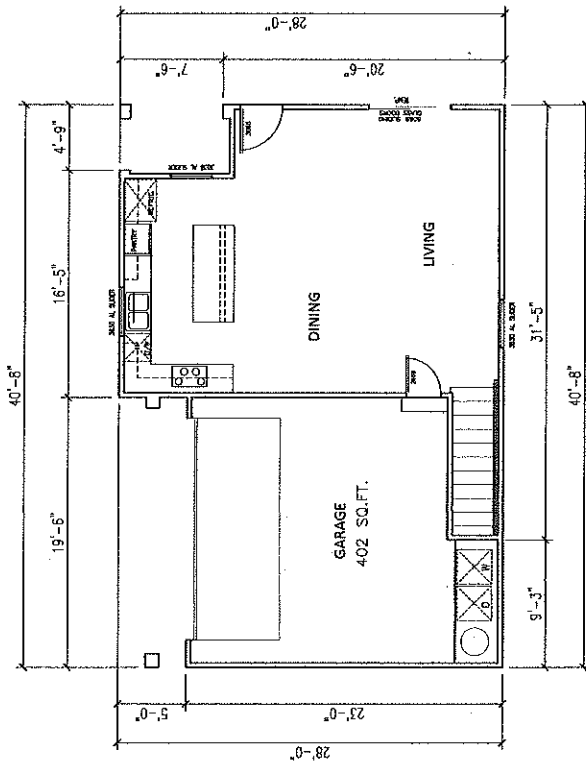
The driveway and other public spaces shall be lighted. Appropriate lighting such as street lamps and spot lights will be utilized at the entrance for safety and aesthetic purposes. All lighting within the community will be located in such a manner as to reduce impact to the adjoining homes. Trees located at the project entry may be lighted for aesthetics. In such instances, lighting fixtures should be recessed or hidden by foliage so as not to be readily visible.

5.2.4 Walls and Fences

Multiple wall and fence types will be used throughout Ascot Village and used for privacy, sound attenuation, articulation, and security purposes. A variety of materials may be utilized including wood, stucco, brick, stone, concrete block and painted metal such as wrought iron or chain-link. The use of brightly colored walls or fencing not permitted.

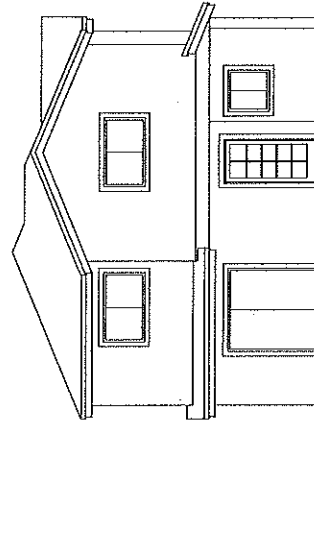
5.2.5 Mailboxes

Mailboxes shall meet the US Postal Service standards. Mail will not be delivered to individual homes in Ascot Village but will be delivered to gang mailboxes provided by the US Postal Service. There will be one or two gang mailboxes near the entry along 139th Street.

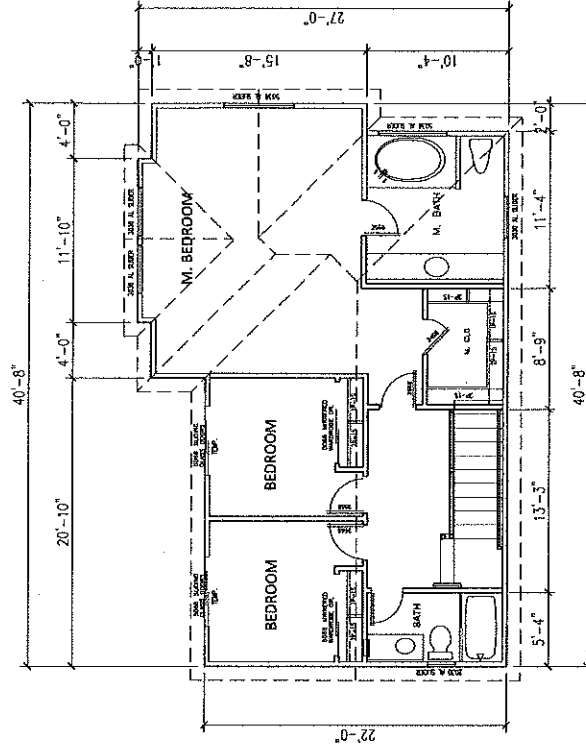


FIRST FLOOR

GARAGE 402 SQ.FT.
FIRST FLOOR 585 SQ.FT.



FRONT ELEVATION



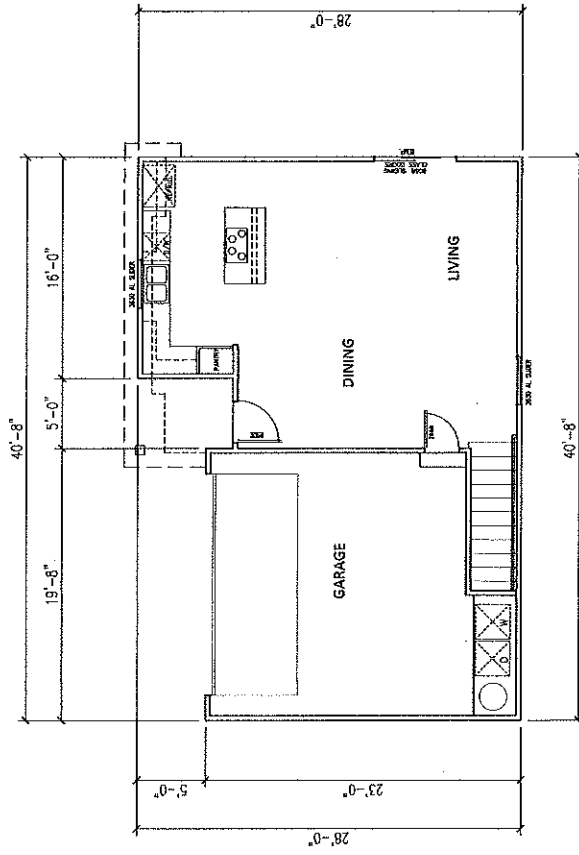
SECOND FLOOR

SECOND FLOOR 963 SQ.FT.
TOTAL 1365 SQ.FT.

A-UNIT

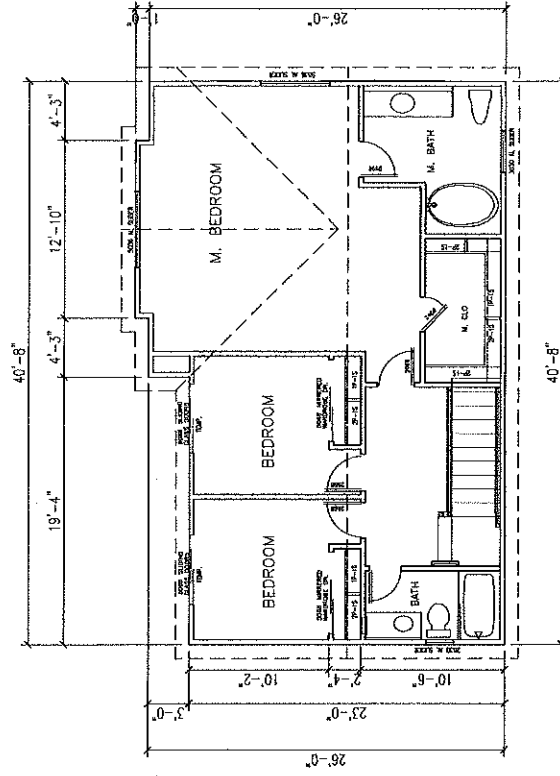
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FIGURE 7 – PLAN A



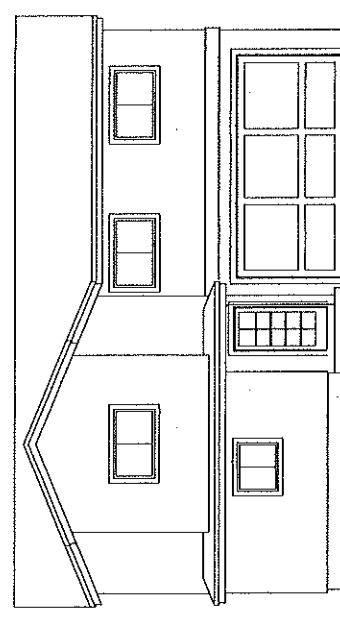
FIRST FLOOR

GARAGE 402 SQ.FT.
FIRST FLOOR 598 SQ.FT.



SECOND FLOOR

SECOND FLOOR 1005 SQ.FT.
TOTAL 1603 SQ.FT.

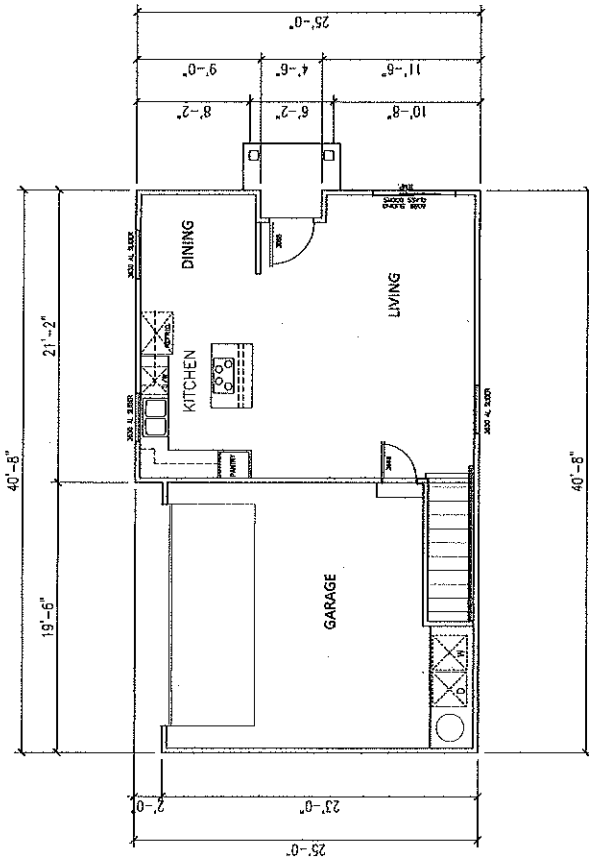


FRONT ELEVATION

B-UNIT

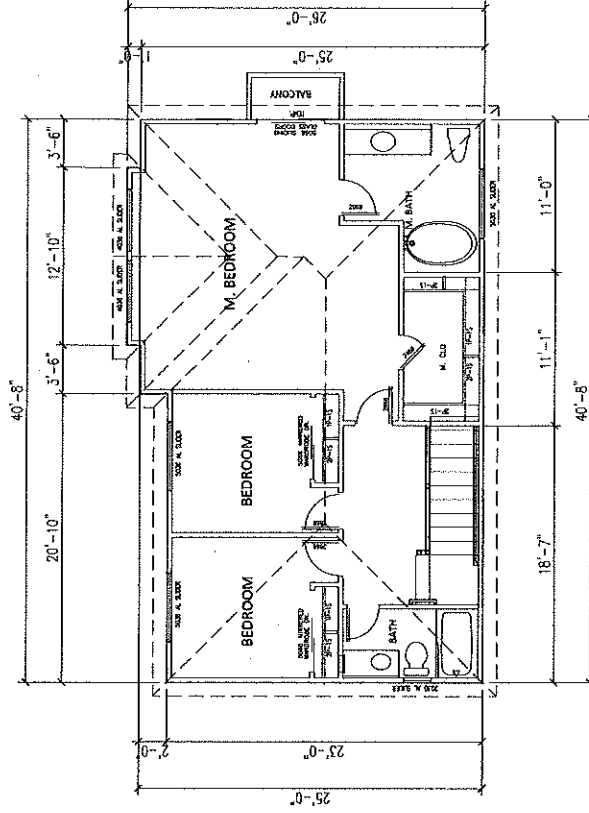
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FIGURE 8 – PLAN B



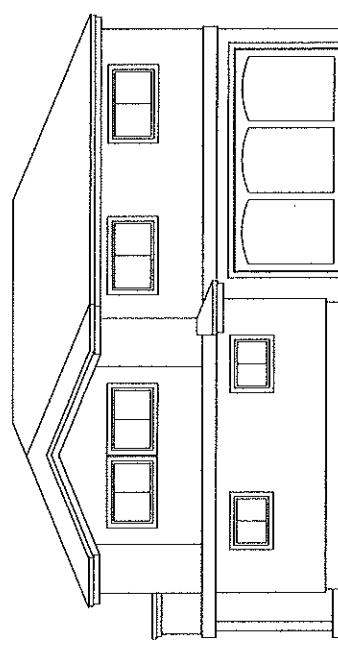
FIRST FLOOR

GARAGE 402 SQ.FT.
FIRST FLOOR 550 SQ.FT.



SECOND FLOOR

SECOND FLOOR 984 SQ.FT.
TOTAL 1544 SQ.FT.

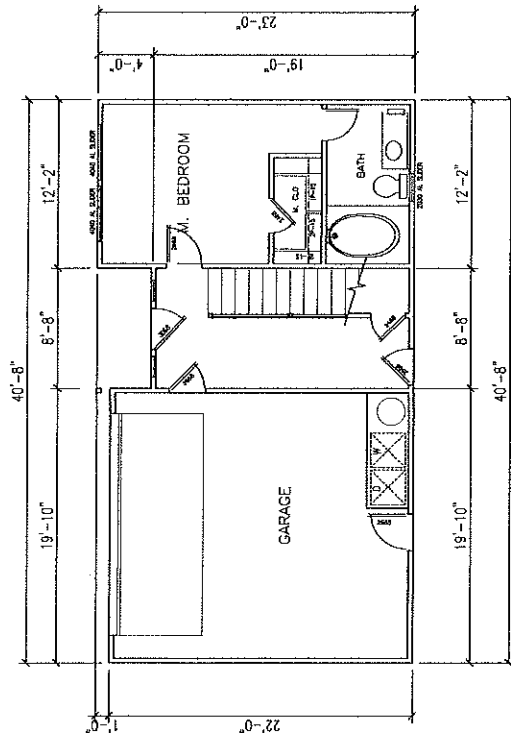


FRONT ELEVATION

C-UNIT

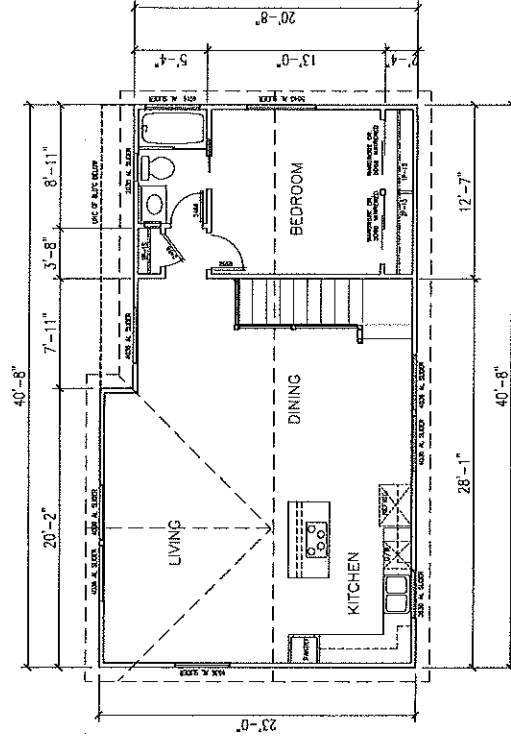
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FIGURE 9 - PLAN C



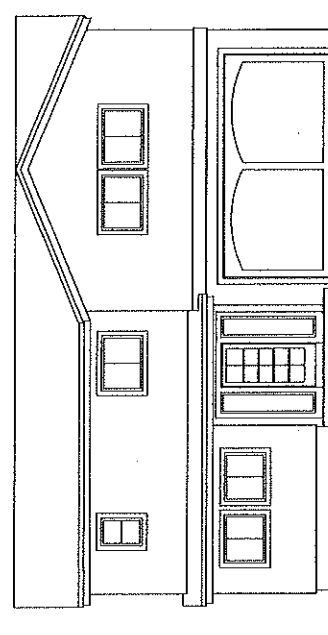
FIRST FLOOR

GARAGE	408 SQ.FT.
FIRST FLOOR	450 SQ.FT.



SECOND FLOOR

SECOND FLOOR	885 SQ.FT.
TOTAL	1335 SQ.FT.



FRONT ELEVATION

D-UNIT

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FIGURE 10 – PLAN D

6 GENERAL PLAN CONSISTENCY

6.1 Applicable Goals and Policies

The Ascot Village Specific Plan is designed to be consistent with the City of Gardena General Plan. The overall relationship between this plan and the City of Gardena General Plan is that the Specific Plan provides a site specific detailed description of regulations, standards and guidelines from implementing the General Plan's Goals and Objectives for the subject site.

Pursuant to Government Code section 65451, a Specific Plan is required to contain a statement of the relationship of the Specific Plan to the General Plan. Consistency with the General Plan is achieved when the land use(s) of the Specific Plan are compatible with the objectives, policies, general pattern of land uses and programs contained in the General Plan. Consistency is defined as "an action, program or project that is consistent with the General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct their attainment." This statement from the governor's Office of Planning and Research describes how a specific plan should be consistent with the General Plan. A detailed discussion of Ascot Village Specific Plan is consistent with the General Plan

6.2 Land Use Element

The purpose of the Land Use Element of the Gardena General Plan is to improve the use of land and the relationships between uses in the best interest of the health, safety, welfare, and convenience of the general public. The Land Use element is the foundation of the general plan system. How Ascot Village is consistent with the Land Use Element's residential objects is described below:

6.2.1 To preserve and protect existing single family residential developments

The Ascot Village Specific Plan calls for the development of detached single family homes under a condominium plan on an in-fill site zoned for multiple family housing and General Plan for residential development

6.2.2 To provide uniform and high quality park and recreational opportunities to all areas of the City.

Residents of Ascot Village will have access to existing public parks located in the vicinity of the site. Vincent Bell Memorial Park and the Rosecrans Recreational Center are the nearest public parks and are located one-half mile west and 1 mile southeast of the Specific Plan Area. Additionally, Ascot Village will enhance the park recreational opportunities in the City of Gardena through the payment of park and recreational fees.

6.2.3 To preserve and maintain the City's low and low-medium density residential and low building height profile and character.

The Ascot Village Specific Plan is a residential development that falls into the low to medium density range for medium residential density land use as designated in the General Plan Land Use Map. The project abuts low density single family residential development on the north, east sides and half of the south side. On the front half of the south side the project abuts attached multi-family residential and attached multiple family residential predominates on the west side of 139th. The Ascot Village homes are all detached two story single family structures and will maintain a 27 foot height limit.

6.2.4 To promote construction of high-quality residential developments with ample open space, leisure, and recreation facilities.

Ascot Village will develop 14 high quality and aesthetically pleasing single family homes as called for in the General Plan. Approximately 28% of the lot is open space areas. Each home will have private open space of at least 250 square feet for private leisure activities. Public parks located in the vicinity provide active recreational opportunities for residents.

6.2.5 To encourage the development of viable, attractive neighborhoods free from blight and deterioration.

Ascot Village will replace a blighted and deteriorated property with an attractive, integrated and well planned community. Through the use of quality architectural design enhanced by a coordinated landscape plan, will improve the character of the surrounding area.

6.3 Circulation and Scenic Highway Element

The Circulation and Scenic Highway Element provides guidelines for improving circulation of the automobile, truck, transit, bicycle, pedestrian, and rail. Ascot Village is located on the north side of 139th Street, east of Normandie. Furtherance of the general goals of this element by the Ascot Village Specific Plan is demonstrated below:

6.3.1 Provide a system of streets and highways which will promote the safe and efficient movement of future traffic and goods throughout Gardena.

Access to Ascot Village will be provided via a private road connecting to 139th Street. An on site turn around area is provided for emergency vehicles. The addition of this private entry will not adversely affect the safety of traffic movement through the city.

6.3.2 Develop a circulation system which is economically feasible and consistent with the previous local and regional planning efforts.

Ascot Village entry and road will be constructed to accommodate local and regional planning efforts without any undue cost to or affect to the City of Gardena or surrounding neighborhoods. The City's circulation system, economic feasibility and regional planning efforts will be unaffected by construction of this residential project.

6.3.3 Discourage use of residential and local streets by through traffic.

The Ascot Village internal circulation system will have one access point. No through traffic will occur within the project.

6.3.4 Complement and reinforce the land use element wherever possible. It is most important that the circulation serve the proposed land use, rather than opposite.

The existing circulation system will adequately serve the project. Development of residential uses on the site is consistent with the property's proposed medium density residential land use designation.

6.3.5 Establish policies which will improve mobility for the non-driving segments of Gardena's population.

Project residents will have access to existing transit opportunities in the project vicinity. Local transit access can be accessed on Normandie Avenue and on Rosecrans Avenue to the north.

6.3.6 Provide a circulation system which will have a favorable environmental impact upon the Gardena area.

The project's internal circulation system will be self-contained, and will have no adverse impacts on the Gardena area.

6.4 Housing Element

The Housing Element provides the City with guidelines for existing and future needs of the community, and includes policies and programs aimed at defining these goals. As stated in this element "a major impediment of future housing in Gardena is the limited supply of vacant or underutilized parcels suitable for residential zoning and/or development." Implementation of the Ascot Village Specific Plan will overcome this impediment by providing a new residential development on an underutilized parcel. Project consistency with the objectives of the Housing Element is provided below:

6.4.1 To maintain and enhance the stability and quality of the City's housing stock and residential neighborhoods.

Ascot Village adds 14 single-family, detached residences to the City's overall housing stock. This high quality residential neighborhood creates an attractive living environment for prospective home buyers in this residential area of Gardena.

6.4.2 To provide opportunity for increasing the supply of affordable housing units within the City.

The medium density development proposed at Ascot Village will provide a higher number of affordable homes than a lower density zoning would provide.

6.4.3 To minimize the impact of governmental constraints on housing construction and costs.

Current traditional zoning regulations and standards would not accommodate the more desirable residential development that is proposed under this Specific Plan. The Specific Plan minimizes the impact of zoning constraints while positively contributing to the overall residential character of the City of Gardena.

6.4.4 To encourage development of housing to meet the City's local housing needs and meet its share of regional needs to the extent possible.

The decreasing inventory of developable area in the more urbanized areas of the Los Angeles region threatens the region's ability to provide housing opportunities for the growing population. Ascot Village contribution of housing will assist the City in meeting its share of regional housing needs.

6.5 Safety Element

The Safety Element identifies goals and objectives intended to protect the community from fire and geological hazards. The primary fire hazards include urban or structural fire hazards and brush fire hazards. Geologic hazards include slope instability, general subsidence, differential settling, erosion, and other problems. Only one of the three identified hazards in this element, urban fires, could potentially impact the residents of Ascot Village. The extensive development which has occurred in the project vicinity reduces the potential for brush fires in the area, but increases the likelihood of structural fire. Geologic hazards are minimal due to the topographic character of the site and previous land uses. Project consistency with the Safety Element goals is described below:

6.5.1 Protection of Life and Property

Ascot Village meets all applicable fire department standards for new residential development. Strict adherence to such standards will protect project residents and their property from the risk of urban fire.

6.5.2 Reduction of adverse economic, environmental, and social conditions resulting from fires and geologic hazards.

To provide for public safety, all construction within Ascot Village will provide smoke detectors to reduce fire protection service levels within the city. The Project also will observe and apply measures to reduce earthquake structural risk through implementation of City building and construction codes. Furthermore, the entrance to Ascot Village will allow for fast and easy access by emergency personnel (e.g., fire, police, paramedics) into all areas of the site.

6.6 Seismic Safety

The basic objective of the Seismic Safety Element of the City's General Plan is to reduce loss of life, injury, damage to property, and economic and social dislocation resulting from future earthquakes, but it is also concerned with slope stability problems and other soil related hazards.

6.6.1 To protect life, property, and public well being from seismic and other geologic hazards.

Prior to issuance of building permits, all construction documents will be reviewed to ensure adherence to the applicable foundation recommendations contained in the project's geotechnical report.

6.6.2 To reduce adverse economic, social, and environmental impacts caused by geologic conditions.

The project will observe and apply measures to reduce structural risk through adherence to City building and construction codes.

6.7 Noise Element

The Noise Element describes goals and objectives relating to environmental noise and the control of different noise sources within the community. This element provides criteria and guidelines to minimize noise conflicts between existing uses and new development. Applicable goals and policies contained in the Noise Element and project consistency with these goals are presented below:

6.7.1 Planned compatibility of commercial and industrial noise sources with present and future conforming noise sensitive land uses.

The development standards for Ascot Village residential structures will incorporate both State of California and City of Gardena interior and exterior noise standards for the development of residential areas. Proper sound attenuation will be provided by a combination of building setback, perimeter block walls and building type location throughout the site.

6.7.2 New residential developments, and other uses where noise affects quality of life, planned in conformance to adopted noise standards and criteria.

The project will mitigate any noise impacts to a level of insignificance by providing innovative architectural design and the use of landscaping, perimeter block walls and setbacks.

6.7.3 Reduction of environmental noise levels consistent with criteria requisite for health and quality of life.

The project will not create appreciable noise and will mitigate existing roadway noise impacts to a level of insignificance.

6.8 Open Space and Recreation Element

This element describes goals and objectives relating to Gardena's need for several city parks. Ascot Village has been designed as a single family detached project and provides private and common open space amounting to twenty-four percent (24%) of the project site. A one-time park and recreational in lieu fee assessed to the project will address the additional needs for recreational parkland created by the project.

7 IMPLEMENTATION

7.1 Phasing Plan

The project will be phased in accordance with the approved Tentative Tract Map for Condominium Proposes Generally, the project phasing will occur from north to south across the site. Building will begin at the rear of the site and progress toward 139th Street. Phasing under these guidelines allows for the separation of construction activities and new homeowners, e.g., as residents of Ascot Village move in, construction will progress toward the southern most boundary of the property.

7.2 Precise Plan Review Process

The Ascot Village Specific Plan shall be revised as necessary to incorporate conditions of approval for the related Site Plan Review in conformance with Section 18.44 and Section 8-03 of the City of Gardena Municipal Code.

7.3 Infrastructure Improvements Coordination

All improvements required for the Ascot Village Specific Plan, including but not limited to, streets, sewer, water and utilities shall be provided and paid for by the developer subject to review and permitting by the appropriate city departments.

7.4 Financing Matters

No public financing is required for development of this Specific Plan. All improvements will be privately funded.

7.5 Monitoring Programs

Mitigation measures will be monitored by the City in accord with project approvals and, subject to the discretion of the Community Development Director. Conditions of approval and mitigation measures shall be contained in the CC&R's.

7.6 Administration of Plan

The Ascot Village Specific Plan shall be delineated on the Gardena zoning map.

7.7 Amendment Procedures

7.71 Substantial Compliance

Specific Plans are meant to delineate the guidelines for development in a given area; however, at times it is necessary to maintain flexibility in the implementation of those plans. Any such amendment must remain in substantial conformance with the Ascot Village Specific Plan as detailed in this document. When minor deviations are requested, the City of Gardena Community Development Department shall be responsible for approving changes. Examples of deviations that would be in substantial conformance are as follows: 1) changes in color schemes; 2) building materials; 3) easement location; and 4) any other deviations deemed appropriate by the Community Development Department. Environmental review is not required for Substantial Conformance provided such changes are determined to be in accordance with the development concept of the adopted Specific Plan/Precise Plan.

7.7.2 Specific Plan Amendment

In the event that a proposed deviation to the Specific Plan is found to be in excess of the substantial conformance clause outlined above, a Specific Plan amendment will be required. Any amendment to this Specific Plan will be subject to review by the City of Gardena Planning Commission and City Council pursuant to California Government Code §65355. Such

amendments must be consistent with the City of Gardena General Plan and shall require at least one public hearing prior to approval.