

134TH & CENTRAL SPECIFIC PLAN



Prepared for:
CITY OF COMPTON
Community Development Department
205 S. Willowbrook Avenue
Compton, California 90220

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via Ordinance No. 2,337**

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I. INTRODUCTION

This Section provides a brief description of the Project and a description of the Purpose and Authority of the Specific Plan.

A. Project Summary

The 134TH & CENTRAL Specific Plan is a residential community on approximately 3.0 acres, located at 1950 North Central Avenue in the City of Compton. The 134TH & CENTRAL community consists of 29 townhome dwellings.

B. Specific Plan Purpose

A specific plan is a tool that is used for the systematic implementation of a general plan for all or part of the area covered by the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. As such, the purpose of this 134TH & CENTRAL SPECIFIC PLAN is to provide the City of Compton with policies and regulations to ensure efficient, orderly development of the subject property in accordance with the City's adopted General Plan.

While the City of Compton General Plan and Zoning Code covers the entire City, the 134TH & CENTRAL SPECIFIC PLAN concentrates on the individual development issues of approximately 3.0 acres of land located at 1950 North Central Avenue. This Specific Plan establishes regulations specific to the subject property relative to land use, site planning, and building intensity, as well as design guidelines that allow for innovation in architecture, landscaping and building arrangements that would not otherwise be permitted by the City of Compton Zoning Code. All future implementing actions (development plans, tract maps, site plans, and other similar entitlements) for property located within the boundaries of this Specific Plan are required to be consistent with the standards and guidelines set forth in this document.

C. Authority for the Specific Plan

This Specific Plan is a regulatory document prepared pursuant to the provisions of California Government Code §§ 65450 through 65457, which grants local government agencies the authority to prepare and adopt specific plans. According to the California Government Code, a specific plan shall include the including the following information:

1. **Text and a diagram which specify all of the following in detail:**
 - a) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

- b) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- c) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- d) A program of implementation measures including regulations, programs, public works projects, and financing measures, necessary to carry out items (1), (2) and (3).

2. **A statement of the relationship of the Specific Plan to the General Plan:**

This Specific Plan includes each of the required elements listed above and establishes the essential link between the policies of the General Plan and the 134TH & CENTRAL property. All future development plans and implementing actions within 134TH & CENTRAL are required to be consistent with the regulations set forth in this Specific Plan. Where this Specific Plan is silent, applicable sections of the City Zoning Code and other regulations shall apply.

Furthermore, all regulations, conditions, standards and guidelines contained herein shall be deemed distinct and independent provisions of the Specific Plan. If any section, clause, phrase, or portion of this document is for any reason to be invalid by the decision of any federal or state court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan.

D. Specific Plan Objectives

Adoption and implementation of this Specific Plan aims to achieve the following objectives for the benefit of the community:

1. Urban Design Framework

- a) Provide a master planned residential community that demonstrates a high quality standard of excellence for the City of Compton.
- b) Provide attractive design and compatible building forms to blend with and enhance surrounding developments in the proximity of 134th and Central.
- c) Provide a cohesive development with ample amenities to ensure a desirable place to live, including common and private open spaces, and enhanced paving and landscaping.

2. Development Standards

- a) Provide building height and density that creates a viable community and allows for transition between surrounding residential, mixed use, institutional and storage uses.

- b) Allow for parking standards that encourage use of transit, bicycle and pedestrian connections.
 - c) Allow for reduced home site sizes and setbacks that support a medium density single family neighborhood enhanced with both private and common open spaces.
3. Site Circulation
- a) Improve vehicular access and enhance pedestrian, bicycle and transit oriented characteristics.
 - b) Establish walkable connections within the site and to nearby schools, parks and commercial uses.
4. Efficient Residential Development
- a) Increase the variety of housing types, sizes, and price points within Compton in order to provide housing opportunities for a wider range of residents.
 - b) Provide residential unit options for affordable to moderate income buyers.
 - c) Promote the development of housing in close proximity to employment, transportation and activity centers.
5. Sustainable Communities
- a) Promote infill, medium density development, which is more energy efficient than single lot residential development.
 - b) Provide contemporary energy efficient housing compliant with the Green Building Code, including energy efficient appliances, low water use plumbing and solar.

II. PROJECT SETTING

This Section provides a description of the existing conditions of the Project Site and its surroundings.

A. Project Location

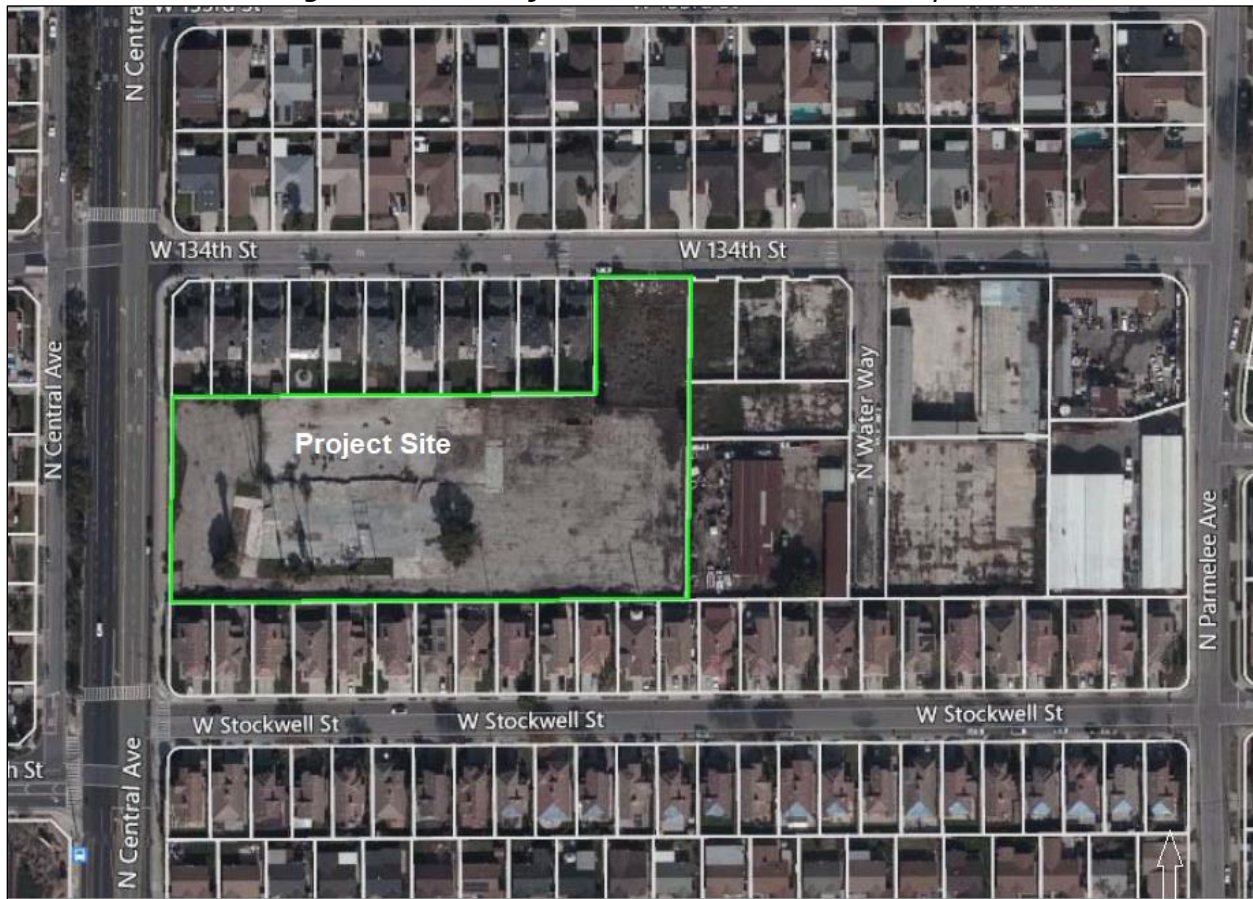
Regionally, the Project site consists of approximately 3.0 acres located within the Los Angeles County, south of Interstate 105 (I-105), north of State Route 91 (SR-91), west of Interstate 110 (I-110) and east of Interstate 710 (I-710) within the jurisdiction of the City of Compton. (Reference Figure II-1, Project Regional Location Map.)

Locally, the Project site is addressed as 1950 North Central Avenue, Compton, California 90222. Assessor parcel number for the property is 6145-003-902. (Reference Figure II-2, Project Site Aerial Location Map.)

Figure II-1 Regional Location Map



Figure II-2 Project Site Aerial Location Map



B. Project Site and Surroundings

The Project site is currently vacant, with the majority of the site paved with asphalt or covered with concrete, and the remnants of the old building footings and slabs. A small portion of the site contains non-native shrubs and grass. Existing access to the site are from two main access points along the west frontage on N. Central Avenue and a third access is located along the site frontage on W. 134th Street.

Topography is generally flat, varying with elevations of approximately 93 to 99 feet above mean sea level (MSL). Site drainage flows north toward the existing storm drain in 134th Street.

Previously, the site contained a 40,000 square foot commercial building that was built as a bowling alley in 1962. The interior of the building was destroyed by fire in the 1970's. The building laid dormant up to 1984, when it was renovated and opened as a Skateland U.S.A., where local youths could skate. Within a few months, Skateland became a popular hip-hop venue, and operated as a successful nightclub as well as a skating rink. However, by 1988, neighborhood crime forced the venue to close. The building was used as a storage facility until its permanent closure and demolition. (Reference Figures II-3 through II-6, Site Photo Legend and Site Photos.)

Figure II-3 Project Site Photo Legend

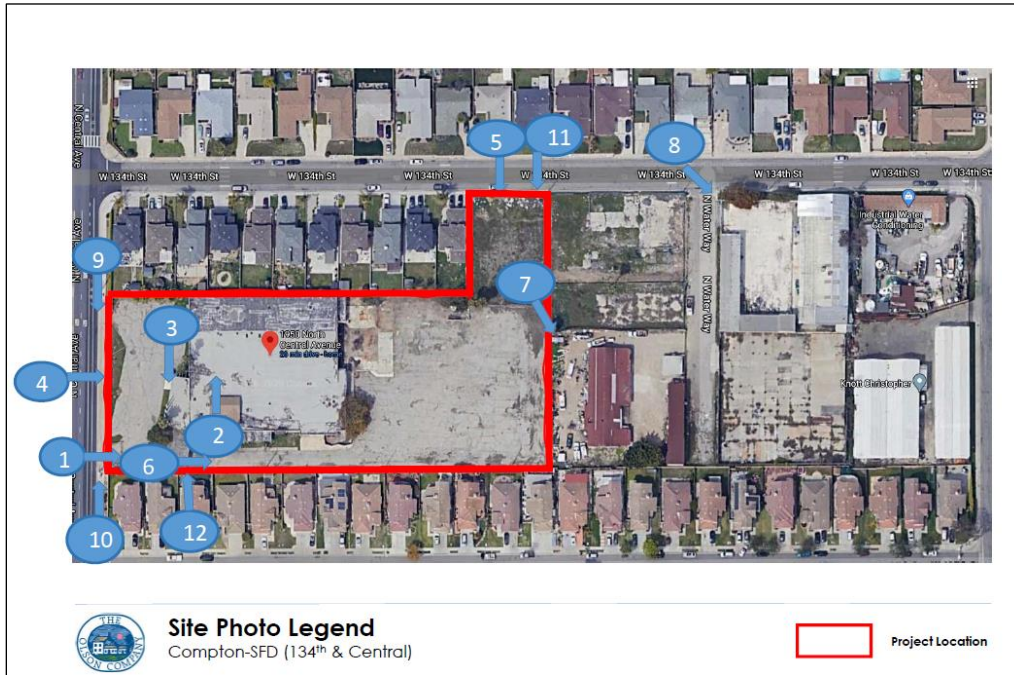


Figure II-4 Project Site Photos (1-4)

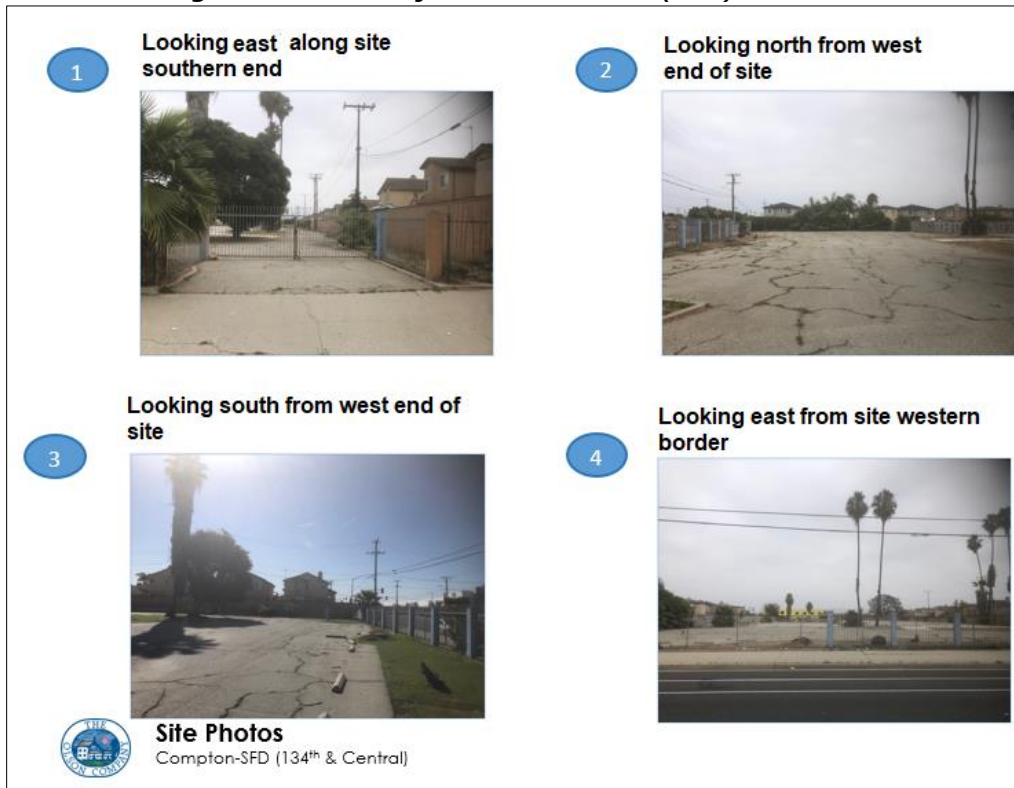


Figure II-5 Project Site Photos (5-8)








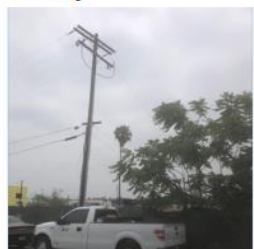


5	Looking south from 134th Street into site		6	Looking east along southern edge of site	
7	Looking southeast from site into adjacent storage site		8	North Water Way & W. 134th Street looking southwest	
 Site Photos Compton-SFD (134 th & Central)					

Figure II-6 Project Site Photos (9-12)

9	Looking south along Central Avenue from outside site's west boundary		10	Looking north along Central Avenue from outside site's west boundary	
11	Looking south from 134th Street from outside site's northern boundary		12	Looking north at utility pole located outside site's southern boundary	
 Site Photos Compton-SFD (134 th & Central)					

III. DEVELOPMENT PLAN

This Section describes the Land Use Plan for the 134TH & CENTRAL SPECIFIC PLAN, permitted uses and development standards.

A. Land Use Plan

134TH & CENTRAL SPECIFIC PLAN consists of a 29 single-family, detached home community. The community will provide affordably priced homes in an area with convenient access to schools, parks, shopping and employment. Target market for the community includes couples, families, and first time homebuyers. Of the 29 houses, 2 will be designated moderate level affordable.

Each house within the 134th & Central community will be two-story with attached two-car garages and driveway apron parking. There are two floorplans contemplated. Plan 1 is a 3-bedroom with an optional 4th bedroom, 2.5 bathroom, approximately 1,680 square foot house. One of the Plan 1 houses will be available at a rate affordable to a qualified moderate income homebuyer. Plan 2 is a 3-bedroom with an optional 4th bedroom, 2.5 bathrooms, approximately 1,797 square feet house. One of the Plan 2 houses will be sold with the 4-bedroom option to a qualified moderate income homebuyer.

Access to the community will be from 134th Street to a gated private Street "A". Street "A" will connect at a T-intersection to private Street "B". (Reference Figure III-1, Conceptual Land Use Plan and Table II-1, Plan Summary.)

Figure III-1 Conceptual Land Use Plan



■ Enhanced Elevation Location

Table III-1: Plan Summary

Plan Type	# Units	Bedrooms	Approximate Unit (sf)
P1A	1	3 BD + Opt. 4BD /2.5 BA Affordable Moderate	1,680
P1	13	3 BD + Opt. 4BD /2.5 BA	1,680
P2A	1	4 BD /2.5 BA Affordable Moderate	1,797
P2	14	3 BD + Opt. 4BD /2.5 BA	1,797
Total Units	29		

B. Permitted Uses

THE 134TH & CENTRAL SPECIFIC PLAN permits single family detached residential uses. Ancillary landscape, open space and parking areas incorporated as part of the residential townhome development are also permitted.

C. Residential Density

The maximum residential density is 9.58 units per acre. Any fractional amount greater than one-half (1/2) shall permit an additional dwelling unit.

Size of the Specific Plan site is 3.028 acres resulting in a maximum density of 29 dwelling units per acre. This density corresponds to the General Plan Medium Density Residential which has a density between 8.1 and 17 units per acre.

D. Building Height

No structure within the Specific Plan area shall exceed twenty-five (25) feet in height as measured according to Section 30.3 of the Compton Zoning Code. Maximum number of stories shall be two (2).

E. Minimum Residential Site Size

Each single family residential unit within the Specific Plan area shall have a minimum private fenced area of 2,500 square feet. Note that because the project will be mapped as one lot (where all homes are legally detached condominiums), "residential site" size may be thought of as "lot" size for practical purposes.

F. Setbacks

Minimum setbacks for each single family residential site within the Specific Plan area shall be as follows:

- 1) Front: 12'-0"
- 2) Rear: 10'-0"
- 3) Sides: 3'-6".

G. Permitted Projections into Required Yards

Permitted projections into the required yards are limited to the following:

- 1) Fireplaces, water heater closets - Rear and side yard only
- 2) Uncovered porches, platforms, or landing places which do not extend above the level of the first floor of the house may protrude into any yard by not more than six feet. Any open railing not more than 30 inches in height may be installed or constructed on any such porch, platform or landing place.

H. Parking

Parking standards for the Specific Plan shall be as follows:

- 1) Garages: Two (2) onsite garage spaces per unit.
- 2) Garage Size: 400 square feet minimum.

- 3) Driveway: Two (2) onsite per unit.
- 4) Driveway Length: Eighteen (18) feet minimum.
- 5) Accessible Parking: Per City Building Code.
- 6) Total Parking: four (4) spaces per unit and one (1) mail stop space. Garages and driveways are included in per unit parking count.

I. Unit Storage

Each house shall provide on-site storage, consisting of garage ceiling space for residents to improve with storage at their discretion.

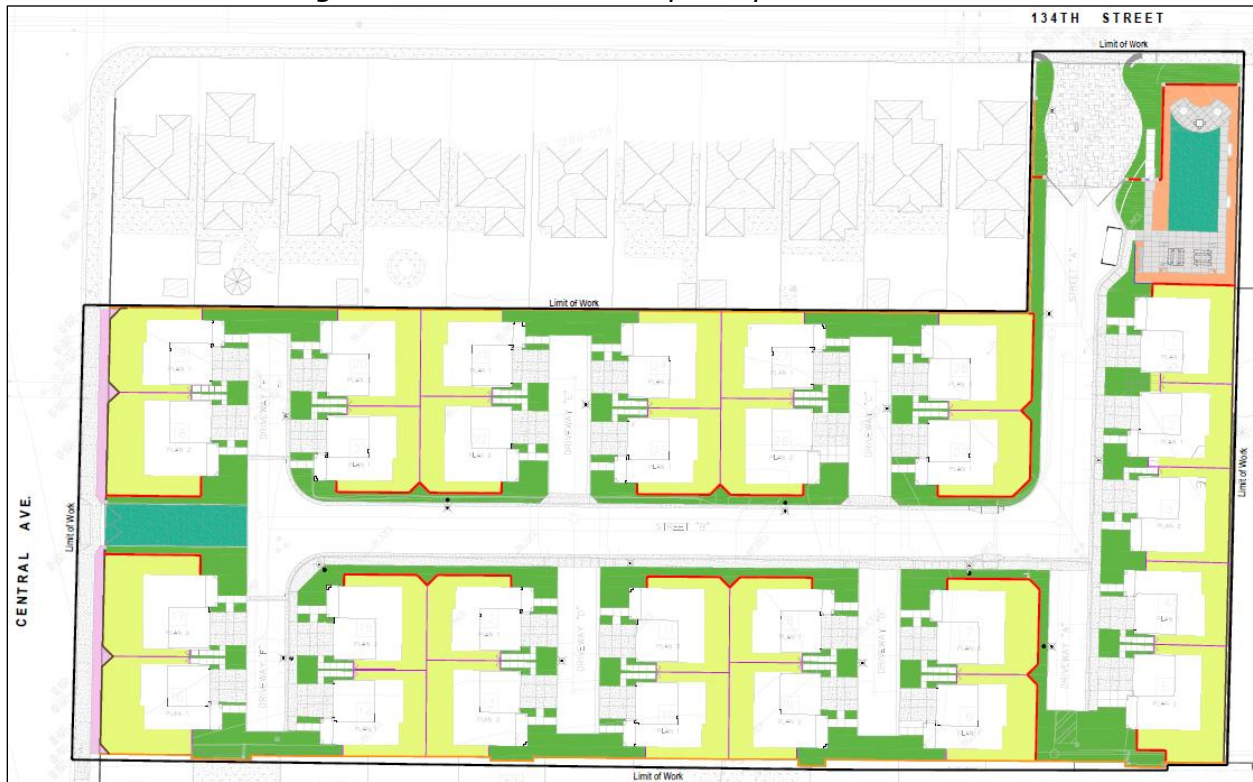
J. Usable Open Space

Usable open space within the 134th & Central Specific Plan shall consist of private and common spaces. Private open spaces may consist of yards, patios, decks and balconies.







Common open spaces may consist of turf or lawn area and other green spaces, as well as complementary hardscape, provided throughout the community to provide reasonable and convenient access to open space throughout the community. (Reference Figure III-2, Schematic Open Space Plan.)

Minimum total amount of private open space required for the Specific Plan area is 23,000 square feet. Minimum total amount of common open space required for the Specific Plan area is 25,500 square feet. As shown in Figure III-2, common open space consists of common hardscape; common opens space, landscaped and planting areas; and of street parkway open space adjacent to Central Avenue.

Figure III-2 Schematic Open Space Plan



OPEN SPACE LEGEND

	PRIVATE YARD - HOMEOWNER MAINTAINED	23,271 sf
	OPEN SPACE - STREET PARKWAY- HOA	1,007 sf
	OPEN SPACE - COMMON - HOA MAINTAINED	20,089 sf
	HARDSCAPE- COMMON AREA	1,508 sf
	LAWN-COMMON AREA	2,588 sf
	PLANTING AREA- COMMON AREA	1,334 sf

K. Amenities

Minimum amenities required in the common open spaces include: turf/lawn area, shade structure, picnic table and benches. An amenity area is located to the east of the Project entry, and contains lawn, hardscape, trees and shrubs, a bench, dog-bag station, mailbox center, shade structure, picnic tables and trash receptacles. Throughout the site landscape and sidewalks will provide attractive areas to walk, jog or scooter. The emergency access area at Central Avenue will be turfed blocked and landscaped, subject to Fire Department approval.

L. Condominium

Multi-Family and small residential site single family development is permitted in the 134th & Central Specific Plan. Condominium ownership is permitted by right through the subdivision map act process.

IV. DESIGN GUIDELINES

This Section describes the guidelines that shape the design of buildings, landscape, entry and walls and fences within the Specific Plan area. Modifications to the plans presented in this Section may be modified through the Minor Modification process. (Reference Section VIII.B.1.)

A. Architectural Design Guidelines

Architectural design guidelines for the Specific Plan community include the following building features and colors and materials:

1. Building Features

Architecture of the houses within the Specific Plan community will include both a Spanish Colonial style and a Santa Barbara style design for the two plan types.

Spanish Colonial is composed of gable roof forms, stucco walls, decorative details at gable end, windows with accent shutters, and arched openings with tile accents. Santa Barbara is composed of hip roof forms, stucco walls, window box projections, windows with accent shutters, and porch openings with decorative corbels. Both the Spanish Colonial and Santa Barbara styles will incorporate the elements described below.

- a) Stucco siding
- b) Wood fascia
- c) Stucco over foam trim
- d) Porched entry
- e) Earth-toned color scheme
- f) Concrete "S" roof tile
- g) Balcony elements
- h) Decorative exterior lighting

2. Architectural Concept

Conceptual architectural elevations for the Specific Plan houses are illustrated below for both the Spanish Colonial style and the Santa Barbara styles for the two plan types.

Spanish Colonial is composed of gable roof forms, stucco walls, decorative details at gable end, windows with accent shutters, and arched openings with tile accents. Santa Barbara is composed of hip roof forms, stucco walls, window box projections, windows with accent shutters, and porch openings with decorative

corbels. (Reference Figure IV-1, Conceptual Architecture – Plan 1 – Spanish Colonial, Figure IV-2, Conceptual Architecture – Plan 2 – Spanish Colonial, Figure IV-3, Conceptual Architecture – Plan 2 – Santa Barbara, and Figure IV.4, Conceptual Architecture – Plan 2 – Santa Barbara.)

To enhance views of the Specific Plan community from both outside and inside the development, the architectural concept includes “enhanced” elevations for units backing to Central Avenue and siding on to the main internal private street. Enhanced side elevations are also provided against the north and south property lines where residences exist to either side. Conceptual elevation enhancements include second story pop-outs and decorative trim around windows and doors. (Reference Figure IV-5, Conceptual Enhanced Architecture.) (Locations of these enhanced elevations is shown in Figure III-1, Conceptual Land Use Plan.)

Figure IV-1 Conceptual Architecture – Plan 1 – Spanish Colonial



Figure IV-2 Conceptual Architecture – Plan 2 – Spanish Colonial



Figure IV-3 Conceptual Architecture – Plan 1 – Santa Barbara



Figure IV-4 Conceptual Architecture – Plan 2 – Santa Barbara



Figure IV-5 Conceptual Enhanced Architecture



3. Colors and Materials

Conceptual colors and materials for the Specific Plan houses are illustrated below showing two schematic styles. (Reference Figure IV-6, Conceptual Colors and Materials.)

Figure IV-6 Conceptual Colors and Materials



B. Landscape Guidelines

A conceptual landscape plan is illustrated below. (Reference Figure IV-7, Conceptual Landscape Plan.) Landscape will include a variety of trees, including evergreen flowering and deciduous flowering. Trees will be planted at the entrance to the community and along the private internal streets. Shrubs and groundcover will be dispersed throughout the community. All landscape materials will be drought tolerant and will comply with the City landscape ordinance (Municipal Code Section 30-43).

A conceptual entry treatment and wall and fence plan complement the Specific Plan landscape plan, as described below:

1. Entry Treatment

Enhanced landscaping and paving will be added to the community. (Reference Figure IV-8, Conceptual Entry Treatment.)

Figure IV-7 Conceptual Landscape Plan



LEGEND

1. The Village Park - main community open space area with wood shade structure, & large turf area for larger group events, see L-2 Enlargement.
2. New concrete sidewalk, Per Civil plans.
3. Community cluster mailboxes, per USPS review & approval.
4. Main vehicular entry with swing gates (with Knox box), median visitor kiosk, & enhanced paving.
5. Existing pole to remain in place, per Civil plans.
6. Natural colored concrete driveway & guest parking, with light broom finish & narrow tooled joints.
7. Proposed wall, pilaster, fence, and gates per Wall & Fence Plan.
8. Proposed tree, per Planting Plan.
9. 4' wide & 5' wide natural colored concrete pedestrian walk, with light broom finish & tooled joints.
10. Community dog bag station (black in color), for pet owners.
11. Common area landscape, builder installed & HOA maintained.
12. Private homeowner yard, builder installed.
13. Property line.
14. Public street R.O.W.
15. Proposed public street sidewalk, per Civil plans.
16. Transformer to be screened with evergreen landscape, quantity & final locations to be determined.
17. Proposed AC unit, to be screened with evergreen landscape.
18. Proposed Emergency Exit with turf.

Figure IV-8 Conceptual Entry Treatment

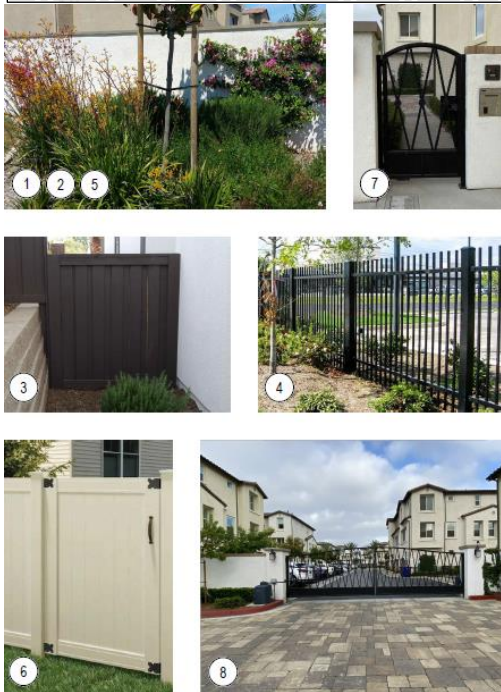
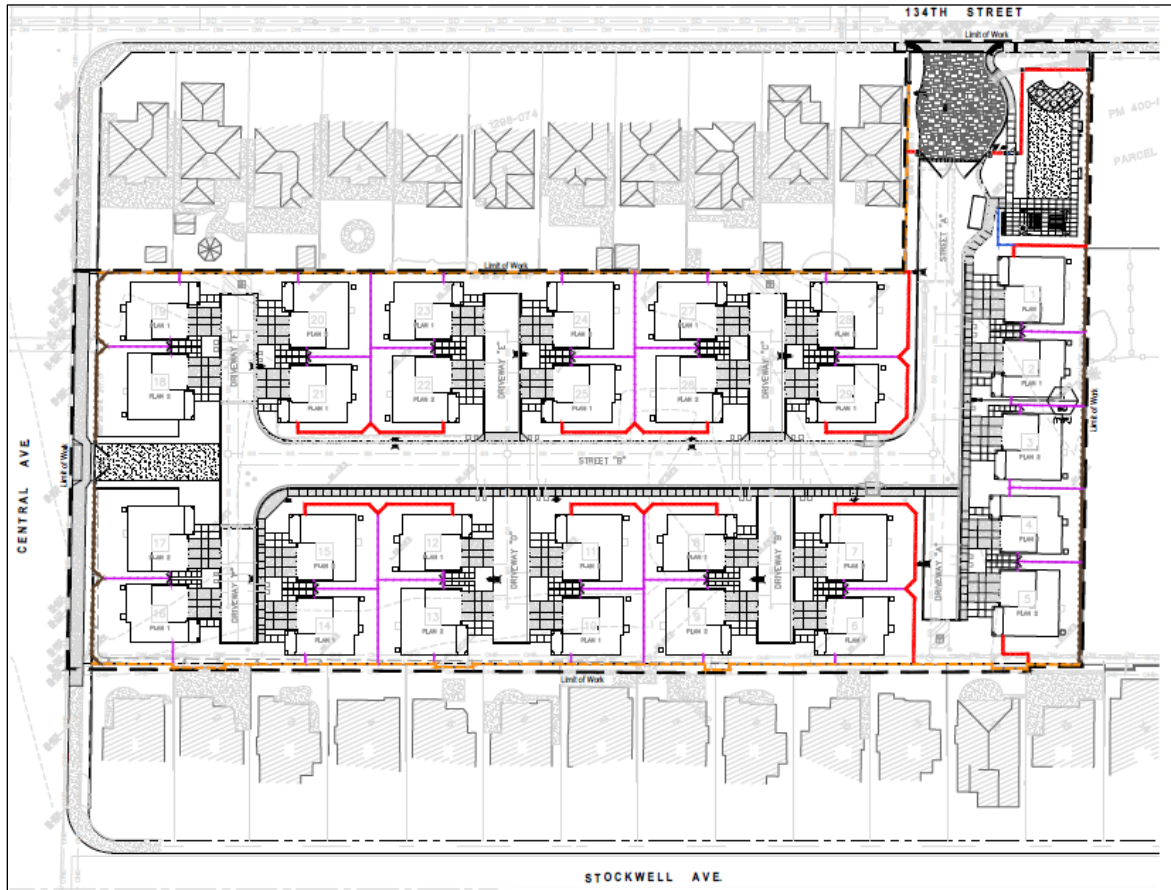


2. Walls and Fences

A conceptual wall and fence plan for the 134th & Central Specific Plan community is illustrated below. (Reference Figure IV-9, Conceptual Wall and Fence Plan.) Existing 7-foot masonry walls at the community’s north and south boundaries may be retained; however, if retaining the walls is not feasible, new 6-foot masonry walls will be constructed at the north and south boundaries, providing security and privacy to both the community and its neighbors. New 6-foot masonry walls will be constructed on the site’s west and east boundaries. Within the community, there will be 6-foot

masonry walls where the houses are adjacent to common areas. This 6-foot wall height will be measured from the side of the higher grade for all perimeter walls. 5.5-foot vinyl fences will be placed between the houses. Tubular steel fencing at a 5.5-foot height will be located at the Project entry at 134th Street.

Figure IV-9 Conceptual Wall and Fence Plan



WALL, FENCE & GATE LEGEND

- Existing CMU wall, raised to 8' (with added stucco to interior & stucco flat cap).
- ① ——— 6'-0" High stucco over CMU wall, with 2" high precast cap.
- ② ——— 6'-0" High stucco over CMU wall, with 2" high precast cap.
- ③ ——— 5'-6" High vinyl fence (tan color).
- ④ ——— 5'-0" High tube steel fence (black paint color).
- ⑤ —■ 6'-6" High (18" sq.) stucco over CMU pilaster, with 2" high precast cap.
- ⑥ —▲ 5'-6" High vinyl private yard gate (tan color).
- ⑦ —∩ 5'-6" High metal pedestrian (ADA) gate (black paint color).
- ⑧ —⌒ 6'-0" High metal vehicular swing gates (black paint color)
- ⑨ —⌒ EVA Gate (non-motorized)

V. INFRASTRUCTURE PLAN

This Section describes the Infrastructure Plan for the 134TH & CENTRAL SPECIFIC PLAN, including water, sewage, drainage, solid waste disposal, and private and public modes of transportation. Each of these infrastructure elements are essential facilities that support the land uses described within the Specific Plan area.

A. Water

Water supply to the Specific Plan area will be provided by the City of Compton Water Utility District (CWUD), which obtains its water from groundwater pumped via local municipal wells in the adjudicated Central Groundwater Basin (Central Basin), and from imported surface water contracted by the City through the MWD. The CWUD delivers water services to more than 15,000 service connections through approximately 156 miles of water mains.

Water connections to the Specific Plan area will be from an existing water line on 134th Street.

B. Sewer (Wastewater)

Wastewater collection and treatment in the City is provided by the Los Angeles County Sanitation District (LACSD). Wastewater is collected in Compton via an existing 143 mile long system of sewer lines maintained by the City Department of Public Works and Municipal Utilities' Street Maintenance Division. Wastewater collected from the City is conveyed to the LACSD's Joint Water Pollution Control Plant (JWPCP), located at 24501 S Figueroa Street in the City of Carson. The JWPCP provides both primary and secondary treatment for approximately 260 million gallons of wastewater per day (MGD) and has a total permitted capacity of 400 MGD. Treated effluent is then discharged from JWPCP through an ocean outfall.

Wastewater connections to the Specific Plan area will be from an existing wastewater line on 134th Street.

C. Drainage

Stormwater runoff from the 134th & Central Specific Plan community will be collected on-site via a private drainage system consisting of PVC pipes and area drain inlets. Collected stormwater will be captured in a storage system while it infiltrates over time into the ground via a deep infiltration well, which will sit at the lowest downstream point of the site near the development's entrance. From there, the filtered storm water will flow into the existing storm drain in 134th Street.

D. Solid Waste

Solid waste services for the 134th & Central Specific Plan community are provided through a contract with Republic Services, which serves the City of Compton. Solid waste and recycle loads are taken to Republic's Compton Transfer Station for

processing. From the transfer station, waste loads are loaded into transfer trailers and hauled to and disposed of at Sunshine Canyon Landfill in Sylmar. Other disposal facilities include the Southeast Resource Recovery Facility in Long Beach for recycling, and the El Sobrante Landfill in Corona and Puente Hills Landfill in Industry.

Each house within the community will store its trash receptacles within its garage, and community residents will be required to take their receptacles to the street the morning of the designated trash day. Republic Services trucks will collect trash and recyclables.

E. Circulation

The Concept Circulation Plan describes private streets, transit and other modes of transportation that will serve the 134th & Central Specific Plan community:

1. Private Streets

The private entry to the 134th & Central Specific Plan community will be via a 26-foot wide private driveway and fire lane within a 30-foot dimension curb-to-curb. The entry will be gated with queuing and turnaround radius to accommodate safe access.

The private entry will provide primary access to the community via 134th Street to a private Street "A", which will have a 26-foot paved width, two lanes of travel and a sidewalk on its east side. Street "A" will connect at a T-intersection to private Street "B", which will have a 26-foot width, two lanes of travel and sidewalks on the south side. The private streets will connect to a series of interior driveways, each with a 20-foot paved width. A secondary emergency access to Central Avenue will be provided; this emergency access will be 20 feet wide and approximately 80 feet long, gated, and have a turf-block surface.

The private street and alleys within the community are of adequate width to comply with Compton Fire Department standards, and will not interfere with emergency response or evacuation. The gates at the entrances will be fitted with an Opticom or similar system to allow for emergency vehicles to quickly access the site.

Private drives providing internal vehicular circulation to the residential units and common spaces within the 134th & Central Specific Plan development will be 24-feet wide with a 28-foot dimension curb-to-curb. Streets and drives within the 134th & Central Specific Plan development will be signed with "no parking" signage to prevent vehicle parking.

2. Transit

Transit service available to the 134th & Central Specific Plan community includes light-rail and bus public transit provided by the Los Angeles County Metropolitan Transportation Authority (Metro) and City of Compton Renaissance Transit System. A description of these transit facilities are provided below. The Renaissance Transit System is the service with connections closest to the Project site:

- METRO BLUE LINE: This north-south light rail line provides daily regional transit service between downtown Los Angeles on the north and Long Beach on the south. The Artesia Station is located to the east of the Acacia Street/Walnut Street intersection approximately 4 miles southeast of the Project site.
- COMPTON RENAISSANCE TRANSIT SYSTEM: Route 1 provides service on Central Avenue between Compton Boulevard and El Segunda Boulevard, running directly adjacent to the Project site and connecting east to Alameda Street; Route 2 runs south of the Project site, providing service on Alameda Street and Santa Fe Avenue, between Greenleaf Boulevard and Artesia Boulevard, on its route between Compton Boulevard on the north and Central Avenue on the west; Route 5 provides service on Central Avenue between Walnut Street and El Segunda Boulevard, running directly adjacent to the Project site and connecting eastward to Long Beach Avenue.

3. Bicycle and Pedestrian Facilities

Bicycle facilities available to the 134th & Central Specific Plan community include an existing Class 2 bikeway located on both the east and west sides of Central Avenue, adjacent to the Specific Plan site. (A Class 2 bikeway is a designated lane, approximately 5-feet wide and adjacent to the curb.) This bike way connects along Alondra Boulevard and Green Leaf Boulevard to another Class 2 bikeway on Santa Fe Avenue and a Class 1 bikeway along Compton Creek. (A Class 1 bikeway is a paved lane completely separated from streets.)

Pedestrian facilities available to the 134th & Central Specific Plan community include existing sidewalks located along Central Avenue and 134th Street, adjacent to the Project site. Within the Specific Plan area Street "A" and Street "B" would have sidewalks on one side of the street, providing pedestrian connections to each house within the community.

F. Utilities

The 134th & Central Specific Plan development will connect to existing electric, gas and cable lines located adjacent to the site.

VI. SUSTAINABILITY FEATURES

This Section describes the sustainability features included in the 134th & Central Specific Plan Project.

The Specific Plan community will incorporate an environmentally sustainable design that will both save energy and conserve natural resources. Green building technologies shall be utilized to provide more resource-efficient modes of construction that adhere to the principles of energy efficiency, water conservation, environmentally preferable building materials, and overall waste reduction. Sustainability features of the Project shall include the following:

A. Water Conservation

Water conservation features shall include a range of techniques that shall enhance site sustainability, including:

- High-efficiency plumbing facilities, such as, dual-flush water closets; bathroom faucets with a maximum flow rate of 1.0 gallons per minute; kitchen faucets with a maximum flow rate of 1.5 gallons per minute; and no more than one showerhead per shower stall, with a flow rate no greater than 1.75 gallons per minute.
- Individual metering and billing for water use of all residential uses
- Drought-tolerant plants utilized as part of the landscaping plan.
- Compliance with City landscape and water conservation ordinances.
- Weather-based irrigation controller with rain shutoff, matched precipitation (flow) rates for sprinkler heads, and rotating sprinkler nozzles or comparable technology such as drip/micro spray/subsurface irrigation and moisture sensors where appropriate.
- Use of proper hydro-zoning, turf minimization, zoned irrigation and use of native/drought-tolerant plant materials.

B. Energy Conservation and Efficiency

The following will be incorporated into the Specific Plan development:

- Solar on each residential dwelling unit.
- Electrical vehicle charging outlet in each residential garage.
- Energy Star-labeled products and appliances.
- Energy efficient design methods and technologies such as high performance glazing on windows, appropriately-oriented shading devices, high efficiency boilers, instantaneous water heaters, and enhanced insulation to minimize solar and thermal gain.

- Application of energy-saving technologies and components to reduce the project's electrical usage-profile. Examples of these components include compact fluorescent light bulbs (CFL), energy saving lighting schemes such as occupancy-sensing controls, use of light emitting diode (LED) lighting or other energy-efficient lighting technologies where appropriate, and energy-efficient heating and cooling equipment.
- Incorporation of passive energy efficiency strategies, such as roof overhangs, porches, and inner courtyards.
- Exterior lighting elements controlled by light sensors and/or timeclocks to provide safety for residents while avoiding over lighting.

VII. IMPLEMENTATION PLAN

This Section describes maintenance responsibility for the 134th & Central Specific Plan and the process required to modify the Specific Plan.

A. Maintenance Plan

A summary of maintenance responsibilities is presented in **Error! Reference source not found., Error! Reference source not found.**. Two entities have maintenance responsibilities within 134th & Central Specific Plan: individual homeowners and the Homeowners' Association for the 134th & Central Specific Plan Project.

Table VII-1 Maintenance Responsibility Matrix

MAINTENANCE ITEM	MAINTENANCE ENTITY	
	HOMEOWNER	HOMEOWNERS' ASSOCIATION
Private Residential Sites	✓	
Private Streets and Drives		✓
Building Exteriors	✓	
Common Open Space Areas		✓
Common Landscape Areas		✓
Common Walls		✓
Private Yard Walls	✓	
Storm Drain Facilities		✓
Sewer (Wastewater) Facilities		✓
Water Facilities		✓

B. Modifications to the Specific Plan

Modifications to the Specific Plan shall be processed in accordance with the City of Compton Zoning Code and as stipulated below.

1. Minor Modifications

Minor modifications to the 134th & Central Specific Plan may be approved by the City of Compton Community Development Director (Director), or at the discretion of the Director may be referred to the City’s Planning Commission. Minor modifications are those which substantially conform to the approved Specific Plan. Minor modifications may include, but are not limited to: changes in building colors, architectural elements and finish material, modifications to wall and fence designs, modifications to planting materials, increases or decreases in development standards not exceeding 5%; and modifications to clarify text or graphics. Minor Modifications shall be processed as an administrative review.

2. Major Modifications

Major Modifications to the 134th & Central Specific Plan may be proposed to substantially change any and all parts of the Specific Plan, including: changes in

Specific Plan land use district boundaries; increase or decrease in the specific density range for any area; and changes in development standards exceeding 5%. Applications for Major Modifications shall be submitted to the City of Compton Community Development Department. Major Modifications shall be processed pursuant to Chapter 30-28 of the City of Compton Zoning Code, as a Specific Plan Amendment.

VIII. RELATIONSHIP TO OTHER LAND USE REGULATIONS

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

A. General Plan Consistency

To ensure consistency between the 134TH & CENTRAL Specific Plan and the City of Compton General Plan, the General Plan will be amended concurrently with adoption of this Plan. The corresponding General Plan amendment for the Specific Plan area will be Medium Density Residential allowing for density between 8.1 and 17 dwelling units per acre.

As presented in Table VIII-1, General Plan Consistency Matrix, the Specific Plan is consistent with the following applicable General Plan Land Use Element, Housing Element and Air Quality Element goals:

<i>Table VIII-1 General Plan Consistency Matrix</i>	
COMPTON GENERAL PLAN GOAL	134TH & CENTRAL SPECIFIC PLAN CONSISTENCY
Land Use Element	
Land Use Goal 5. The City of Compton will work to rehabilitate and conserve the existing neighborhoods.	The 134 TH & CENTRAL SPECIFIC PLAN is consistent with Land Use Goal 5 because it converts a currently vacant and previously distressed site into single family residential consistent with adjacent existing neighborhoods to the north, west and south.
Housing Element	
Housing Goal 2. Provide a variety of types and an adequate supply of housing to meet the existing and future needs of City residents.	The 134 TH & CENTRAL SPECIFIC PLAN is consistent with Housing Goal 2 because it provides a small condominium based single family housing product affordable to a range of household incomes.

<i>Table VIII-1 General Plan Consistency Matrix</i>	
COMPTON GENERAL PLAN GOAL	134TH & CENTRAL SPECIFIC PLAN CONSISTENCY
Housing Goal 3. Eliminate conflicts between residential and nonresidential uses.	The 134TH & CENTRAL SPECIFIC PLAN is consistent with Housing Element Goal 3 because it replaces a former commercial use with a small residential site single family product that provides a compatible transition between the adjacent existing single family neighborhoods to the north, west and south and the institutional and industrial type uses to the east.
Housing Goal 4. Increase opportunities for home ownership.	The 134TH & CENTRAL SPECIFIC PLAN is consistent with Housing Element Goal 4 because it provides for sale single family housing units at attainable pricing, with two units at rates affordable to moderate income incomes.
Housing Goal 5. Promote equal opportunity for all residents to reside in the housing of their choice.	The 134TH & CENTRAL SPECIFIC PLAN is consistent with Housing Element Goal 5 because it provides for sale single family housing units at attainable pricing, with two units at rates affordable to moderate income incomes.
Housing Goal 7. Reduce overall housing costs through programs to reduce energy costs.	The 134TH & CENTRAL SPECIFIC PLAN is consistent with Housing Element Goal 7 because it provides energy efficient housing consistent with the Green Building Code, including solar, electrical vehicle charging outlets, energy star-labeled products and appliances.
Air Quality Element	
Air Quality Element Goal 3. Reduce emissions associated with vehicle miles traveled by providing a balance of jobs and housing.	The 134TH & CENTRAL SPECIFIC PLAN is consistent with Air Quality Element Goal 3 because it replaces a previous commercial use with residential, in close proximity to available bus transit.
Air Quality Element Goal 4. Reduce emissions associated with energy consumption.	The 134TH & CENTRAL SPECIFIC PLAN is consistent with Air Quality Element 4 because it provides energy efficient housing consistent with the Green Building Code, including solar, electrical vehicle charging outlets, energy star-labeled products and appliances.

Table VIII-1 General Plan Consistency Matrix

COMPTON GENERAL PLAN GOAL	134TH & CENTRAL SPECIFIC PLAN CONSISTENCY
<i>Air Quality Element Goal 5.</i> Reduce air pollution emissions and impacts through site planning and building design.	The 134 TH & CENTRAL SPECIFIC PLAN is consistent with Air Quality Element 5 because it is an infill development and provides energy efficient housing consistent with the Green Building Code.

B. Zoning Consistency

The Compton General Plan, General Plan Land Use Map, Zoning Code and Zoning Map are also amended by ordinance to “134th & Central Specific Plan” concurrently with adoption of the Specific Plan to ensure complete consistency. The 134th & Central Specific Plan shall be the zoning for the Specific Plan area.

Where Compton zoning regulations and/or development standards are inconsistent with this Specific Plan, the Specific Plan standards and regulations shall supersede. However, any issue not specifically addressed in the Specific Plan shall be subject to the general Planning and Zoning Code regulations. A project that requires no deviations from the regulations and/ or development standards contained herein shall be exempt from the City Design Review process.