

EMERALD SQUARE

DRAFT

SPECIFIC PLAN

PREPARED FOR

THE CITY OF GARDENA

APPLICANT:

GREYSTONE HOMES

MARCH 11, 1999 RECEIVED

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COMMUNITY DEVELOPMENT

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MARCH 11, 1999

**CITY OF GARDENA
COMMUNITY DEVELOPMENT DEPARTMENT
GARDENA, CALIFORNIA**

**EMERALD SQUARE
DRAFT
SPECIFIC PLAN**

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***CHAPTER 1 -
INTRODUCTION***

EMERALD SQUARE SPECIFIC PLAN

CHAPTER I

INTRODUCTION

A. OVERVIEW OF THE SPECIFIC PLAN

1. California Government Code

Specific plans were first introduced by the California State Legislature in 1965. Since that time, the legislature has steadily increased the possible uses and the role of the specific plan. California Government Code Section 65450 provides a legislative body the authority to prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan. As identified in Government Code Sections 65451 and 65452:

A Specific Plan is a tool for the "systematic implementation" of the general plan. It may be applied to all of a portion of the area covered by a general plan...At minimum, a specific plan must include a statement of its relationship to the general plan (Government Code Section 65451 (b)) and a text and diagram(s) specifying all of the following detail...distribution, location and extent of the uses of land...proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy...standards and criteria by which development will proceed...a program of implementation measures...

The role of specific plans can range from identification and clarification of city policies to the method by which public facilities are funded and operated. This means that planning, regulations, design, and engineering details can be included in one document. Regulations and standards can be tailored to specific sites rather than to citywide zoning ordinances. An adopted specific plan has an effect similar to the local general plan; for example, the state's Subdivision Map Act requires that the legislative body deny approval of a tentative or final subdivision map if it is not in substantial conformance with the approved specific plan. Furthermore, the specific plan may also have an effect similar to a zoning ordinance in that the specific plan contains the development and performance standards that are applicable to the specific plan area.

2. City of Gardena Zoning Ordinance

The City of Gardena approved Ordinance 1645 to revise the Gardena Municipal Code in August of 1998, by amending Section 2.40.050 and adding Chapter 18.39 relating to specific plans. The amendment established the Planning Commission as the agency that reviews and makes recommendations relative to specific plan proposals. Chapter 18.39 established the procedures for consideration of specific plan proposals in accordance with California Government Code Section 65450.

3. Purpose and Intent

The Emerald Square Specific Plan will serve as its own zoning ordinance that will be delineated on the Gardena Zoning map. Its purpose is to create a more desirable development than would be possible through the strict application of conventional zoning regulations and development standards. The Specific Plan is tailored to the existing site configuration and environmental setting. This Specific Plan provides specific implementation plans and development standards which will govern development and will allow expeditious review, processing, and approval of development phases which are in compliance with this Specific Plan and its goals and policies.

B. LOCATION AND SETTING

1. Regional Location

The Emerald Square Specific Plan is located in the City of Gardena approximately 10 miles south of downtown Los Angeles in what is referred to as the South Bay region. Immediately adjacent to the City are the Cities of Hawthorne, Los Angeles and Torrance. Other neighboring cities in the area include the Cities of Inglewood, Lawndale, and Compton. Regional access is taken via the San Diego (I-405), Harbor (I-110), and Gardena/Artesia (91) Freeways (refer to Figure 1, Location Map).

The City of Gardena is characterized by generally flat topography with the City's mean elevation being 50 feet above sea level. The City of Gardena is currently developed with a mix of urban uses such as residential, commercial, and industrial facilities. Similar to its neighboring cities, Gardena is nearing its potential development capacity. The 1990 U.S. Census reported the population of the City to be 53,848. As of January 1998, the California Department of Finance, Demographic Research Unit estimated that the population to be 57,986 persons. This represents an increase of 7.7 percent over the 1990 population of 53,848. The number of housing units in Gardena as determined by the U.S. Census in 1990 was 19,546, compared with 20,975 units estimated in January 1998 by the California Department of Finance. This represents an increase of 7.3 percent in the number of housing units available during this eight-year period.

2. Local Setting

The project site is located in the southeastern portion of the City of Gardena, between the extension of 177th Street, Vermont Avenue, Rumbold Street, and Budlong Avenue. The site is bordered to the north by the Dominguez Channel and the Southern California Edison Transmission line, to the east by Vermont Avenue, single-family detached residential to the south, and Gardena High School to the west (refer to Figure 2, Site Location). The adjacent residential neighborhood to the south consists of one- and two-story single family homes, which were primarily built in the 1960s.

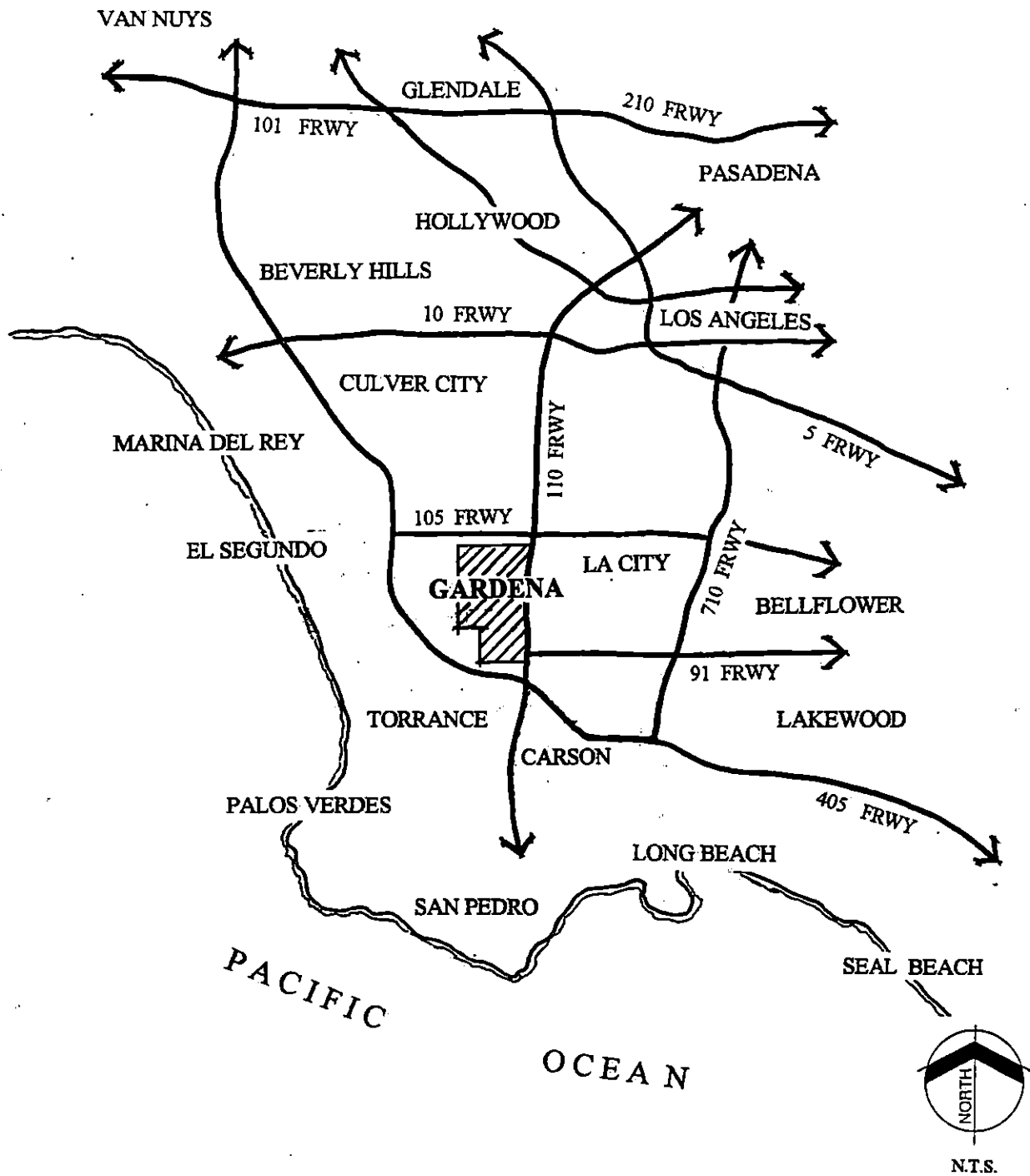


**FIGURE 1 -
LOCATION MAP**

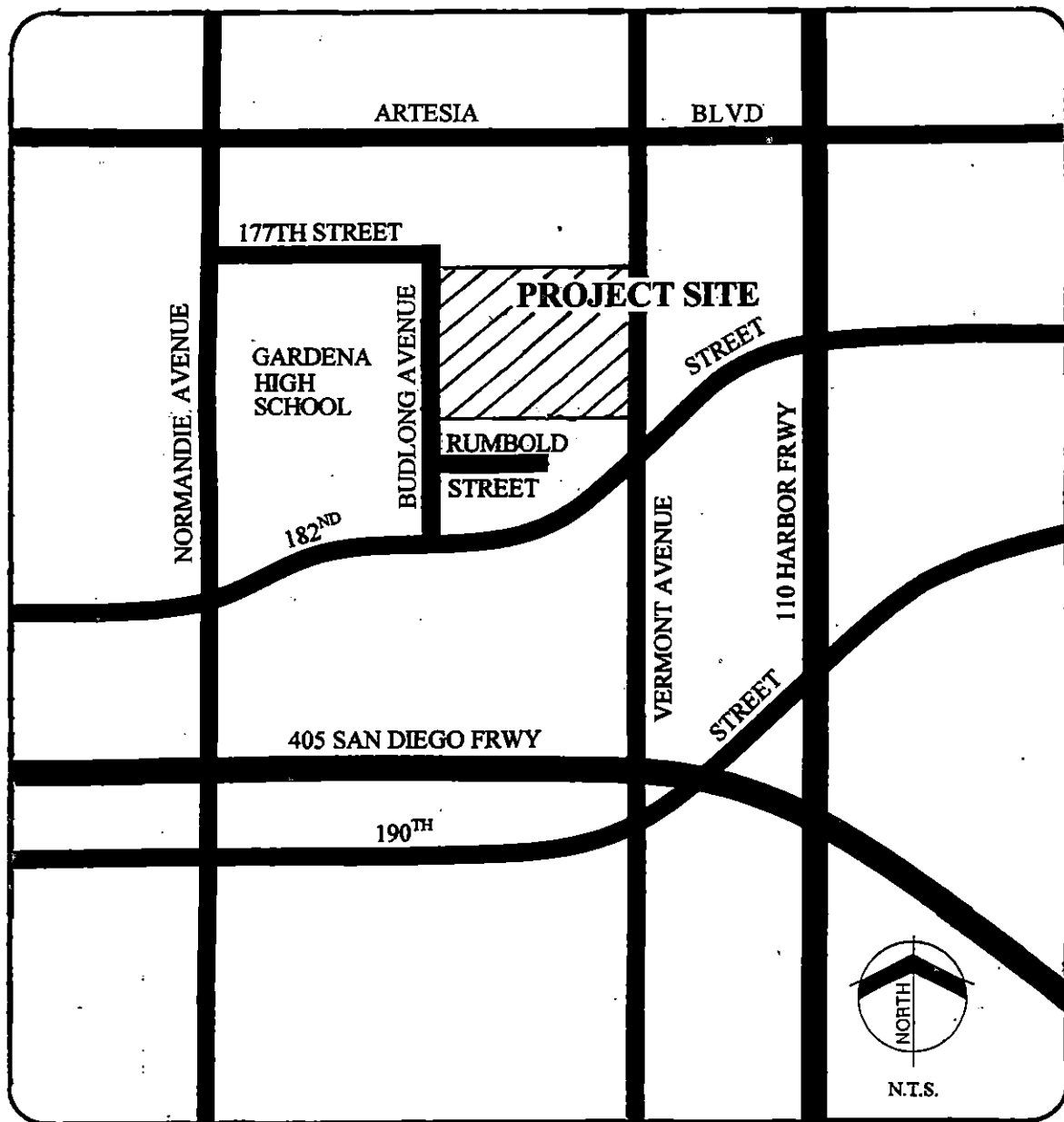


**FIGURE 2 -
SITE LOCATION**

3. Project Site

The 21.5-acre site is currently occupied by the Vermont Drive-In Theater. Current buildings on the site include a centrally located building containing the projection rooms, offices, concession stand and restrooms related to the existing drive-in. There are also three movie projection screens on the site, which include storage enclosures. This structure will be demolished prior to construction of the proposed development. The topography of the project site is generally flat, with terraced parking, typical of drive-in theater uses. There are no significant landform features on the site. The existing facilities will be demolished under a separate permit and the site will be cleared for the proposed residential development.

C. *EXISTING CONDITIONS OF SITE*

1. Geology/Soils

Elevations on site vary from approximately 25 to 35 feet above sea level.

There are no known faults on the site. The primary geotechnical hazard in the area is associated with the active Newport-Inglewood Fault located nearby; the maximum probable earthquake may result in high intensities, not only in Gardena but also in the entire Los Angeles basin.

The site is in the southern portion of the city where there is a relatively higher liquefaction potential than areas in the northern part of Gardena. Liquefaction is likely to occur during strong earthquake-induced shaking in the relatively loose, saturated, granular deposits which were observed on the site at depths below about 25 feet; however, the liquefiable soils are overlain by at least 25 feet of non-liquefiable materials. For this reason, surface manifestations of liquefaction are not anticipated.

Soils throughout the City are considered expansive. The subject site and surrounding areas are underlain by geologically young, generally fine-grained alluvial materials that were deposited in a coastal flood plain. Soils specifically found on the project site have expansion potential in the low to medium range.

As stated in the Seismic Safety Element of the City's General Plan, the geotechnical constraints associated with the site are considered "acceptable." The proposed development for the Emerald Square Specific Plan is considered feasible from a geotechnical standpoint, and the proposed grading and improvements are not expected to adversely impact the stability of the adjacent properties.

2. Hydrology

The entire 21.5 acre site currently drains in a sheet flow manner from the eastern and western boundaries towards the center of the site. A drainage swale conveys storm water from the south to the north to a sump area near the northern boundary. At this point, storm water is collected in a catch basin and conveyed in a pipe to the Dominguez Channel, which is a Los Angeles Flood Control facility.

3. Biological Resources

The site has been previously disturbed, therefore there are no known significant biological resources on site.

4. Land Use

As mentioned previously the site is currently occupied by the Vermont Drive-In Theater. Surrounding uses within the City of Gardena include single-family residential to the south, Gardena High School to the west, and the Dominguez Channel and the Southern California Edison transmission line to the north. Uses to the east, within the City of Los Angeles, include commercial and industrial uses

The General Plan designates the site as Highway Commercial. Zoning for the site is C-4. The proposed General Plan designation is Low Residential Density. Proposed zoning is R-1 Single Family Residential (Emerald Square Specific Plan). Where the development standards of the Specific Plan are silent, the general provisions of Title 18 and the provisions of the R-2 Zone will apply.

5. Circulation

The project site is located between the Dominguez Channel, Vermont Avenue, Rumbold Street, and Budlong Avenue. Vermont Avenue is designated as an arterial (4-6 traffic lanes) in the City's General Plan. The project includes the proposed easterly extension of 177th Street.

6. Cultural Resources

The site has been previously disturbed, therefore there are no known significant cultural resources on site.

7. Public Utilities/Services

Current utility services are provided by the following agencies. These same providers will serve the proposed development within the Emerald Square Specific Plan.

Water – Southern California Water Company
Sewer – City of Gardena and Los Angeles County Sanitation Districts
Electricity – Southern California Edison
Gas – Southern California Gas Company
Telephone – Pacific Bell
Cable Television – Time-Warner Communications
Police and Fire Protection – City of Gardena

D. PROJECT DESCRIPTION

1. Project Summary

The Emerald Square Specific Plan proposes the development of 159 single-family detached homes on individual lots within a 21.5-acre site (resulting in a density of 7.4 units per acre). The community will be accessed from the extension of 177th Street via a gated entry road. The proposed project will be served by a system of private streets and will include two emergency vehicle access points; one to Budlong Avenue and one to Vermont Avenue. A common recreation area, totaling approximately 13,000 square feet, is

proposed as a community amenity. This area will include a swimming pool and spa, large sun deck area, restroom cabana, showers and accent landscaping.

There are two product types proposed: Product A and Product B. The average lot area for Product A will be 3,475 square feet, with the minimum lot area 3,096 square feet (43' by 72'). The average lot area for Product B will be 4,325 square feet, with the minimum lot area 4,100 square feet (50' by 82').

The dwelling units will be two-stories with floor plans ranging from 1,830 to 2,860 square feet. Each house will have a two-car garage and driveways. The Emerald Square Specific Plan seeks to promote home ownership by median income households, increasing the City's affordable housing stock. The architectural theme of the Emerald Square Specific Plan will be California/Traditional. Landscaping will include a central recreation area, open space lots, thematic entry feature and perimeter buffers. The landscape palette includes variety of plant materials including several species of street trees, accent trees and ornamental shrubs.

2. Purpose of the Emerald Square Specific Plan

Within California there have been tremendous pressures to provide adequate and affordable housing for the growing population. Many cities, particularly within Southern California, are near their full buildout potential as determined by their general plan land use plans and policies. Therefore, in order to meet the demand for housing, these cities must recycle existing housing stock, increase densities, or convert other areas for residential uses. Many cities have identified areas currently underutilized, which would be appropriate to meet the housing demand. Converting sites can be accomplished by either simple zone changes and general plan amendments or by the adoption of specific plans. Adoption of this specific plan provides an amendment to the zoning of a site.

Currently, the project site is designated for commercial uses and has been used as a drive-in theater. The purpose of this Specific Plan is to permit the development of a residential community. The Emerald Square Specific Plan will establish specific design guidelines for development of the site and standards for the operation and maintenance of the community and the infrastructure necessary to support it. The Specific Plan seeks to ensure market-rate housing opportunities are provided consistent with the City's adopted Housing Element of the General Plan.

E. RELATED APPLICATIONS

The applications for the project include a General Plan Amendment, Zone Change, Vesting Tentative Tract Map and Site Plan Review.

F. RELATIONSHIP TO OTHER AGENCIES

The Emerald Square Specific Plan is located within the incorporated area of the City of Gardena in Los Angeles County. The Los Angeles Unified School District, the Southern California Edison Company, the Southern California Gas Company, the Southern California Water Company, and the County Sanitation Districts of Los Angeles County provide service to the area. Police and fire protection services are provided by the City of Gardena Fire and Police Departments.

***CHAPTER II -
SPECIFIC PLAN
COMPONENTS***

EMERALD SQUARE SPECIFIC PLAN

CHAPTER II

SPECIFIC PLAN COMPONENTS

The Emerald Square Specific Plan contains four primary components: (1) Site Plan; (2) Infrastructure Plan; (3) Development Standards and Design Guidelines; and (4) Performance Standards. These four components are described in the following sub-sections of this chapter of the Specific Plan.

A. SITE PLAN

The basic objective of the Emerald Square Specific Plan is to provide a safe community of quality detached single family homes that will make home ownership available and affordable to a greater number of households in the City of Gardena.

1. Land Uses

The residential development will be subject to development standards specified in this Specific Plan. Where specific development standards have not been identified in this Specific Plan, development will comply with applicable sections of the City of Gardena Zoning Ordinance, Title 18, of the City Municipal Code for the R-1 zone and residential standards as it exists at the effective date of the Specific Plan. Where this Specific Plan does detail standards or regulations, however, its provisions will supersede any conflicting provisions of the City of Gardena Municipal Code.

The development will be a gated community with access to the site through an unmanned gated entry on 177th Street. There will be two residential product programs proposing a total of 159 two-story single family detached homes served by private streets (refer to Figure 3, Illustrative Site Plan). The parking will include two-car garages as well as a minimum 18 foot driveway for two additional cars. Proposed private street section will allow for guest parking in front of each home.

The average lot size for Product A will be 3,475 square feet and will permit the development of 1,830 to 2,150 square foot homes. The average lot size for Product B will be 4,325 square feet; and will permit the development of 2,450 to 2,860 square foot homes.

The proposed density will be 7.4 units per acre, consistent with low-density residential designation of the Land Use Element of the Gardena General Plan. The density and the minimum lot area definitions are included in the Development Standards in Section 2C of this Specific Plan.

The site development standards, setback requirements and design guidelines for the Emerald Square Specific Plan will guide the initial development of the property. Additionally, all future improvements including building remodels, will be required to meet the requirements and development standards outlined in Section 2-C of this Specific Plan.

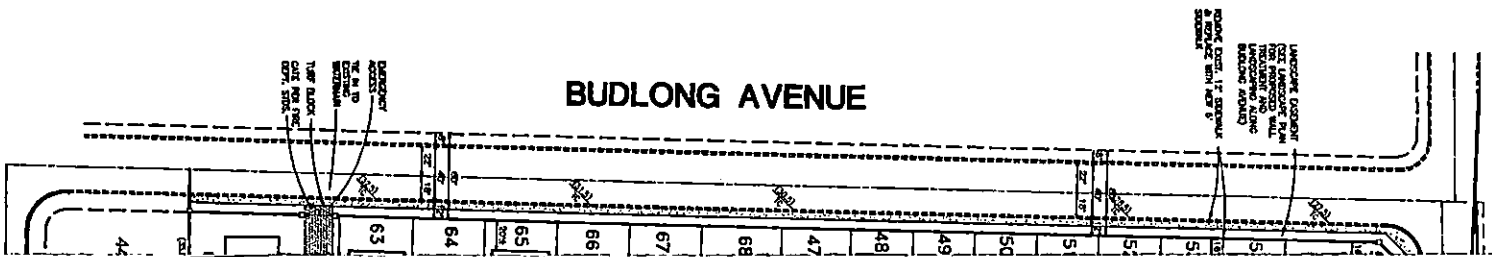


**FIGURE 3 -
ILLUSTRATIVE SITE PLAN**

The architectural concept for the Emerald Square Specific Plan will represent a California/Traditional theme. This style is characteristic of historical neighborhoods and is well suited for infill properties because of the style's compatibility with existing residential development within the City of Gardena.

California/Traditional architecture utilizes simple roof forms and a combination of gable, hip and shed roof elements. Building materials include stucco, masonry and wood accents. Garage doors are recessed to de-emphasize their presence on the street. Front doors and windows are oriented toward the front and porch elements create a strong visual character from the street.

The proposed Landscape Plan (refer to Figure 4, Conceptual Landscape Plan) will include a central recreation area, open space lots, thematic entry feature and perimeter buffers. Street trees will be installed by the developer of the Emerald Square Specific Plan. The landscape palette includes variety of plant materials including several species of street trees, accent trees and ornamental shrubs. The common open space/recreation area will include a swimming pool and spa, large sun deck area, restroom cabana, showers and accent landscaping.

Any improvements, exterior modifications, building additions and visible remodels must be consistent with the standards of this Specific Plan architectural concepts and must not result in the elimination of any accent trees will be required to obtain approval of the Architectural Committee of the Homeowners Association. Regulations and procedures will be outlined in the project's CC&Rs

2. Circulation Plan

The circulation plan for the Emerald Square Specific Plan provides a framework and standards with which to guide the development of a safe and adequate system of vehicular, pedestrian and bicycle circulation within the gated residential community.

Existing Circulation System

The existing circulation system serving the project areas consists primarily of surrounding public streets including Vermont Avenue to the east and Budlong Avenue to the west. The Gardena General Plan Circulation Element designates Vermont Avenue as a "major arterial" with an ultimate right-of-way of one hundred feet.

Internal Circulation Plan

The proposed on-site circulation system will consist of the construction of a new private road system that will include a gated entrance accessible from the proposed extension of 177th Street, a public street, (refer to Figure 5, Illustrative Entry/Gateway). This entry will include an unmanned access gate, thematic landscaping, community entry monumentation and enhanced paving.

The internal street system within the site can be described generally as a modified grid pattern with a central collector road (Street "A") which connects the individual residential neighborhoods within Emerald Square. Internal streets (refer to Figures 6 and 7, Typical Street Sections) will allow for guest parking in front of all of the proposed homes and will include sidewalks to provide safe and friendly pedestrian circulation throughout the community. The location of proposed sidewalks are indicated on Figure 3, Illustrative Site Plan.

PRELIMINARY PLANT PALETTE

FORM	SYMBOL NAME	COMMON NAME
FOCAL STREET TREES (60' MIN. SIZE)	CUPANOPSIS AMACARDIOIDES BAUHIA BLAKEANA KOELREUTERIA BIPINNATA MAGNOLIA O. 'SAMUEL SOMMER' PSTACIA CHINENSIS	CARROT WOOD TREE HONG KONG ORCHID TREE CHINESE FLAME TREE MAGNOLIA CHINESE PISTACHE
ACCENT TREES (7' BOX MIN. SIZE)	CINNAMOMUM CAMPHORA JACA RANDA MANDSIFOLIA PRUNUS CAMARIENSIS PSTACIA CHINENSIS	CAMPOR TREE JACARANDA CANARY ISLAND PALM CHINESE PISTACHE
TYPICAL ACCENT TREES (GAL. MIN. SIZE)	MELALUECA QUINQUELOBERVIA PRUNUS CAMARIENSIS TRISTANIA CONFERTA	CAMELOT TREE CANARY ISLAND PINE DRESSANE BOX
TERING ACCENT TREES (GAL. MIN. SIZE)	CASSIA LEPTOPHYLLA LAGERSTROEMIA INDICA PRUNUS C. 'ATROPURPUREA'	GOLD MEDALLION TREE CHINESE MYRTLE PURPLE LEAF PLUM
PERIGROUND SHRUBS (GALLON MIN. SIZE)	ACAPANTHUS AFRICANUS DANESAM 'SOLWOOD BEAUTY' CURTIA INTENSIFOLIA ROSEWUX CISTUS PURPUREUS HEMEROCALLIS HYBRIDS LAVANDULA ANGUSTIFOLIA LIPKOE MUSCART PITTOCOPIUM T. 'WINKELERS DWARF' RHAPHIOLEPS INDICA CLARK TRACHELOSPERMA JASMINOIDES	ULY OF THE HILL NATAL PLUM FALSE HEATHER ORCHID ROCKROSE DARTLEY ENGLISH LAVENDER BIG BLUE ULY TURF WINKELERS DWARF DWARF INDIA HANTHORNE STAR JASMINE
PERIGROUND SHRUBS (GALLON MIN. SIZE)	ALYDINE HUELELLI DORNA PULCHRUM LEPTOSPERMUM S. 'FLORY GLOW' LEUCOTILUM TEXANUM NANDINA DOMESTICA PHOTINIA FRAXINIFOLIA RHODODENDRON TENULE PITTOCOPIUM T. 'VARIEGATA' RHAPHIOLEPS INDICA SPRINGTIME ROSEANUS O. 'TUSCAN BLUE' XYLODIA CONGESTUM	BLUE VESICUL PINK CREAM OF HEAVEN NEW ZEALAND TEA TREE TEXAS PRIVET DOMESTIC BAMBOO PHOTINIA FLAX VARIEGATED ROCK ORANGE INDIA HANTHORNE ROSEMARY SHINY XYLODIA

TYPICAL ACCENT / FOCAL TREE

TYPICAL INTERIOR STREET TREE

TYPICAL FLOWERING / ACCENT TREE

TYPICAL PERIMETER STREET TREE

MASONRY PERIMETER BLOCK WALL

BUDLONG AVENUE

RECREATION AREA

- POOL
- SPA
- SHADE STRUCTURE
- DECKING

TYPICAL INTERIOR STREET TREE

- CUPANOPSIS AMACARDIOIDES
- KOELREUTERIA BIPINNATA
- MAGNOLIA O. 'SAMUEL SOMMER'
- PSTACIA CHINENSIS

TYPICAL FOCAL / ACCENT TREE

- JACARANDA MICROFOLIA
- CINNAMOMUM CAMPHORA
- PSTACIA CHINENSIS

TYPICAL INTERIOR VERICAL / ACCENT TREE

- PRUNUS CAMARIENSIS
- TRISTANIA CONFERTA
- MELALUECA QUINQUELOBERVIA

TYPICAL PERIMETER STREET TREE

- CUPANOPSIS AMACARDIOIDES
- KOELREUTERIA BIPINNATA
- BAUHIA BLAKEANA

TYPICAL FLOWERING ACCENT TREE

- LAGERSTROEMIA INDICA
- PRUNUS C. 'ATROPURPUREA'
- CASSIA LEPTOPHYLLA

MASONRY PERIMETER BLOCK WALL

EMERGENCY ACCESS

TURF BLO

GATE PER FIRE DEPT. STDS.

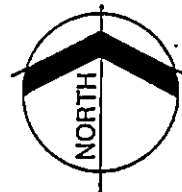


FIGURE 4 -
CONCEPTUAL LANDSCAPE PLAN

Chapter II – Specific Plan Components

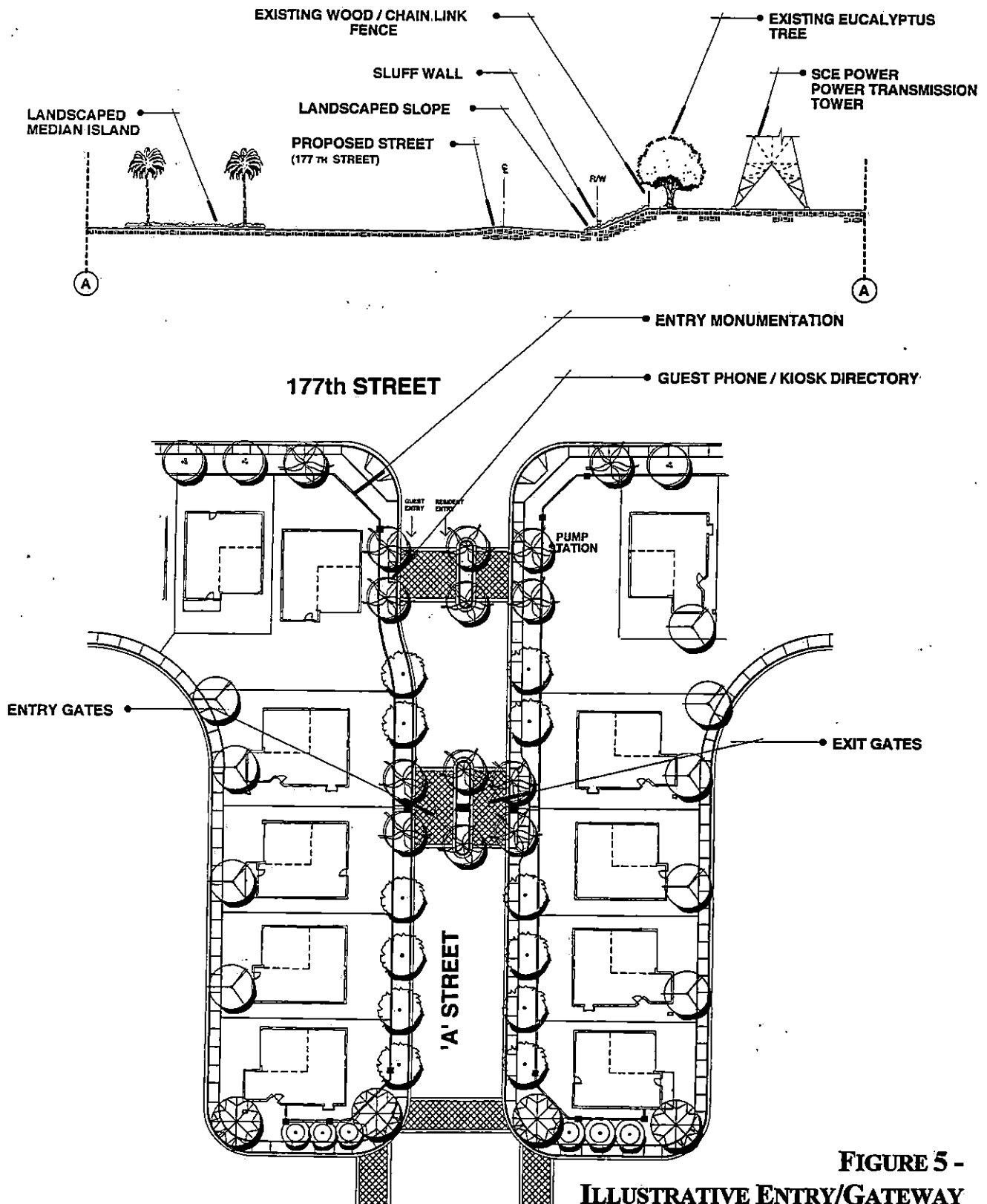


**FIGURE 5 -
ILLUSTRATIVE ENTRY/GATEWAY**

The private streets will only serve the Emerald Square gated community; there will be no through access for outside traffic. Two access/egress locations for "emergency only" use are proposed to serve the site. One emergency access point is located on the western boundary and exits onto Budlong Avenue. The second emergency access point is located along the eastern boundary and exits onto Vermont Avenue. Both of these access/egress locations will be gated to prohibit daily traffic. Knox-box type keys will allow access for emergency service providers such as the fire and police departments.

Pedestrian access is provided at the project entry and to Vermont Avenue at the emergency access location along the east boundary as indicated on the site plan.

3. Open Space and Recreation

The main element of the open space and recreation plan consists of a 13,000 square foot common recreation area, which is centrally located within the community. This recreation area provides a visual terminus to the central collector road and includes a swimming pool and spa, large sun deck area, restroom cabana, showers and accent landscaping (refer to Figure 8, Conceptual Recreation Area). Private recreation areas consist of a minimum of 1045 sq. ft. of yard area for Product A (including the use easement area) and 750 sq. ft. of yard area for Product B in the rear of each lot.

Pedestrian access to the recreation area is provided to all community residents via an internal sidewalk and paseo system. All internal streets have sidewalks to provide a safe and efficient pedestrian circulation system throughout the community. There is also a landscaped pedestrian walkway, which extends from the central recreation area near the terminus of the internal collector road and provides a direct pedestrian path to the homes along the southern boundary of the community.

4. Grading and Drainage

Grading

The project site has been developed as a drive-in theater for approximately 30 years. Although the existing development on the site will be removed, only moderate additional grading is anticipated during site development. The elevations of the proposed residential building pads along the perimeter of the site are going to be roughly the same as the existing grade of the adjacent properties. The existing single family neighborhood to the south will be approximately 3 to 4 feet above the proposed lots along the southern perimeter of the site. The proposed lots along 177th Street will be 0 to 4 feet above the street. The proposed lots along Vermont Avenue will be 0 to 5 feet above the street. The proposed lots along Budlong Avenue will be 0 to 4 feet above the street. The grading activities will not be extensive because of the minimal difference between the existing grade and the future building pad elevations.

Drainage

The Los Angeles County Department of Public Works is the agency responsible for the installation and maintenance of the storm water trunk lines and catch basins surrounding the project site. Any improvements or modifications to drainage facilities shall be subject to the County Department of Public Works policies.

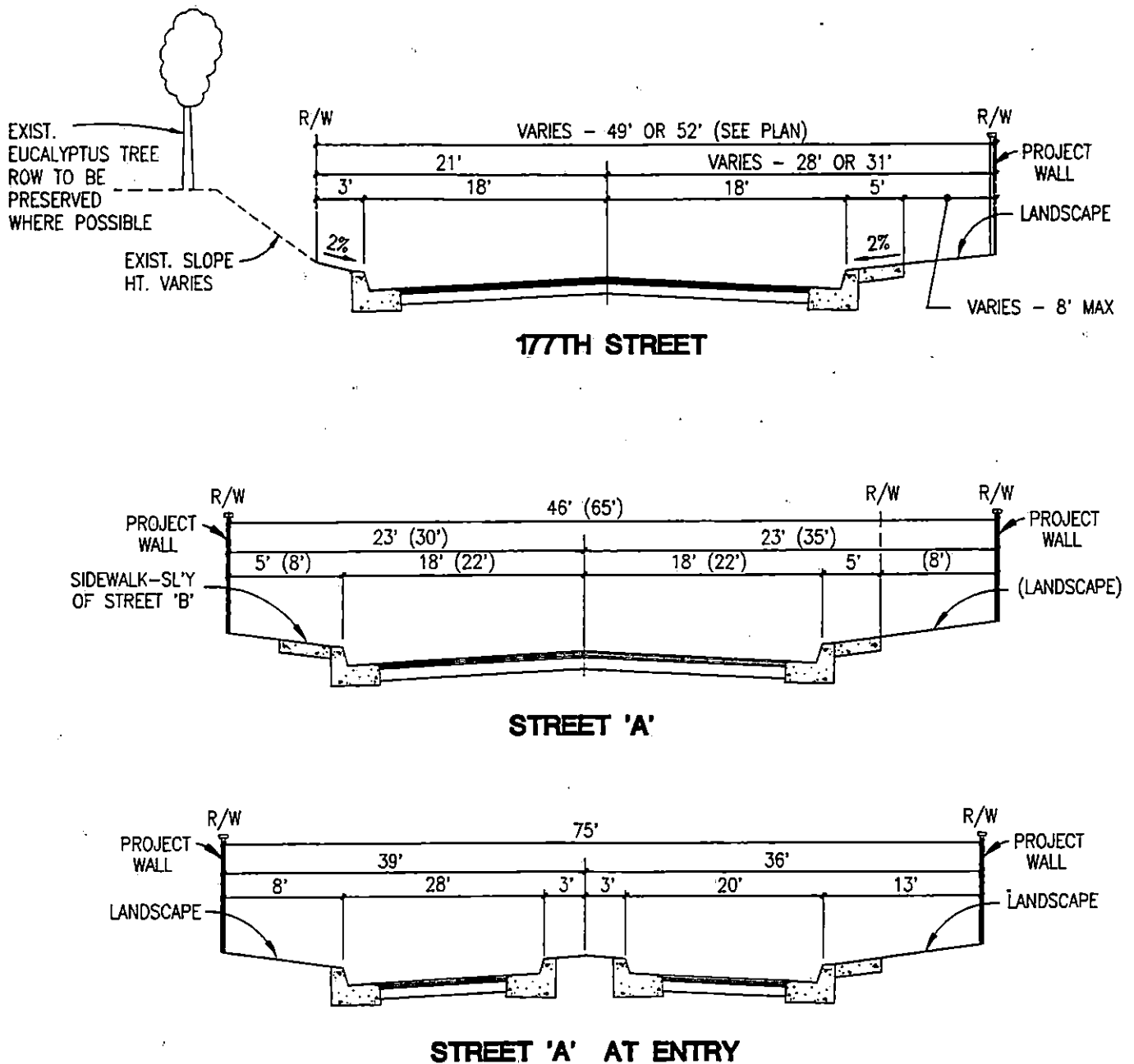
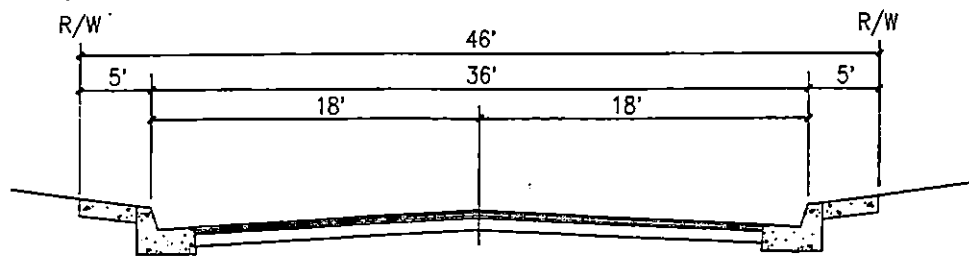
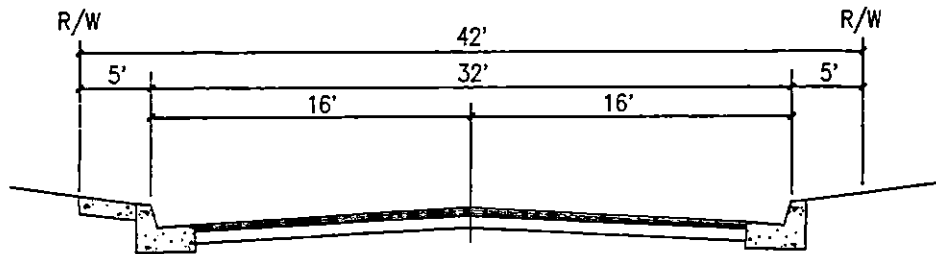


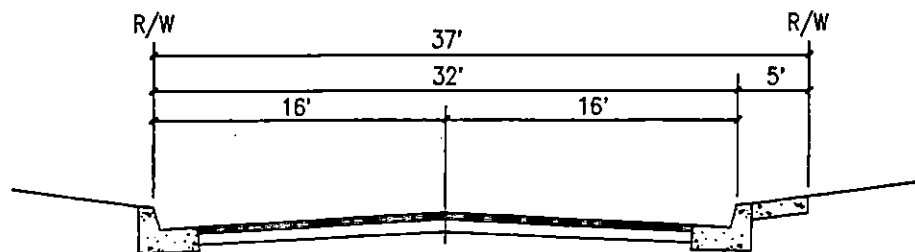
**FIGURE 6 -
TYPICAL STREET SECTIONS**



STREETS 'B'-'G', T & 'K'



STREET 'H'



STREETS 'J' & 'L'

**FIGURE 7 -
TYPICAL STREET SECTIONS**

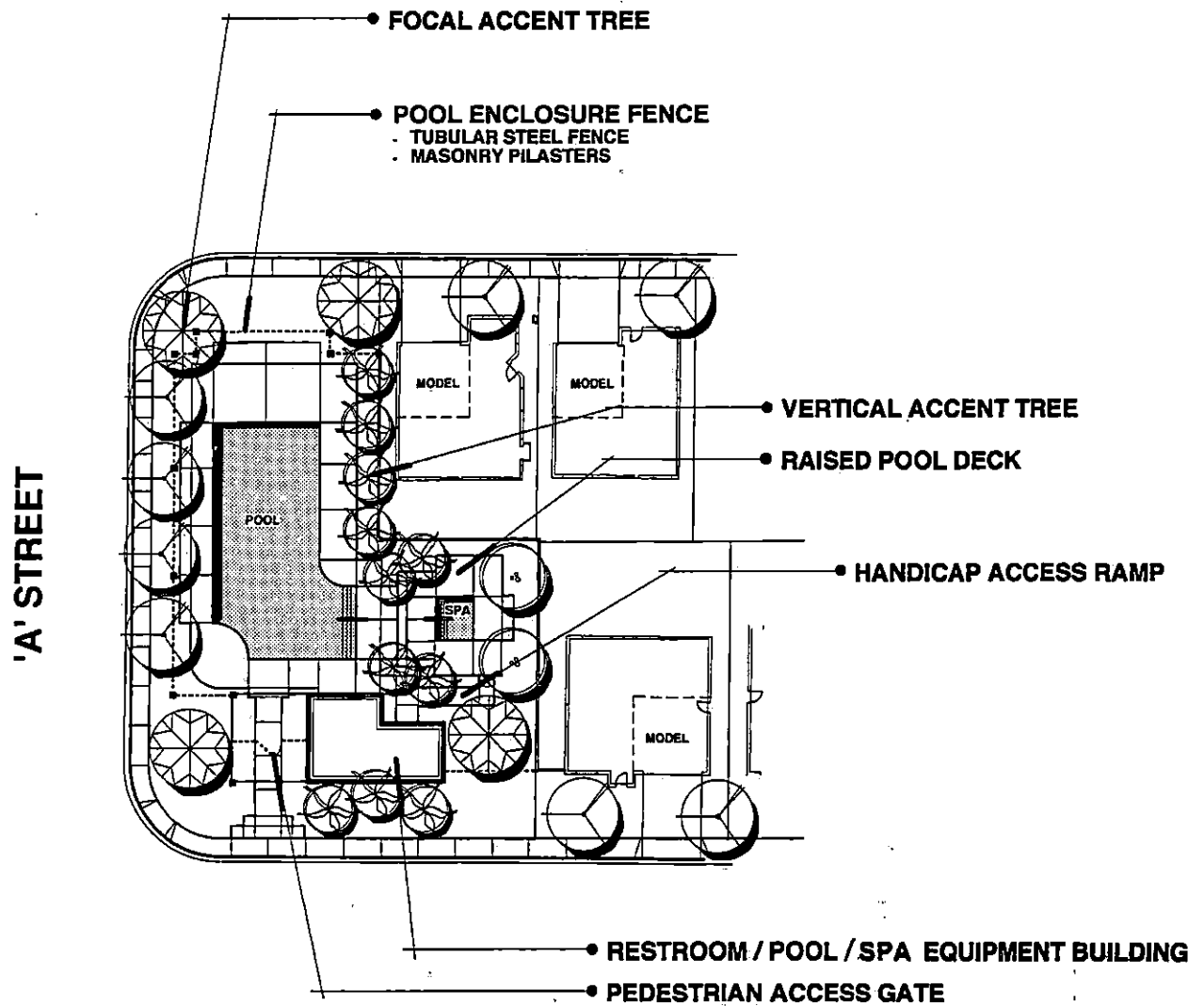


**FIGURE 8 -
CONCEPTUAL RECREATION AREA**

The development of the site will include a drainage plan which will permit rainwater and other runoff to be collected and carried within the street gutter system to designated on-site storm drains and dispersed into the County's storm drain system. The on-site storm drain locations are shown on the Tentative Tract Map. On-site storm waters will be carried within the private street system to storm drain inlets and carried underground within the private street right-of-way to 177th Street at the project entry. At this point, it will tie into a public system across 177th Street to an existing storm drain connection point.

The developer of the Emerald Square Specific Plan area will provide for on-site drainage facilities. All surface drainage will be carried in concrete drainage facilities as approved by the City Engineer and maintained by the homeowners association.

The implementation of the Emerald Square Specific Plan will not significantly alter the quantity of runoff or general drainage patterns on the project site or its immediate environs. Specifically, the site's current commercial use generates approximately 43 cubic feet per second (CFS) of runoff; the proposed development will result in a minor decrease to 38 CFS.

5. Phasing Plan

The project site will be developed as one subdivision. A tentative tract map will divide the subject site into 159 residential lots and common lots for open space and interior private streets.

The Emerald Square Specific Plan will be developed in five (5) construction phases (refer to Figure 9, Illustrative Phasing Plan) over a time period of two years. These phases will occur sequentially, however, there may be some overlap; construction access will be provided through a temporary street access point from Vermont Avenue. All perimeter walls and landscaping shall be initiated in Phase 1 of the Emerald Square Specific Plan. The existing common wall along the southern boundary of the site will be upgraded, if feasible, or a new wall will be constructed in the same location.

Demolition of the existing uses scheduled to be removed will occur prior to any construction. However, during the development of the various phases, much of the site preparation and construction activities will occur concurrently. Any required off-site improvements associated with the development of the site will occur concurrently with the construction of the on-site buildings where possible.

Prior to the issuance of building permits for the project, a detailed phasing plan which minimizes the construction impacts to on-site residents, as well as the adjacent neighborhoods, must be submitted to the City of Gardena Community Development Department for approval. This phasing plan should address the following temporary construction impacts:

- Drainage Patterns
- Vehicular Access
- Security
- Traffic and Circulation
- Pedestrian Access
- Public Utilities
- Noise
- Public Health and Safety
- Aesthetics

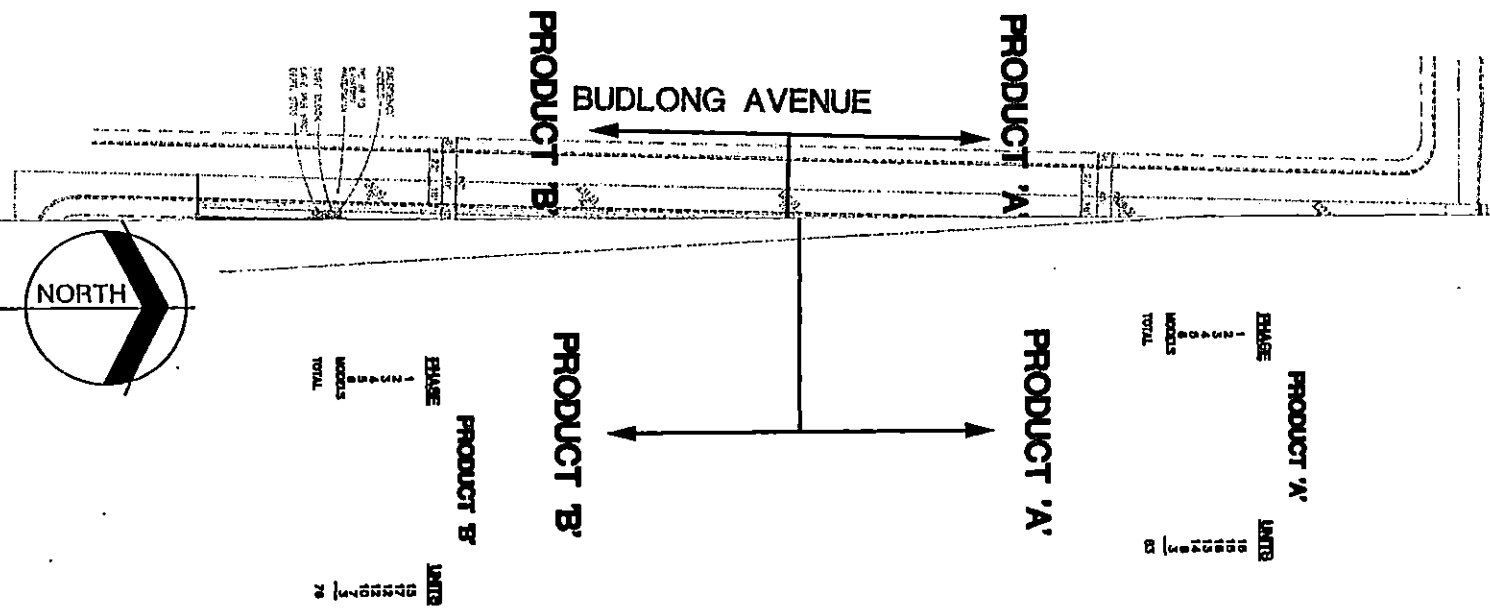


FIGURE 9 -
ILLUSTRATIVE PHASING PLAN

B. *INFRASTRUCTURE PLAN*

The intent of the infrastructure plan is to ensure that the site is developed in a manner that will support the intensity of land use proposed and the on-site and off-site infrastructure systems have adequate capacity to serve the project. On-site infrastructure will consist of wet utilities which will be located within the paved section of interior private streets and dry utilities (such as telephone and cable television) which will be located within a three (3) foot public utility easement behind the sidewalk.

1. Proposed Street Standards

As discussed above in Section 2.1.3 of this Specific Plan, the main exterior/public roadway serving the project site is the extension of 177th Street. The proposed residences will be accessed from an unmanned gated entrance and served by interior streets. The interior private streets will be maintained by the homeowners association. Vehicular access to lots will be via individual or shared driveways. Shared driveway access conditions will be limited to eight (8) lots. These lots (refer to Figure 10, Lot Layout with Shared Driveways) are located at the terminus of the internal grid streets. In all cases, parking spaces for two cars will be provided in the driveway in front of each home. Guest parking is accommodated in front of each residence on the private streets. Streets B through G, T and K allow parking on both sides of the street and streets H, J, and L allow parking on one side of the street.

2. Water Service

The Specific Plan area is currently served by Southern California Water Company (SCWC). SCWC receives its supply of water from Metropolitan Water District. The homes on the site will be served from water mains operated by SCWC. Water lines and service for the proposed development must comply with all requirements of the City of Gardena. Landscaped areas will be placed on separate meters.

3. Sewers

The sewer system in the area is part of the Los Angeles County wastewater treatment system. Additional lines, pipes, or mains will be developed on-site to transfer sewage to the main sewer lines. The proposed development will comply with the standards set forth by the City of Gardena Engineering Services Department.

4. Electrical and Gas Services

Electrical service to the project site is supplied by the Southern California Edison Company (SCE). SCE has adequate facilities and capabilities to continue serving the site and its future development. Electrical service must comply with all requirements of SCE and the City of Gardena. All on-site service lines will be underground.

The project site will be served by Southern California Gas Company.

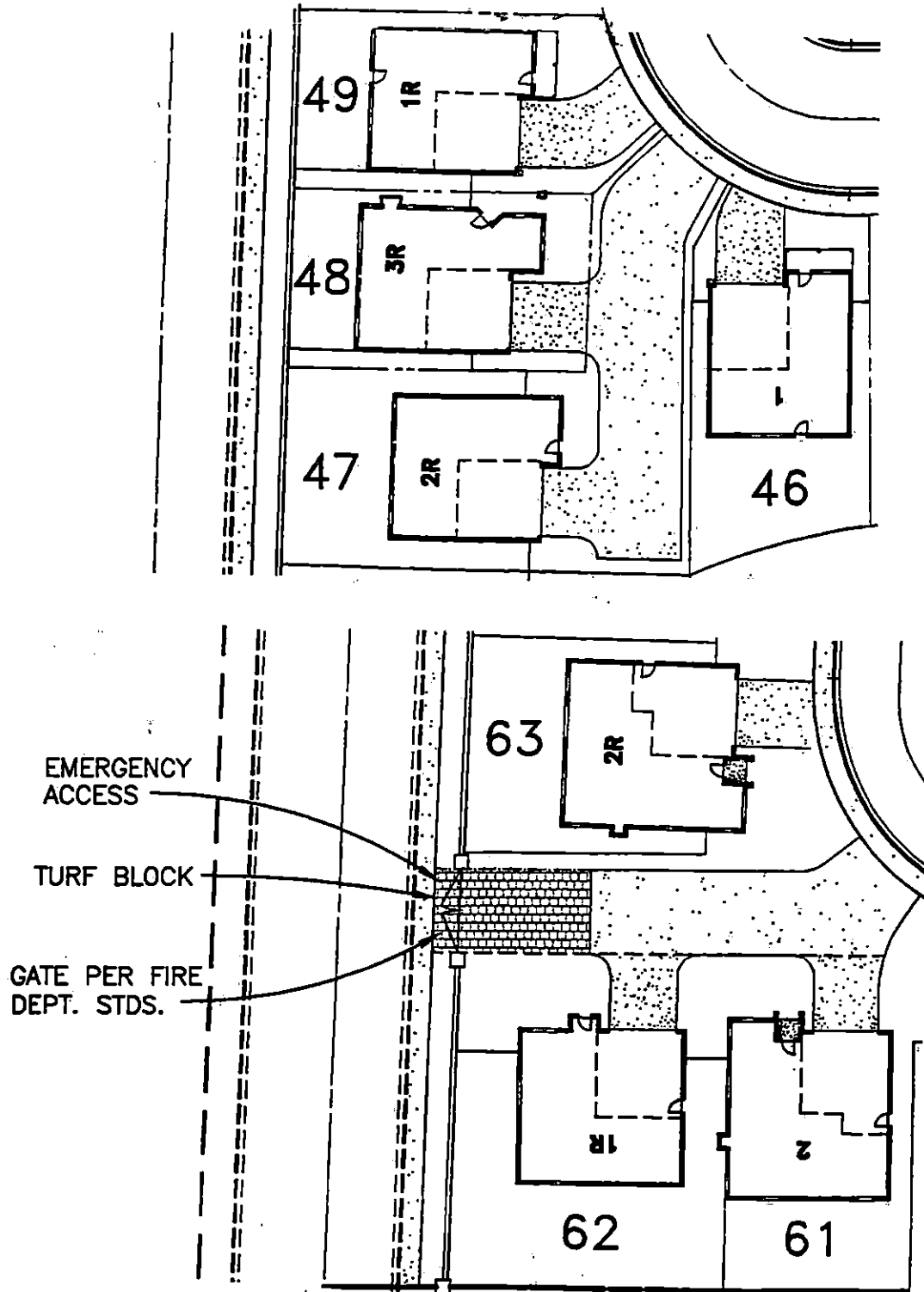


**FIGURE 10 -
LOT LAYOUT WITH SHARED DRIVEWAYS**

5. Telephone and Cable Television Service

The project site will be provided local telephone service and cable television service by Times Warner Communications. All service will be provided by underground lines.

6. Energy Conservation

The energy consumption of new construction in California is regulated by the State Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations¹. The efficiency standards apply to new construction of both residential and non-residential buildings, and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting. The building efficiency standards are enforced through the local building permit process. Compliance with Title 24 will be achieved or exceeded through building design techniques that include but are not limited to the following features:

- Installation of double paned windows facing directly toward Vermont Avenue , and other areas as may be required by Title 24, and for other units if determined by an acoustical study prepared by or for the City;
- Installation of certified insulating materials such as thermal insulation in walls and ceilings;
- Specifications for minimum piping insulation;
- Use of certified appliances and water and space heating systems, utilization of high efficiency water heaters, air conditioning equipment and gas furnaces.
- Use of fluorescent lighting in kitchen areas;
- Use of building materials and techniques including finishing exterior walls with light-colored materials with high emissivity characteristics to reduce cooling loads and finishing interior walls with light-colored materials to reflect more light and thus increase lighting efficiency, glazing, lighting, and shading;
- Installation of high-efficiency lamps for all street lighting to reduce electrical consumption;
- Installation of occupant-controlled light switches and thermostats to permit individual adjustment of lighting, heating, and cooling, to avoid unnecessary energy consumption;
- Placement of street and accent tree to optimize passive solar benefits.

These building design techniques will be incorporated into the construction of the residential units to ensure compliance with Title 24, California Energy Conservation Standards. Additional City required conservation measures will be incorporated into the building design and specifications as follows:

¹ The State Building Energy Efficiency Standards are contained in the California Code of Regulations, Title 24, Part 2, Chapter 2—53. Enforcement of Title 24 standards is addressed in the California Code of Regulations, Title 20, Chapter 2, Subchapter 4, Article 1.

- Use of energy efficient street light fixtures and location of street lights.
- Use of solar water recycling system for the common pool.

C. *DEVELOPMENT STANDARDS AND DESIGN GUIDELINES*

The Emerald Square Specific Plan's development standards and design guidelines will ensure a consistent use of setbacks, height, bulk, density, common areas, building materials, landscaping and streetscape, colors and other design features. The guidelines are intended to ensure that the Specific Plan area will: (1) have a clear identity and sense of place; (2) meet the needs of the residents; and (3) provide a harmonious and pleasing environment with a distinctive aesthetic, stable, and safe character.

This section of the Specific Plan will provide guidance to the physical development of the proposed 159 unit single-family development, as well as the qualitative aspects of the proposed single-family homes and common landscaped areas, which may affect the residents, visitors and property values. Moreover, the development standards will reduce potential land use conflicts with the adjacent land uses that are anticipated to remain in the area.

The guidelines also establish standards to achieve and maintain a harmonious development identity and level of quality throughout the community, while providing the flexibility to maximize individual characteristics of the dwelling units.

A comprehensive landscape plan, consistent with the standards established in this Specific Plan and addressing proposed landscaping treatments and lighting treatments, shall be submitted to and approved by the Community Development Department prior to the issuance of building permits. Such plan shall show conformance with all applicable sections of this Specific Plan.

1. Site Development Standards

Permitted Uses

Uses permitted within the Emerald Square Specific Plan include single family dwellings, parks, playgrounds, common recreational areas and public buildings as outlined in Section 18.12.020 of the City of Gardena Zoning Ordinance and home occupations subject to the provisions of Section 18.56 of the City Zoning Ordinance. All home occupation activities will be subject to provisions and regulations outlined in the CC&Rs.

Minimum Lot Areas

The typical lot sizes within the Emerald Square Specific Plan will be 43' wide by 72 feet deep for Product A and 50' wide by 82' deep for Product B. The minimum lot size will be no less than 3,096 square feet.

Yard Areas and Setbacks

All required yard areas, as specified in the following section, shall be measured from the property line or the back of sidewalk of private streets, as follows:

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- Front Yard -** Each lot shall have a front yard with a minimum depth of 10 feet to the living area. Covered porches, which are not enclosed, will be allowed to encroach into the front setback by 40%, a maximum of 4 feet.
- Garage Setback -** All garages shall be set back a minimum of 18 feet from the curb, or where there are sidewalks, 18 feet from the back of sidewalk to face of garage door.
- Side Yard -** There shall be a side yard width of 4 feet on each side of the lot in Product A and a side yard width of 5 feet on each side of the lot in Product B. Where the side yard abuts a street, the side yard setback shall be increased to a minimum of nine (9) feet.
- Rear Yard -** Each lot shall have a rear yard with a minimum of depth of 15 feet.
- Use Easement -** A 4-foot wide exclusive use easement will be granted along the garage side of each unit in Product A and will benefit the adjacent lot to provide an 8-foot usable side yard for each unit. Landscape improvements are permitted within the use easement, however, no structures will be allowed. Corner lots, which do not have an adjacent lot, are wider to provide this usable side yard. (Please refer to Figure 11, Typical Plotting.)

Rear and Side Yard Encroachments

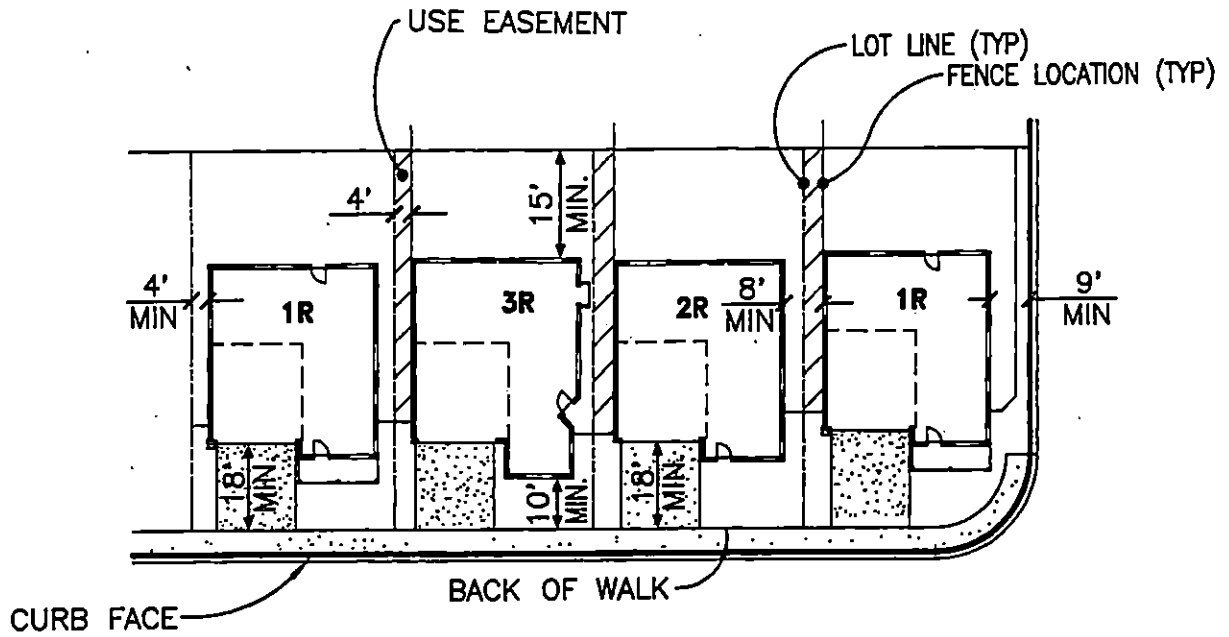
Every part of a required yard or setback area shall be open and unobstructed from finished grade or floor surface to the sky except for the facilities indicated in Section 18.42.100 of the Zoning Ordinance, except as specifically restricted by this section. No detached accessory building, or additions to the main building, shall be permitted in the required rear yard except for open lattice style patio covers. Such patio covers shall be at least 5 feet from any property line and will be subject to approval by the Community Development Director and review under the administrative procedures contained in Chapter 3 of this Specific Plan. To the extent feasible, permitted encroachments shall facilitate landscaping, recreational facilities and open lattice style patios or gazebos, in order to promote and preserve open space.

Maximum Lot Coverage

- a. The total ground floor coverage of structures shall not exceed 50 percent of the total lot area; and
- b. In the front-yard setback, the maximum coverage with paved surfaced (including the driveway and walkways) shall not exceed 50 percent of the front yard setback.

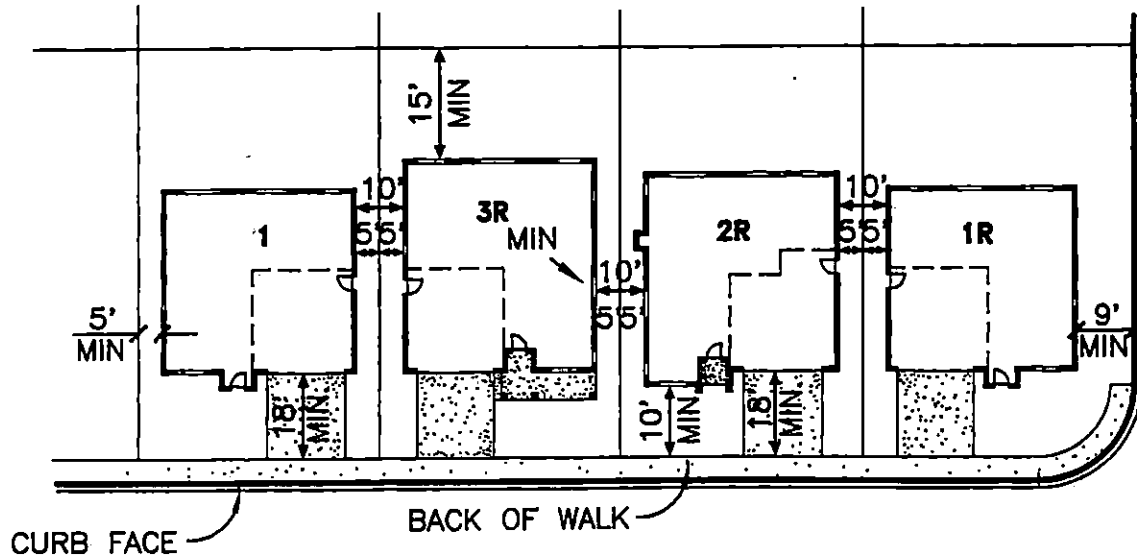
Height

The maximum building height shall not exceed a height of 30 feet as measured from the average level of the finished grade at the front of the building to the highest point of the structure exclusive of exceptions permitted by the City of Gardena Zoning Ordinance.



PRODUCT "A" / 83 D.U.'S

INDICATES USE EASEMENT TYPICAL



PRODUCT "B" / 76 D.U.'S

FIGURE 11 -
TYPICAL PLOTTING

2. Architectural Guidelines

A primary goal of the Specific Plan is to ensure the development of the Emerald Square community in a consistent, high quality manner. Since the future of Emerald Square will depend on the quality of its visual environment and safety, the following guidelines and standards will help shape the overall image within a coordinated design theme. The design theme chosen for Emerald Square is a California/Traditional style. This style reflects the older neighborhoods developed in California during the golden age of the early 20th century. Period architectural styles of that era included Craftsman style, English Revival, Cottage, Monterey Spanish Colonial and Colonial Revival. Although each of these styles are distinctive, they all draw upon heavy use of natural materials such as wood, plaster and clapboard siding.

The architectural theme for the Emerald Square Specific Plan acknowledges the modern construction techniques and design interpretations that affect the authenticity of historical housing design today. The California/Traditional style is more about providing architectural elevations, massing and scale that is aesthetically pleasing and utilizes detailing which reflects the selected historical theme than it is about recreating an accurate replica of an older California home. Acceptable elevation materials include stucco with wood and stone accents or details. Roof materials include concrete tile and composition shingles.

The initial models reflect the proper implementation of the California/Traditional theme and a sensitivity to scale, proportion and detailing. There will be several different models, but each will incorporate the classic elements of this architectural theme.

Building Design and Building Materials Standards

The idea of visual unity is crucial to the goals of Emerald Square. With its setting between both residential and non-residential neighborhoods, the development of this Specific Plan should emphasize and incorporate key architectural elements found in traditional family neighborhoods and communities. This design approach will reflect a contemporary interpretation of traditional architectural materials and features. All future exterior improvements such as remodels, additions, accessory structures etc. shall be required to submit plans to the architectural committee of the Homeowners Association prior to submittal to the City for required permits/approvals. These submittals will be reviewed for their adherence to the design objectives outlined below. The City of Gardena will review the proposed improvements for consistency with the Emerald Square Specific Plan. Specific design criteria are outlined in Section 2-D of this Specific Plan.

A total of fourteen (14) different front elevations are proposed within the Emerald Square Specific Plan. Character front elevations, which typify the architectural guidelines and development standards set forth in this section, are illustrated by Figures 12 to 17, Front Elevations

The following objectives shall apply to the Emerald Square Specific Plan:

Design

- a. Harmony, continuity, proportion, and balance should prevail in all aspects of the project.
- b. The design should be simple, not congested.

- c. The building mass of each home should be broken up with decorative detailing which provides a sense of scale, rhythm, and proportion.
- d. Each different model type should be compatible and should not dominate or stand out in contrast to adjacent buildings.
- e. Dwelling units should respond to the scale and character of the streets and sidewalks/walkways by emphasizing relief in the facades particularly as they approach the pedestrian level.

Materials

- a. Building materials should enhance the aesthetic appeal of the structures to convey an inviting and pleasant atmosphere to the resident or visitor.
- b. Materials shall be of those types, which require low maintenance.
- c. Acceptable building materials include wood, concrete, masonry, and the “drywall” building system (plaster, stucco). Accent materials, such as stone, bricks, etc., shall not be painted.
- d. Metal buildings and metal architectural features used to accent buildings shall not be permitted, however, wrought iron railing on balconies and metal or iron lamp posts or lighting fixtures are acceptable.

Fences, Walls and Hedges

- a. Due to high noise levels, a 6-foot high sound wall shall be constructed along Vermont Avenue. Where there is a difference between the grades on the two sides of the wall, the higher grade shall be used.
- b. Walls, which are adjacent to or visible from perimeter and interior streets, shall be constructed of masonry and softened by landscaping, which shall be depicted on the landscaping plan. Wood fences will be utilized to enclose private rear yards. All perimeter walls and landscaping shall be initiated in Phase 1 of the Emerald Square Specific Plan.
- c. The existing common wall along the southern boundary of the site will be upgraded, if feasible, or a new wall will be constructed in the same location.

Open Space

- a. Open space inclusive of the landscaped buffers, common open space and front and rear yards of the residential development, shall comprise not less than 30 percent of the overall site area.
- b. Private open space shall comprise not less than 30 percent of each individual lot.
- c. Required open space may include the landscape buffers along the site’s perimeter.

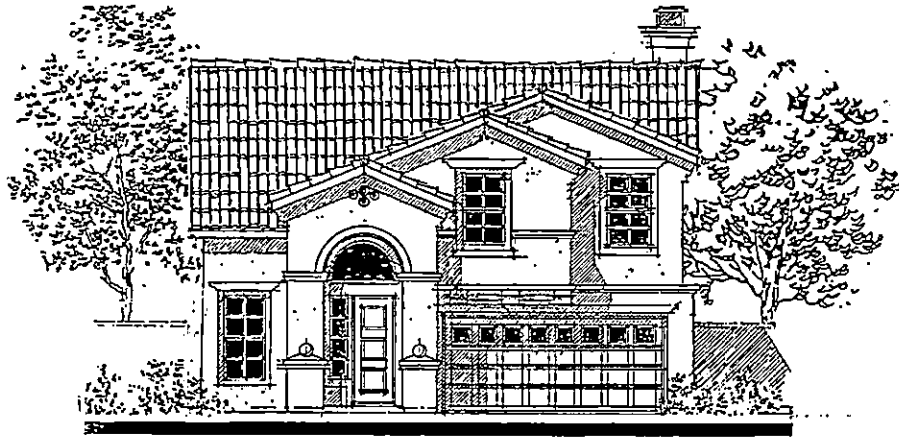


1 A

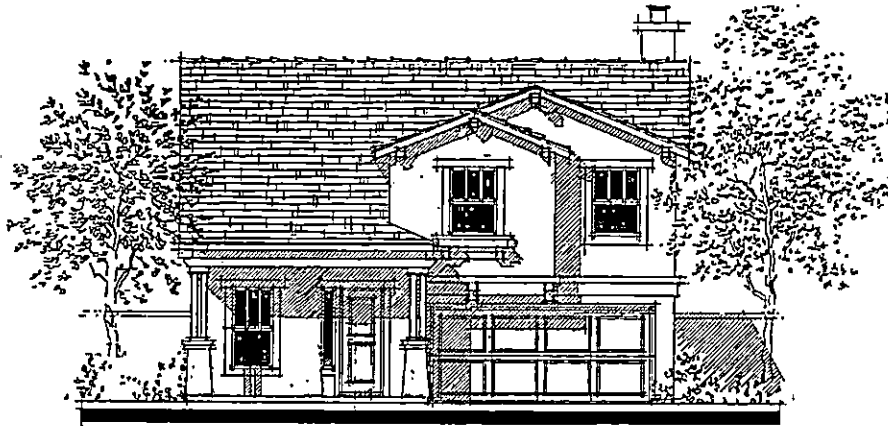


1 B

**FIGURE 12 -
FRONT ELEVATIONS, PRODUCT A PLAN 1**



2 A



2 B

**FIGURE 13 -
FRONT ELEVATIONS, PRODUCT A PLAN 2**



3 A



3 B

**FIGURE 14 -
FRONT ELEVATIONS, PRODUCT A PLAN 3**



ELEVATION 1A

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ELEVATION 1B

© THE WILLIAM H. ZIMMERMAN ARCHITECTS, INC.



ELEVATION 1C

**FIGURE 15 -
FRONT ELEVATIONS, PRODUCT B PLAN 1**



**FIGURE 16 -
FRONT ELEVATIONS, PRODUCT B PLAN 2**

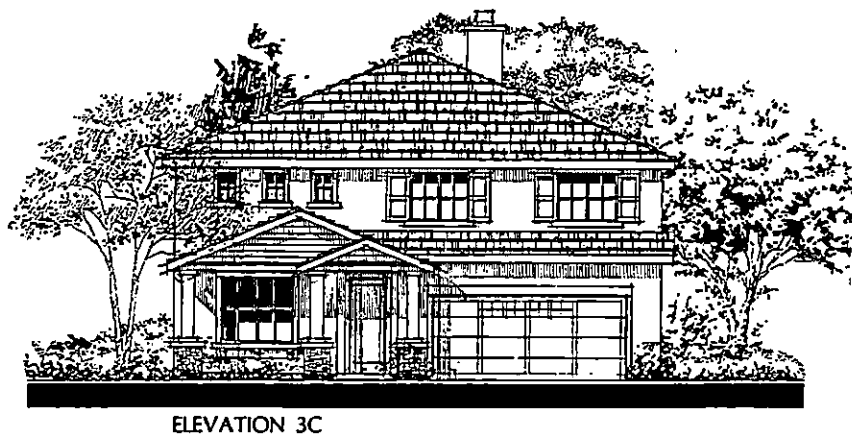
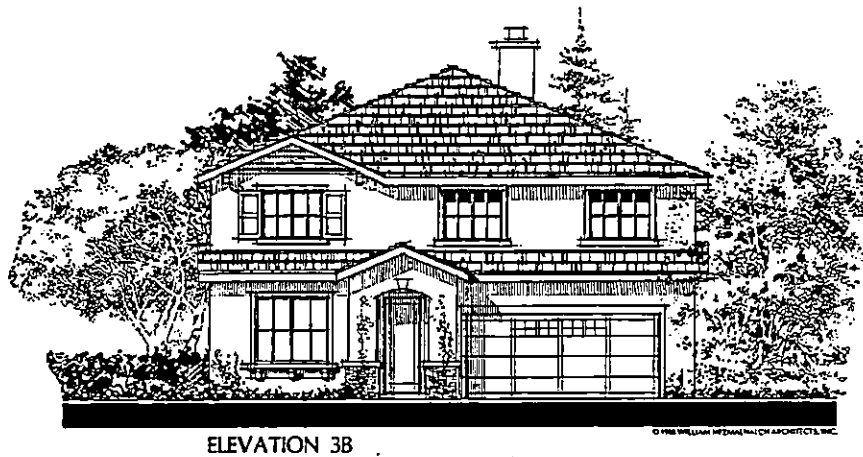
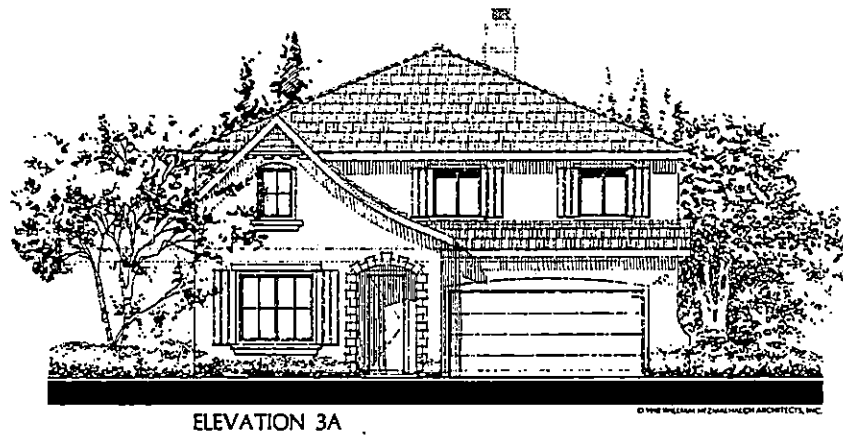


**FIGURE 17 -
FRONT ELEVATIONS, PRODUCT B PLAN 3**

The following requirements shall apply to the Emerald Square Specific Plan:

Exterior Lighting Standards

Safety and Security Lighting

- a. Lighting shall be indirect and subtle. Overhead pole-mounted fixtures (with underground wiring), consistent with any City's adopted requirements, that direct light downward shall be used.
- b. The internal vehicular circulation network shall have sufficient illumination for safety and security.
- c. Outdoor pedestrian use areas (common open space) shall have sufficient illumination for safety and security. Primary pedestrian use area lighting should achieve a uniformity ratio of 3.5 to 1 average illumination of 0.60-foot candles and a minimum of 0.18-foot candles.
- d. All exterior building lights shall be integrated into the building design and shall not be directed onto adjacent properties.

Architectural and Landscape Lighting

- a. Lighting shall be indirect, such as soft lighting, neon tube, or full cutoff shield-type fixtures.
- b. Architectural overhead down-lighting or interior illumination that illuminates the exterior of the dwelling units is encouraged. Lighting should illuminate the exterior of the structure and enhance the structure's visual character design.
- c. Landscape lighting shall be subtle, indirect, and should accentuate rather than overpower landscape features. Exterior flood lights and spot lights shall be prohibited.

Garages

All garages will have access from one of the site's private streets and shall be set back at least 18 feet from the street property line (back of sidewalk). All garages will be built with sectional, garage doors to permit parking on the driveways and have a minimum interior dimension of 19 feet by 19 feet deep with a minimum 200 cubic feet of storage area provided within the garage. The driveways shall be no less than 16 feet wide directly fronting the garages.

Utilities

- a. All new utility lines, other than major transmission lines, shall be placed underground. Under grounding shall be in accordance with the applicable rules and regulations of the utility, as currently on file with the California Public Utilities Commission.
- b. On-site underground utilities shall be located so as to minimize disruption during maintenance and repair.

- c. Ground level antenna, transmission or reception device that can be viewed from adjacent residential properties and public streets shall be regulated by the covenants, conditions and restrictions.

Storage and Refuse Collection Areas

- a. No storage shall be permitted in any front-yard within the residential community.
- b. All storage areas shall be contained within the individual structures or private yard areas and shall not be visible from public or private streets.
- c. All refuse containment areas shall be maintained in a sanitary manner and shielded from public view. All refuse containers must be kept in a garage or on the side yard out of public view. Refuse shall be taken to the street for curbside pickup and returned to the storage area no more than 24 hours before and after pickup in accordance with Gardena Municipal Ordinance.

Equipment Screening

Exterior-mounted electrical equipment is prohibited. In addition, roof-mounted electronic equipment, such as antennae for radio or telephone communications and satellite dishes, shall not be visible from adjacent properties and/or streets. Small disk antennas, not visible from the public street and/or adjacent properties are permitted. Location of small disc antennas will be subject to approval by the homeowner's association.

3. Landscape Master Plan

The following landscape design guidelines are intended to focus the direction of future landscape design and planting efforts within the Emerald Square Specific Plan (refer to previous Figure 4, Conceptual Landscape Plan). The intention is to establish a direction that will result in a landscape character which is appropriate to the community and accents the architectural character of the residences. The Emerald Square Specific Plan Landscape Master Plan will be consistent with the City's adopted Water Efficient Landscape Ordinance, including use of drought-resistant plantings. If available through the local water delivery system, reclaimed water shall be used for landscape irrigation.

The landscape design for the project will soften the visible impact of the build environment, enhance architectural design and mitigate environmental factors, such as sun and wind.

All landscaping will conform to the City of Gardena's landscape standards as established in the City's Zoning Ordinance which includes adoption of water efficient landscape and irrigation practices. If any discrepancies should occur between the language contained in this Specific Plan and the language contained the City landscape standards, the language of the Specific Plan landscape standards shall prevail.

Design Standards

The purpose of the landscape design standards is to enhance the visual character of the Emerald Square Specific Plan and to ensure the long term sustainability of the landscape concept.

Planting Materials

- a. Plant material selections shall be based on climate, exposure, soil conditions, level of maintenance anticipated, low water inside and appropriateness of use. A variety of trees and plants is encouraged.
- b. Ground cover size and spacing shall ensure complete coverage of the ground within one year of planting.
- c. Nonliving ground covers (rock, gravel, bark chips, etc.) shall not be permitted in the Specific Plan except as necessary for mulching. However, decorative boulders within landscaped areas will be permitted.
- d. Turf will be noninvasive grass species.
- e. Street trees, focal trees and accent trees will not be removed except to replace with a thriving species. Replacement trees shall be of a size consistent with the tree to be removed.

Irrigation

- a. All irrigation equipment in the site's common areas and landscaped buffers shall include adoption of water efficient irrigation.
- b. The landscape buffers will be provided with automatic irrigation systems.

D. *PERFORMANCE STANDARDS*

This section identifies the requirements and permitted activities within the Emerald Square Specific Plan.

1. Homeowners Association

1. Prior to the issuance of any occupancy permits, the developer will prepare and record the original Conditions, Covenants and Restrictions (CCRs). These CCRs will be remove and approved by the City and included in such CCRs shall be, among other things:
 - a. Provisions providing that continuing duties of the developer shall be assumed by the Homeowners Association.
 - b. Provisions for the use and maintenance of shared driveways.
2. The Board of Directors will meet no less than two times each calendar year and the entire Homeowners Association will meet no less than once every calendar year as established by the CCRs.

Chapter II – Specific Plan Components

3. The CCRs will contain guidelines for citations and penalties to be enforced in the event of violations of the CCRs. Any revisions or modifications shall be subject to City review and approval.
4. In addition to the gated entrance and perimeter of the residential community, the Homeowners Association will establish a neighborhood/community watch committee to be selected or elected annually.
5. The Homeowners Association will hire a gardener and prepare a list of approved repair and maintenance companies for services such as plumbing, electrical, etc. All repairs or maintenance to common space or exterior spaces will be performed by one of the approved companies.
6. Residents will be responsible for the maintenance and upkeep of their individual unit. The CCRs shall contain property maintenance standards and any violation of maintenance of lawn or other landscaping or visual features will be subject to penalty by the Homeowners Association. In addition, consistent with applicable state laws, the Homeowners Association will maintain adequate funds to ensure proper maintenance of the developments' streets, lighting, landscaping and other common improvements.
7. All proposed exterior improvements shall be reflective of the original architectural style
8. All building additions will be subject to site development standards such as setbacks, height etc. outlined in Section 2-1 of this Specific Plan.
9. Exterior improvements shall match existing materials, stucco finish and colors. Exterior color changes shall be compatible with the original architectural elevations and colors.
10. Roof materials and roof pitch shall match existing elevations and designs.
11. Fascia and barge color and details shall match existing elevations.
12. Massing of any building additions should reflect, as much as possible, the original forms and building massing.
13. Patio covers and trellises shall be painted to match the existing house or trim colors.
14. Landscape walls shall be designed to match the architectural style and character of the existing house.

**CHAPTER III -
IMPLEMENTATION AND
ADMINISTRATIVE
PROCEDURES**

EMERALD SQUARE SPECIFIC PLAN

CHAPTER III IMPLEMENTATION AND ADMINISTRATIVE PROCEDURES

The intent of the implementation procedures set forth in this section is to ensure that the development of the Emerald Square Specific Plan is in accordance with the design and development standards contained in this Specific Plan and other applicable City of Gardena development and performance standards.

A. DEVELOPMENT REVIEW PROCEDURES

All phases within the Emerald Square Specific Plan area shall be subject to development review by the City of Gardena. The purpose of this review is to ensure that all building designs and site plans are in conformance with the design and development standards contained in the Emerald Square Specific Plan and other applicable City of Gardena development and performance standards.

All submittals and approvals shall be coordinated through the Gardena Community Development Department. The Department will have the responsibility of determining the types of approvals necessary to bring about the proposed development, alterations, additions, or modifications affecting the project.

All submittals for review shall be in accordance with Community Development Department procedures which may be established by the City of Gardena.

B. ADOPTION AND AMENDMENT PROCEDURES

The Emerald Square Specific Plan shall be adopted and amended by ordinance of the City of Gardena City Council.

C. ESTABLISHING AND UPDATING CCRs

The Developer will establish the CCRs which will include policies for electing a Board of Directors and amending or updating the CCRs in accordance with and consistent with applicable state laws and City of Gardena ordinances.

D. RELATIONSHIP OF THE SPECIFIC PLAN TO THE GARDENA GENERAL PLAN

A specific plan is an implementation tool for the general plan and, therefore, it must include a statement of its relationship to the general plan (Government Code Section 65451 (b)). The Emerald Square Specific Plan has been developed to address the goals and policies of the 1975 Gardena General Plan and the 1992 Housing Element to ensure consistency with them.

The Emerald Square Specific Plan is consistent with the goals and policies of the Gardena General Plan and is intended to implement each of the general plan elements as they respectively apply to the proposed project. However, more significantly, the proposed Specific Plan will achieve the City's long-term housing and land use objectives. The Specific Plan will add to the City's affordable housing stock and it will implement the City's above stated goals. Additionally, the proposed project is a private-sector development that will achieve the City's land use and housing objectives without requiring the City's commitment of scarce public funds and resources.

The Emerald Square Specific Plan relates to several goals and objectives contained in the City of Gardena General Plan; these are summarized below in *italics* with a brief discussion of consistency below the relative goal/objective.

1. Land Use Element

Goals 2 – 4 of the Land Use Element relate to the proposed community. These state that the City shall:

Promote the well-being of the community by adopting standards for the proper balance, relationship and distribution of the various land uses...

The development standards contained in this Specific Plan, once adopted, will provide for the proper distribution and relationship between land uses. As noted on the Site Plan, the recreational facility is centrally located to serve all residents, and a buffer is proposed to minimize the impact of Vermont Avenue on adjacent residents.

Maintain a well-balanced community offering planned residential districts with adequate parks and recreation facilities...

The community will offer a recreation area to serve the residents within the neighborhood.

Correct blight in residential, commercial and industrial area through the combined efforts of private enterprise and local government...

This residential community will replace a use which is no longer viable with 159 single-family homes, provided for by private enterprise.

Objectives 2 - 6 of the Land Use Element state that the City shall:

Provide high quality park and recreational opportunities...and

Promote high-quality residential developments with ample open space and recreational facilities...

The community will contain a 13,000 square foot recreation area for the neighborhood.

Maintain the City's low-medium density residential character...

The density of the proposed community is 7.4 dus/acre which is within the Low Density Residential range of 4 – 8 dus/acre, thereby maintaining the City's low-medium density residential character.

Foster the development of a variety of housing types and price ranges...

Two product types are planned, which will increase the quantity and diversity of housing within the City.

Encourage the development of viable and attractive neighborhoods...

The Specific Plan will establish design and development standards for the site. Development will be consistent with these standards and any alterations to structures or any portion of the site will be subject to specific administrative procedures which will ensure adherence to these guidelines. Implementation of the Specific Plan will remove the existing underutilized commercial buildings on the site and permit development of an aesthetically pleasing and stable and cohesive community. This would be beneficial to the surrounding residential neighborhoods.

Additionally, the project will have a beneficial impact on the property of the other persons located in the vicinity of the site because it will revitalize the subject property. The site will be maintained by a private homeowner's association.

Within this Specific Plan are landscape plans which will ensure that the neighborhood will be attractive. In addition, a recreation area is visible as one enters the community, further enhancing the aesthetic appeal of the neighborhood.

2. Circulation Element

Goals of the Circulation Element which relate to the proposed community include:

Provide a system of streets which will promote safe and efficient movement of traffic...and

Discourage use of residential streets by through traffic...

The proposed community will be a gated neighborhood, acting as a deterrent to through traffic and increasing the safety of the neighborhood streets.

Policies of the Circulation Element which relate to the proposed community include:

Arterials should have a minimum 100 feet of right-of-way...

The Specific Plan property line is setback 50 feet from the centerline of Vermont Avenue, an arterial.

Residential locals should have a minimum 54-foot right-of-way, with 32'-36' curb-to-curb...

Residential streets within the proposed community have rights-of-way which vary from 37 to 75 feet, and curb-to-curb widths which vary 32' to 54'.

3. Open Space and Recreation Element

Goals 2 and 3 relate to the proposed community:

Sites should be secured for small neighborhood parks, and located so that small children need not cross major thoroughfares...

The proposed recreation area will serve the community and will be located in such a way that no crossing of major thoroughfares will be required.

Facilities should be developed for all age groups...

Facilities in the proposed recreation area include a swimming pool and spa, large sun deck area, restroom cabana and showers.

Policy 5 of the Open Space and Recreation Element relates closely to the proposed community:

...Require landscaping and other aesthetic features to be provided for each development...

This Specific Plan includes landscape plans which will enhance the community; in addition a recreational facility is proposed immediately as one enters the community, further enhancing the aesthetics of the neighborhood.

4. Conservation Element

Goals and policies in the conservation element which most closely relate to the Specific Plan include:

Provide building controls through code requirements to provide for more open space...and

...Provide for parks and recreation open space...

This Specific Plan contains development standards which ensure the protection of open space areas; this Specific Plan also includes landscape plans which will enhance the open space areas. In addition, the community will contain a 13,000 square foot recreation area.

5. Noise Element

Goals of the Noise Element which relate to the proposed community include:

Orderly removal of non-conforming uses which result in noise incompatibility...

Development of the proposed residential community will eliminate the noise incompatibilities associated with the use of the site as a drive-in theater, providing the adjacent residential neighborhoods with a like use at the site.

New residential developments planned in conformance with adopted noise standards and criteria...and

Reduction of noise levels consistent requisite for health and quality of life...

Development of the residential uses at the site will be in conformance with all applicable noise, health and safety regulations and requirements, in order to ensure the health and quality of life of future residents.

Policies of the Noise Element which relate to the proposed community include:

Employ effective techniques of noise mitigation, based on quantified noise standards...

Make use of recently adopted State regulations on noise insulation requirements for dwellings...and

Make use of forthcoming EPA regulations relating to construction noise...

Development of the residential uses at the site will be in conformance with all applicable noise, health and safety regulations and requirements.

6. Seismic Safety Element

Goals 1 and 2 relate to the proposed community:

Protect life, property and public well-being from seismic and other geologic hazards...and

Reduce or avoid adverse economic, social and environmental impacts caused by geologic conditions...

The site is located in an area which is considered by the City's General Plan to have an "acceptable" seismic safety risk. Development of the site under the appropriate building and safety codes will ensure the well-being and safety of the future residents.

Policy 1 of the Seismic Safety Element relates to the proposed community:

Enforce existing standards and criteria to reduce or avoid seismic and other geologic risk...

The homes and other structures on the site will be constructed under the appropriate building and safety codes, thereby ensuring the safety and well-being of future residents.

7. Safety Element

Goals which relate to the proposed community include:

Protection of life and property...and

Reduction of adverse conditions resulting from fires and other geologic hazards...

The homes and other structures on the site will be constructed under the appropriate building and safety codes, thereby ensuring the safety of future residents and visitors to the community.

Objectives which relate to the proposed community include:

Provision of an adequate supply of water with ample pressure...and

Protect life and property from flooding...

The community has been designed and engineered using the applicable building and safety codes to ensure the safety of residents and visitors. An adequate supply of water, with ample pressure, will be provided at the site. The site is not within a floodplain.

Enforcement of building codes in relation to geologic hazards...

The community and its structures have been designed and engineered using the applicable building and safety codes to ensure the safety of residents and visitors.

Policies which relate to the proposed community include:

Fire department review of all new development proposals...and

Enforce the ordinance which establishes the maximum length of a cul-de-sac street...

The Fire Department will be reviewing the Specific Plan and related development submittals to ensure that development will occur in accordance with department requirements.

Enforcement of building codes in new construction to resist seismic activity... ..

The community and its structures have been designed and engineered using the applicable building and safety codes to ensure the safety of residents and visitors.

8. Housing Element

The goal of the Housing Element is to:

Provide an adequate supply and variety of housing to meet the needs of all segments of the community...

The proposed Specific Plan will achieve the City's goal, by adding to the City's housing stock. Additionally, the proposed project is a private sector development that will achieve the City's land use and housing objectives without requiring the City's commitment of scarce public funds and resources.

Objective 4 of the Housing Element relates to the Specific Plan:

Encourage the development of housing to meet the City's local housing needs...

As described above, the proposed Specific Plan will achieve the City's objective, by adding to the City's housing stock.

Policies 1 and 3 of the Housing Element relate most closely to the Specific Plan:

Encourage a wide range of housing types and prices...

The Specific Plan proposes two product types which vary in price based on lot size and product type both of which more housing products.

Assist the private sector in identifying, aggregating and preparing land suitable for housing projects to meet the needs of low and moderate income families...

This Specific Plan is an implementation tool of the General Plan. The Drive-In Theater is no longer a viable use, thereby freeing the site to be used for residential development. The Specific Plan will permit the City to meet the demand for increased affordable housing in a planned and organized manner.

***CHAPTER IV -
ACKNOWLEDGEMENTS***

EMERALD SQUARE SPECIFIC PLAN

CHAPTER IV

ACKNOWLEDGEMENTS

A. APPLICANT/DEVELOPER

Greystone Homes
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B. PROJECT TEAM

SPECIFIC PLAN PREPARATION

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PROJECT ENGINEER

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PROJECT LANDSCAPE ARCHITECT

Land Concern, Ltd.
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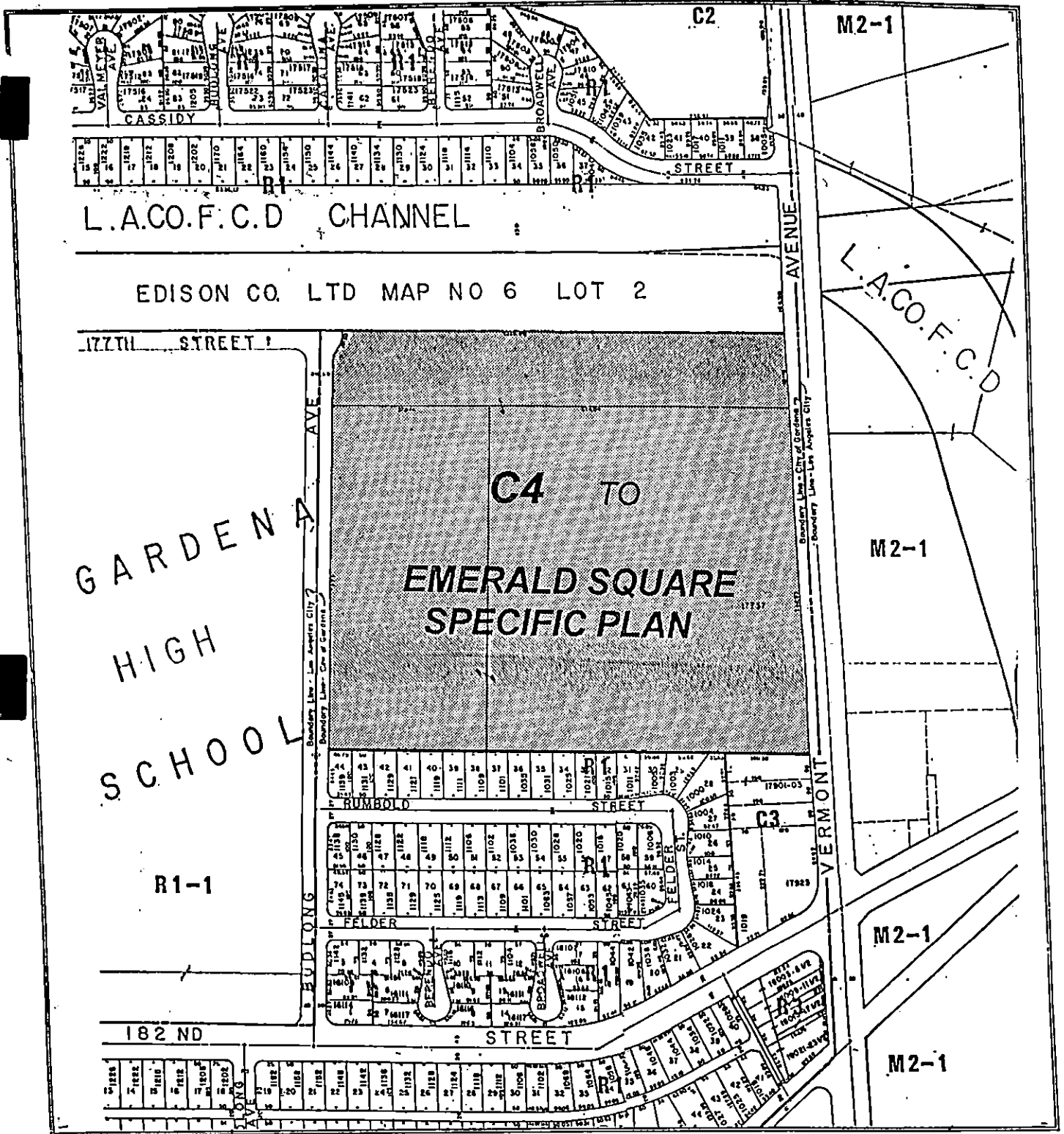
PROJECT ARCHITECTS

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Contact: Roland Fournier

C. LOCAL AGENCY

**City of Gardena - Community
Development Department**
1700 West 162nd Street
Gardena, CA 90247-3778
(310) 217-9526 - Fax: (310) 217-9698
Contact: Kathy Ikari



LEGEND



Project Site

Exhibit

B-1

City of Gardena Community Development Department

ZONE CHANGE #3-98:

CASE NO.: C4 (HEAVY COMMERCIAL) TO
EMERALD SQUARE SPECIFIC PLAN

ADDRESS: 17737 S VERMONT AVENUE

N↑

DESCRIPTION

EXHIBIT "B" 2

PARCEL 1:

THAT PORTION OF LOT 2, OF TRACT NO. 1909, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGES 50 AND 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTH 89 DEGREES 37 MINUTES 20 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 1392.07 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 45 MINUTES 50 SECONDS WEST, PARALLEL WITH THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 737.90 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 20 SECONDS EAST PARALLEL WITH SAID NORTHERLY LINE, 378.65 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE NORTH 1 DEGREE 46 MINUTES 40 SECONDS EAST ALONG SAID EASTERLY LINE, 737.91 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 37 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY LINE, 378.83 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 3 OF TRACT NO. 1909, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGES 50 AND 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, OF TRACT NO. 1909; THENCE SOUTH 1 DEGREE 45 MINUTES WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 3, A DISTANCE OF 330 FEET TO THE SOUTHWEST CORNER OF THE LAND CONVEYED BY LOS ANGELES FIRST NATIONAL TRUST AND SAVINGS BANK, TO EDISON SECURITIES COMPANY, BY DEED DATED JANUARY 19, 1920 AND RECORDED IN BOOK 7219 PAGE 93, OFFICIAL RECORDS; THENCE SOUTH 89 DEGREES 41 MINUTES EAST, PARALLEL WITH THE MOST NORTHERLY BOUNDARY LINE OF SAID LOT 3, BEING ALSO ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAND CONVEYED TO EDISON SECURITIES COMPANY, A DISTANCE OF 750.57 FEET, MORE OR LESS, TO A POINT IN THE CENTER LINE OF VERMONT AVENUE, AS NOW ESTABLISHED, 80 FEET WIDE; THENCE NORTHERLY ALONG SAID CENTER LINE, 330.27 FEET; MORE OR LESS, TO A POINT IN THE MOST NORTHERLY BOUNDARY LINE OF SAID LOT 3; THENCE NORTH 89 DEGREES 41 MINUTES WEST ALONG SAID MOST NORTHERLY BOUNDARY LINE, 724.08 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED, WITHIN THE LINES OF THE LAND DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED JULY 10, 1967 AS INSTRUMENT NO. 2864 IN BOOK D-3697 PAGE 770, OFFICIAL RECORDS, OF SAID COUNTY.

PARCEL 3:

THAT PORTION OF LOT 1 OF TRACT NO. 1909, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGES 50 AND 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 1 DEGREE 19 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF SAID LOT "A", DISTANCE OF 144.01 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN THE CERTIFICATE OF TITLE NO. 70393 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LAND, NORTH 88 DEGREES 50 MINUTES 32 SECONDS

DESCRIPTION

EXHIBIT "B"

EAST 882.01 FEET AND NORTH 89 DEGREES 56 MINUTES 34 SECONDS EAST 510.54 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH SAID WEST LINE AND WHICH PASSES THROUGH A POINT IN THE SOUTHERLY LINE OF SAID LOT 1, THAT IS EASTERLY THEREON, 1391.96 FEET FROM SAID WEST LINE, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 34 SECONDS EAST 1090.06 FEET TO THE CENTER LINE OF VERMONT AVENUE, AS SHOWN ON MAP FILED IN BOOK 1 PAGE 72, ET SEQ., OF OFFICIAL MAPS; THENCE SOUTH 3 DEGREES 15 MINUTES 15 SECONDS EAST ALONG SAID CENTER LINE, 161.16 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 56 MINUTES 34 SECONDS WEST 1102.91 FEET TO SAID PARALLEL LINE; THENCE NORTH 1 DEGREES 19 MINUTES 05 SECONDS EAST 160.96 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF LOT 1 OF SAID TRACT NO. 1909, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE LAND CONVEYED BY DEED FILED ON OCTOBER 24, 1947 AS DOCUMENT NO. 25162-P, IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY; THENCE NORTH 89 DEGREES 56 MINUTES 34 SECONDS EAST 1090.06 FEET ALONG THE NORTH LINE OF THE LAND SO CONVEYED TO THE CENTER LINE OF VERMONT AVENUE, AS SHOWN ON THE MAP ENTITLED "PROPERTY OF SOUTHERN CALIFORNIA EDISON COMPANY, LTD., MAP NO. 6" RECORDED IN BOOK 1 PAGE 72 OF MAPS, RECORDS OF SAID COUNTY; THENCE SOUTH 03 DEGREES 15 MINUTES 15 SECONDS EAST ALONG SAID CENTER LINE, 5 FEET, MORE OR LESS, TO A LINE THAT IS PARALLEL WITH AND 5 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID NORTH LINE OF THE LAND SO CONVEYED; THENCE SOUTH 89 DEGREES 56 MINUTES 34 SECONDS EAST ALONG SAID PARALLEL LINE, 1090.50 FEET, MORE OR LESS, TO THE WEST LINE OF THE LAND SO CONVEYED; THENCE NORTH 10 DEGREES 19 MINUTES 05 SECONDS EAST ALONG SAID WEST LINE, 5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES THE LAND DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED JULY 10, 1967 AS INSTRUMENT NO. 2864 IN BOOK D-3697 PAGE 770, OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 4:

THAT PORTION OF LOT 3 OF TRACT NO. 1909, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGES 50 AND 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF LOT 2 OF SAID TRACT, WHICH IS SOUTHERLY THEREON 330.00 FEET FROM THE NORTHEASTERLY CORNER OF SAID LAST MENTIONED LOT; THENCE CONTINUING SOUTHERLY, ALONG SAID EASTERLY LINE, 407.91 FEET; THENCE EASTERLY, PARALLEL WITH THE NORTHERLY LINE OF LOT 3, A DISTANCE OF 743.11 FEET TO THE WESTERLY LINE OF VERMONT AVENUE, 80 FEET WIDE, AS SHOWN ON MAPS FILED IN BOOK 1 PAGE 72, ET SEQ., OFFICIAL RECORDS; THENCE NORTHERLY ALONG SAID WESTERLY LINE, 408.57 FEET TO A LINE WHICH IS PARALLEL WITH SAID NORTHERLY LINE AND WHICH PASSES THROUGH THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID LAST MENTIONED LINE, 710.51 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED JULY 10, 1967 AS

DESCRIPTION

INSTRUMENT NO. 2864 IN BOOK D-3697 PAGE 770, OFFICIAL RECORDS OF SAID COUNTY.