4.0 ADMINISTRATION AND IMPLEMENTATION

4.1 INTRODUCTION

The principal purpose of this Chapter is to describe the processes and procedures for implementing this Specific Plan, including the processes and procedures for subsequent Project approvals. In addition, this Chapter establishes mechanisms that allow flexibility in the development of the Project to respond to market conditions over the anticipated buildout of the Project while ensuring consistency with the purpose and intent of the Specific Plan.

4.2 EFFECT ON OTHER REGULATIONS

Whenever the regulations contained in this Specific Plan conflict with the regulations of Title 21, Subdivisions (Subdivision Ordinance), or Title 22, Planning and Zoning (Zoning Ordinance), of the County Code, the provisions of this Specific Plan shall prevail. These County Codes shall supplant any standard or regulation not specifically covered by this Specific Plan.

The County has adopted green building development standards. This Specific Plan was drafted to meet or exceed the objectives of Title 31, Los Angeles County Green Building Standards Code and Drought Tolerant Landscaping Resources (collectively referred to herein as the Green Building Program). Therefore, this Specific Plan, including Appendix 1-A, Definitions, and Appendix 2-A, Centennial Green Development Program, shall supersede the County’s Green Building Program.

This Specific Plan establishes a comprehensive, integrated approach to environmental sustainability and green building for the Project with the implementation of the Centennial Green Development Program. To the extent that the Centennial Green Development Program achieves equivalent or better metrics than the County’s new or amended requirements, the Centennial Green Development Program (which has been adopted by ordinance) will continue to supersede alternate or less stringent County ordinances (as amended). The County shall determine whether the Centennial Green Development Program is functionally equivalent to and in compliance with the objectives of the County’s new or amended County-wide requirement at the time of approval of a new, revised or amended Tentative Map. The applicant for a Tentative Map or amended or revised Tentative Map may submit to the Department of Regional Planning for concurrent review by the Department of Public Works a consultant’s report that reviews the new or amended Green Building Program and analyzes whether the Centennial Green Development Program, as applied to the proposed development project, achieves equivalent or better metrics and is in compliance with the objectives of the new or amended County ordinance. The Department of Regional Planning and the Department of Public Works shall review the consultant’s report and make a recommendation to the Hearing Officer or the Regional Planning Commission, as applicable, as to whether the requirements of the new or amended County ordinance shall apply to development within the subdivision. If the Department of Regional Planning and the Department of Public Works find that the Centennial Green Development Program is functionally equivalent and in compliance with the objectives of the any new or amended County Green Building Program, then the Hearing Officer or Regional Planning Commission shall include, in its approval or conditional approval of the Tentative Map or amended or revised Tentative Map, allowances to utilize the Centennial Green Development Program for new construction within the subdivision in place of amended or new ordinances that come into effect after the date of adoption of this Specific Plan.

4.3 ENFORCEMENT

Chapters 1, 2, 3, and 4 of this Specific Plan have been adopted by ordinance and are subject to the penalty provisions of the Los Angeles County Code. Subdivision map, variance, conditional use permit, deviations from standards, building, or other permit conditions imposed pursuant to this Specific Plan shall also be subject to penalty provisions and citation procedures of the County Code. The Mission and Vision as well as Appendices 1 and 2 have been adopted by

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1 Per Section 21.04.010 of Title 21 of the Los Angeles County Code, this Specific Plan refers to the “Subdivision Ordinance” as the ordinance codified in Title 21 of the Los Angeles County Code. Per Section 22.04.010 of Title 22 of the Los Angeles County Code.
resolution and Appendix 3 contains reference materials including a copy of Title 21 and 22 (Appendix 3-C and 3-D).

4.4 RESPONSIBILITIES

The Department of Regional Planning is responsible for the overall administration and enforcement of this Specific Plan, including: administering the application process, interpreting provisions of the Specific Plan, and administering the phasing program, adjustment, and transfer regulations. Section 4.5, Development Processing, describes the scope of ministerial and discretionary authority of the Department of Regional Planning, in conjunction with the Department of Public Works, as appropriate.

As it relates to this Specific Plan, the Regional Planning Commission, Hearing Officer, or Board of Supervisors are responsible for approving matters subject to discretionary review, in accordance with the Subdivision Ordinance and the Zoning Ordinance. The Regional Planning Commission, a Hearing Officer, or the Director may certify California Environmental Quality Act (CEQA) documentation, as appropriate, for permits or other approvals for which they have discretionary decision-making authority pursuant to state law, this Specific Plan, the Subdivision Ordinance, or the Zoning Ordinance. The Regional Planning Commission acts on appeals from decisions of the Departments of Regional Planning, Public Works, or the Hearing Officer. The Regional Planning Commission also makes recommendations to the Board of Supervisors regarding matters such as Specific Plan amendments or other legislative actions and any associated CEQA documentation.

With respect to amendments to this Specific Plan, other legislative actions, calls for review, or actions on the final maps, the Board of Supervisors is responsible for making such determinations, acting on appeals of Regional Planning Commission decisions, and adopting and certifying associated CEQA documentation.

4.5 DEVELOPMENT PROCESSING

Applications for permits, subdivision maps, or other matters pursuant to this Specific Plan, the Subdivision Ordinance, or the Zoning Ordinance shall be acted upon in accordance with the decision-making processes established in this Specific Plan, as well as the applicable sections of the Subdivision Ordinance and the Zoning Ordinance that do not conflict with this Specific Plan. The type of application requested determines the process that shall be followed for each application. Section 4.5 describes the processes for various types of development approvals. Section 4.6 describes the criteria for adjustments, transfers, and conversions to allow for flexibility during future build-out of the Project under the Specific Plan. Any permits not set forth in this Specific Plan shall be considered in accordance with the provisions of the Subdivision Ordinance, Title 21, or Zoning Ordinance, Title 22, as applicable.

This Specific Plan was also adopted on [DATE X,XXXX] when the Board of Supervisors certified the environmental impact report entitled the "Centennial Specific Plan Draft Environmental Impact Report (Los Angeles County, California)" (State Clearinghouse #2004031072) (EIR).

After all certificates of occupancy have been issued for the initial proposed development of a newly created lot or parcel, additional future development applications after the initial build-out (for things such as, but not limited to, remodeling and additions) on that lot or parcel that are not associated with the land use regulations and development standards set forth in Chapter 2 and Chapter 3 of this Specific Plan nor a Design Notebook (such as interior remodels) shall not be processed pursuant to this Chapter 4 but instead shall be processed using the standard review and permit processing procedures provisions of the Zoning Ordinance. Notwithstanding the foregoing, the land use regulations and development standards set forth in Chapter 2 and Chapter 3 of this Specific Plan shall continue to apply.

4.5.1 Ministerial Conformance Review

Ministerial Review is an administrative process to provide interpretations and grant minor deviations and other approvals that substantially conform to this Specific Plan.

Matters Under Ministerial Review

- Interpretations (4.5.1.1)
- Equivalent Development Standards (4.5.1.2)
- Specific Plan Text and Figure Changes (4.5.1.3)
- Minor Deviations from Development Standards (4.5.1.4)
Every effort has been made to provide policies and regulations in this Specific Plan that are clear; however, interpretations may be necessary should unanticipated issues arise. The Director is responsible for interpretation of the Specific Plan, including each of its appendices.

If an applicant requests a written interpretation of this Specific Plan, the Director shall consider the following factors in making a decision:

a. The interpretation is consistent with responses satisfactorily to the vision, intent, and purpose of the Specific Plan;

b. The interpretation does not alter the intent of the Specific Plan as defined by the vision for development, standards, and/or Specific Plan elements; and

c. The interpretation is consistent with good planning practice.

**4.5.1.2 Equivalent Development Standards**

If an applicant's development project application proposes alternative development standards, sign regulations, green development program, hillside design guidelines or parking regulations that substantially conform with this Specific Plan and/or the Zoning Ordinance, as applicable, such requests shall be ministerially approved by the Director upon written request by the applicant.

a. For items required by this Specific Plan, substitute construction materials or methods for materials or methods that are functionally equivalent or superior;

b. Substitute required landscaping materials for like or similar materials;

c. A minor modification in the location or grouping of landscaping plantings on a lot or a group of related lots that is substantially equivalent to the location or grouping that was originally approved with the applicable site plan or other applicable landscaping plan; or

d. Satisfy parking requirements on a lot or parcel with surplus parking on an adjacent lot or parcel that is not required for use on that adjacent lot or parcel. The off-site parking facilities shall be controlled by the owner that requires the additional parking through ownership, lease or license (with a term of not less than twenty (20) years) or other arrangement and such facilities shall be conveniently accessible to the main use. The applicant seeking to satisfy parking requirements on an adjacent lot or parcel shall provide evidence of ownership, or a legally enforceable license, lease, easement or covenant to the satisfaction of the Director. The applicant seeking to satisfy parking requirements on an adjacent parcel shall furnish and record an agreement in the Office of the County Recorder as a covenant running with the land for the benefit of the County. If the right to park pursuant to such license, lease, easement or covenant in favor of the applicant should terminate, the applicant or its successor in interest will develop the parking spaces needed to bring the new use or occupancy in conformance with applicable parking standards or otherwise obtain necessary permits. The development standards for the parking lot or facilities used on the adjacent lot or parcel shall meet the requirements of this Specific Plan and the Zoning Ordinance, as applicable.

e. Satisfies the intent of the hillside design guidelines through similar functionally equivalent grading features.

f. Satisfies the intent of the green development program through similar functionally equivalent design features.
1) changes in product type;
2) changes to product layout or building configurations/footprints;
3) changes to building setbacks consistent with Development Standards in Chapter 2 of this Specific Plan, as such standards may be modified pursuant to provisions of Chapter 4 of this Specific Plan;
4) changes to internal circulation (private driveways and fire lanes) as long as:
   (i) access points onto a public street are not changed so as to adversely affect ingress and egress from the lot or
   (ii) the change complies with the County’s Fire Code;
5) decreases in the number of units within a particular lot or parcel;
6) increases in the number of residential units for one or more lots or parcels within a designated phase of an approved Tentative Map where the total number of units within the approved Tentative Map does not increase;
7) decreases in building square footage for a non-residential lot or parcel;
8) increases in building square footage on non-residential lot(s) or parcel(s) within a designated phase of an approved Tentative Map where the total non-residential square footage within an approved Tentative Map does not increase;
9) a transfer of residential units within a Village as evidenced by an Exhibit Map change pursuant to Section 4.5.1.7 [Minor Transfers Within a Village];
10) a transfer of non-residential building square footage within a Village as evidenced by an Exhibit Map change pursuant to Section 4.5.1.7 [Minor Transfers Within a Village].

Timing of Application Submittal. For residential and non-residential lots or parcels, the application for the proposed change to the Exhibit Map shall be submitted prior to the issuance of the first building permit for the initial proposed development of the applicable newly created lot or parcel.

4.5.1.6 Changes in the Order or Configuration of Phasing on an Approved Tentative Map

If an applicant requests a change to the phasing design (order of phasing or configuration of each phase map) of an approved Tentative Map, the Director, in consultation with the subdivision committee, shall approve such change if the Director determines that the new order or configuration substantially conforms to the approved Tentative Map.

If the Director makes such a determination, the change in phasing design shall be reflected in a revised Exhibit Map to the previously approved Tentative Map. If the proposed change to the phasing design does not meet the foregoing requirements, the change shall be processed in accordance with Section 4.5.3.2 [Amended Tentative Map] or Section 4.5.3.3 [Revised Tentative Map], as applicable.

4.5.1.7 Minor Transfers within a Village

If an applicant requests a transfer of residential units or non-residential building square footage within a Village and the proposed transfer increases the number of residential units or non-residential building square footage by 10 percent or less than the maximum allowable residential units or non-residential building square footage within a Village, the Director shall approve the requested transfer if the Director determines that the transfer satisfies the following conditions:

a. The transfer shall not result in an increase in the number of residential units or non-residential square footage within any land use designation by more than 10 percent;

b. The transfer shall not result in a density shift up or down greater than one sequential designation (e.g., from LDR to MDR);

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2 For any minor transfer, transfers within a village will be aggregated so they do not cumulatively exceed 10% based on the pre-conversion maximum number of units allowed within that village.
c. If the property has a residential land use designation, the transfer shall not result in an increase in density above the then current highest residential range allowed in the Specific Plan (e.g., Very High Density Residential, 25–50 du/ac). If the property has a non-residential land use designation, development on the receiving parcel shall not exceed the maximum FAR for the non-residential land use specified for the land use designation, as set forth in Tables 2-1, and 2-2, Centennial Land Use Statistical Analysis and Summary;

d. The transfer of dwelling units shall not result in an increase in the total number of dwelling units permitted in this Specific Plan. The transfer of any non-residential square footage shall not result in an increase in the total non-residential square footage permitted in this Specific Plan;

If the foregoing criteria applicable to residential units are satisfied, single family residential lots shown on an approved Tentative Map may be converted to multifamily residential units and transferred to a lot with a multifamily residential land use and residential units may be transferred from one lot with a multifamily residential land use to another lot with a multifamily residential land use, so long as the Exhibit Map for the multifamily lot is changed in accordance with Section 4.5.1.5 and the applicable Final Map reflects the transfer pursuant to the process described in the Tentative Map’s notes or conditions of approval. The decrease in single family residential lots following a transfer pursuant to this section will not require an amended Tentative Map or revised Tentative Map and such change shall be processed in accordance with the Processing of Final Maps discussion in Section 4.5.3 [Subdivision Maps].

If the foregoing criteria applicable to residential units is satisfied, residential units may be transferred from within an approved Tentative Map to a designated lot with a mixed-use overlay pursuant to this section, so long as the number of residential units on the designated lot is not increased by more than 10 percent than the number shown on the approved Tentative Map for designated lot with the mixed-use overlay. The increase in residential units on the designated lot with a mixed use overlay shall be evidenced by an Exhibit Map change in accordance with Section 4.5.1.5 and the Final Map to be recorded shall be updated to reflect the transfer pursuant to the process described in the Tentative Map’s notes or conditions of approval. For purposes of this section, a “designated lot with a mixed-use overlay” shall be considered a lot on an approved Tentative Map with a C designation and where the MU Overlay has been applied.

If the foregoing criteria applicable to non-residential land uses is satisfied, non-residential building square footage shown on an approved Tentative Map may be transferred to another lot with a non-residential land use (or to a mixed use lot with a non-residential land use), in accordance with Section 4.5.1.5, if the Tentative Map notes or conditions of approval allow for transfers of non-residential building square footage within the subdivision.

If the proposed transfer will increase the number of residential units or non-residential building square footage by more than 10 percent within any land use designation, then the proposed transfer shall be subject to Discretionary Review.

4.5.1.7.1 Transfers of Park Use

If an applicant requests a transfer of a neighborhood or community park acreage from one Village to another, a redistribution of neighborhood or community park acreage within a Village, or reclassification of park by size within a Village (e.g., a neighborhood park is expanded to a community park or a community park is reduced to a neighborhood park), the Director, in consultation with the Director of the Department of Parks and Recreation as necessary, shall approve such transfer, redistribution, or reclassification if the Director determines that:

a. Service area requirements noted in Section 3.11, Parks and Recreation Plan, and as illustrated in Figure 3-33, Park Service Areas, are met;

b. The total park acreage provided in Table 2-1, Centennial Land Use Statistical Analysis, is maintained through acreage provided by public parks and private parks.

Application Requirements. A transfer, redistribution, or reclassification of park use may be requested with a Conceptual Plan pursuant to Section 4.5.3 prior to submittal of an application for a Tentative Map, amended Tentative Map, or revised Tentative Map.

4.5.1.8 Use Approvals

If an applicant requests approval of a use identified in Table 2-16, Land Use Matrix, of this Specific Plan that requires ministerial review, the Director may shall approve the use if the Director determines:
a. The use is arranged to avoid traffic congestion, ensure protection of public health, safety, and welfare, and prevent adverse effects on neighboring properties;
b. The use substantially conforms to the standards of the land use designation and good zoning practice;
c. The use is suitable for the proposed site based on the requirements of Section 2.3.8, General Development Standards; and
d. The use is in conformance with the goals listed in Section 1.2 of this Specific Plan and the intent of the land use designation of the property where it is to be located.

4.5.1.8.2 Similar Land Uses and Title 22

If an applicant requests approval of a land use that is not listed in Table 2-16, Land Use Matrix, an applicant may request that the Director determine whether the proposed use is equivalent or similar to other uses listed in the Land Use Matrix. Upon such a determination, the proposed use shall be subject to the permitting requirements of the similar or equivalent use listed in Table 2-16.

In addition to the foregoing, the Director shall have the authority to approve any matters typically delegated to the Director or otherwise considered ministerial pursuant to the Los Angeles County Zoning Ordinance (Title 22).

4.5.1.9 Modifications to Signs and Sign Programs

Except as provided in Section 4.5.12 [Equivalent Development Standards], if an applicant requests the approval of a sign or a sign program within the Project Site, the Director may shall approve or modify a sign or sign program pursuant to the provisions of Section 2.3.9, Sign Standards and Guidelines. The application shall include the information required by Section 2.3.9 of this Specific Plan.

The Director may shall approve an application to erect and maintain an outdoor advertising sign, as defined by Section 2.3.9(3) of this Specific Plan, if it meets the following criteria:

a. The sign complies with the conditions of use specified in Section 22.52.840 of the Zoning Ordinance;
b. The sign directs attention to businesses and/or activities that are provided within the Specific Plan boundaries; and
c. The sign is monument-style, with a solid base extending at least 75 percent of the width of the sign, or is not single-pole-mounted.

The Director may shall approve a maximum of six outdoor advertising signs meeting the aforementioned criteria along the Route 138 corridor within the Specific Plan boundaries, with a maximum of three signs on the north side of Route 138 and a maximum of three signs on the south side of Route 138.

Any additional outdoor advertising signs, or any outdoor advertising signs that do not meet the aforementioned criteria, shall require a Conditional Use Permit in accordance with the conditions of use specified in Section 22.52.840 of the Zoning Ordinance.

4.5.1.9.1 Signage Consistency

If an applicant requests a sign permit that is subject to ministerial review pursuant to Tables 2-18 or 2-19 of this Specific Plan. The Director shall determine whether the proposed sign satisfies the requirements of Table 2-18 or 2-19 of this Specific Plan.

4.5.1.10 Conversions

Because of the scale of the Project and the extended period of build-out, market conditions may dictate conversions of some land uses that were approved under this Specific Plan to other land uses during the development of the Project that are consistent with the overall vision and intent of this Specific Plan. During the course of development, an application may be submitted to the Director by an applicant requesting a conversion of square footage from (i) non-residential land use designsations to residential use, (ii) residential land use designations to non-residential, (iii) residential uses to school uses, (iv) business park uses to institutional/civic uses, (v) institutional/civic uses to business park uses, (vi) business park uses to commercial uses, (vii) commercial to business park uses, (viii) recreation/entertainment to commercial, or commercial to recreation/entertainment.

If a proposed conversion of square footage pursuant to this Specific Plan requires an amended or revised Tentative Map, or a modification to an approved Exhibit
Map, then the applicant shall process such modifications consistent with the requirements of this Chapter 4. If the transfer requires an amendment to a recorded final map, then the applicant shall pursue such change in accordance with the provisions of this Chapter 4 or the County’s Subdivision Ordinance and the Subdivision Map Act, whichever may apply.

### 4.5.1.10.1 Conversion of Non-Residential to Residential Designations

An applicant may request the conversion of Mixed-Use Overlay, Commercial Business Park, Recreation/Entertainment Overlay, Institutional/Civic, or Utility land use or any portion thereof, to residential land use designations within a Tentative Map. The Director may approve such conversion if the Director determines that the following conditions are satisfied:

1. The conversion shall not increase the cumulative total number of dwelling units permitted for the Specific Plan as provided in Table 2-1 Centennial Statistical Summary.
2. The conversion of commercial land uses within a Tentative Map, Village Core, Neighborhood Center, or Town Center shall not exceed 10% of the commercial land use area originally prescribed for these cores/centers by the Specific Plan. Commercial land use transfers which exceed 10% will require a discretionary review.
3. The conversion of a mixed-use development to an exclusive residential use will require a conditional use permit pursuant to Title 22, section 22.52.1960.
4. The conversion shall not result in deviations from the required jobs/housing balance prescribed by the Specific Plan.
5. The conversion shall not result in deviations from the specified site development standards for the applicable residential category, except as otherwise provided in this Specific Plan and/or to maintain consistency with adjacent non-residential uses.

### 4.5.1.10.2 Conversion of Residential to Non-Residential or Mixed-Use Overlay

An applicant may seek the approval of the Director for the conversion of any residential land use, or portions thereof, to Mixed-Use Overlay, Commercial Business Park, Recreation/Entertainment Overlay, or Institutional/Civic, or Utility land use designations within a Tentative Map. The Director may approve such conversion if the Director determines that the following conditions are satisfied:

1. The conversion shall not result in an increase in density above the highest range allowed in the Specific Plan for Mixed Use overlay conversion.
2. The conversion shall not increase the cumulative total number of dwelling units permitted for by the Specific Plan as provided in Table 2-1 Centennial Statistical Summary.
3. The conversion shall not result in deviations from the required jobs/housing balance prescribed by the Specific Plan.
4. Sites proposed for conversion to non-residential square footage shall have direct access to and front onto a collector, secondary highway, or higher classification roadway.
5. The conversion shall not increase the total amount of non-residential square footage allowed in this Specific Plan.
6. The conversion shall not result in deviations from the specified site development standards for the applicable non-residential category, except as otherwise provided in this Specific Plan and/or to maintain consistency with adjacent land uses.

The conversion of residential to Commercial, Mixed Use Overlay, Business Park, Recreation/Entertainment Overlay, or Civic/Institutional square footage shall not result in deviations from the specified site development standards for the applicable commercial or business park category, except as permitted by this Specific Plan.

### 4.5.1.10.3 Conversion of Business Park to Commercial or Commercial to Business Park

An applicant may request the conversion of Business Park to Commercial or Commercial to Business Park land use or any portion thereof, within a Tentative Map. The Director may approve such conversion if the Director determines that the following conditions are satisfied:
1. The conversion shall not increase the cumulative total amount of non-residential square footage allowed in this Specific Plan as provided in Table 2-1 Centennial Statistical Summary.

2. The conversion shall not result in deviations from the specified site development standards for the applicable land use designation, except as otherwise provided in this Specific Plan.

3. No more than 3% of the overall business park square footage will be used for commercial-retail.

4. The conversion shall not result in deviations from the required jobs/housing balance goal prescribed by the Specific Plan.

6. The conversion shall not result in deviations from the specified site development standards for the applicable land use designation, except as otherwise provided in this Specific Plan.

4.5.1.10.4 Conversion Between Business Park and Institutional/Civic Uses

If an applicant requests a transfer of Business Park to Institutional/Civic or Institutional/Civic to Business Park, the Director shall approve the requested transfer if the Director determines that the transfer satisfies the following conditions:

1. Sites proposed for conversion to Business Park or Institutional/Civic square footage shall have direct access to, and front onto, a collector, secondary highway, or higher classification roadway.

2. The conversion shall not increase the total amount of non-residential square footage allowed in this Specific Plan.

3. The conversion shall not result in deviations from the specified site development standards for the applicable land use designation, except as otherwise provided in this Specific Plan.

4.5.1.124.5.1.11 Off-Site Haul Routes

If an applicant requests approval of the transport of excavation or fill materials, or a combination thereof, on public roads outside of the geographical boundaries of the Project Site, the Department of Regional Planning may-shall approve such transport in conjunction with Public Works and a permitted grading operation. Section 4.5.1.11 of this Specific Plan replaces Section 22.56.210 and 22.56.1752 of the Zoning Ordinance. The term "off-site" as used in this Section 4.5.1.11 means outside the geographical boundaries of the Project Site.

Determinations: The Director may only shall approve a requested off-site haul route if the Director determines:

a. The proposed transported earthwork sending and receiving areas are both located within the Centennial Specific Plan project boundaries.

b. The proposed transport of excavation or fill materials, or a combination thereof, is restricted to a route approved by the Director in consultation with Public Works and complies with all applicable legal requirements of the County Code and other governmental agencies with jurisdiction over the Project Site.

b. Notice of the proposed off-site transport of earthen materials has been provided to property owners along or within five hundred (500) feet of the proposed haul route.

Application Submittal Requirements. Applications for off-site transport of material shall contain a map showing in sufficient detail the location of the site from which material is proposed to be removed, the proposed route over streets and highways, and the location to which material is to be deposited.

Other Permitted Activities. Requests for off-site transport of excavation materials totaling less than 100,000 cubic yards within any six (6) month period are permitted and do not require additional approval pursuant to Sections 22.56.210 or 22.56.1752 of the Zoning Ordinance. In addition, transport of materials within the boundaries of the Project Site is governed by Section 3.3 of this Specific Plan, so pursuant to a grading permit does not require additional approval.
4.5.1.13 Procedure

Determinations. The Director shall approve or deny an application for a Ministerial Review in writing within 45 days of the date that the application is determined to be complete by the Director.

Submittal Requirements. All applications for Ministerial Review shall include the following information:

a. Name, signature, and address of the applicant and of all persons owning any or all of the property included in the application;

b. Evidence that the applicant, through submission of an Ownership and Consent Affidavit on the Department of Regional Planning's standard form:
   1) Is the owner of the property involved or;
   2) Has written permission of the owner or owners to make such application

c. Location of subject property (address or vicinity);

d. Legal description of property (including assessor's parcel number);

e. Specific Plan land use designation(s) on the property;

f. Description of the proposed use or deviation from standard being sought;

g. If necessary, a site plan of at least 24 inches by 36 inches, or other size or format required by the Department of Regional Planning, illustrating the use, development of land, structure(s), building(s), or modification(s) of standards, if required. Site plans must be drawn to a scale satisfactory to, and in the number of copies prescribed by, the Department of Regional Planning indicating the use, location, and size of all buildings and structures, yards, driveways, access and parking areas, landscaping, walls, fences, and other similar features or any other feature requested by the Director. The applicant may submit the plans and exhibits required for a subdivision map or a conditional use permit, or other form of illustration determined by the Department of Regional Planning to provide the required information to the satisfaction of the Department of Regional Planning;

h. A fee as specified in the County Zoning Ordinance; and

i. Any other forms and/or documents necessary to determine compliance with the provisions of the Specific Plan.

j. A written statement explaining how the application satisfies the requirements of Section 4.5.1.

An application is complete when the Department of Regional Planning has received the information described in items (a) through (j) above. Existing County application forms may be used for a Ministerial Review permit, to the satisfaction of the Department of Regional Planning.

4.5.2 Discretionary Conformance Review

Discretionary Review matters are set forth below and in Section 4.5.3 [Subdivision Maps]. Review and decision by the Approval Body—Hearing Officer, Regional Planning Commission, or Board. Public notice/hearing required; Appeal process set forth; Additional CEQA analysis may be required.

Matters Under Discretionary Review

The following matters are subject to Discretionary Review:

- Major Transfers Within a Village (4.5.2.1)
- Procedures (4.5.2.2)
- Conditional Use Permits (4.5.4)

4.5.2.1 Major Transfers within a Village

If an applicant requests a transfer of more than ten percent (10%) of the pre-transfer maximum allowable residential units or non-residential building square footage within a Village in connection with an application for a Tentative Map, amended Tentative Map, or revised Tentative Map, the transfer may be approved if the Director Approval Body determines that the transfer satisfies the following conditions:

a. The transfer shall not result in a density shift up or down greater than one sequential designation (e.g., from LDR to MDR).

b. The transfer shall not result in an increase in density above the then current highest residential range allowed in the Specific Plan (e.g., Very
High Density Residential, 25–50 du/ac). If the Property has a non-residential land use designation, development on the receiving parcel shall not exceed the maximum FAR for the non-residential land use specified for the land use designation, as set forth in Tables 2-1, and 2-2, Centennial Land Use Statistical Analysis and Summary.

c. The transfer of dwelling units shall not result in an increase in the cumulative total number of dwelling units permitted in this Specific Plan as provided in Table 2-1 Centennial Statistical Summary, to be tracked as described herein. The transfer of any non-residential square footage shall not result in an increase in the total non-residential square footage permitted in this Specific Plan.

d. The transfer shall not result in deviations from the specified development standards for each land use designation as detailed in Section 2.2, Land Use Plan.

e. The Director is able to make the required findings for certain transfers and conversions set forth in Section 4.6.

4.5.2.1 Transfers of Residential Units from Village to Village

If an applicant requests a transfer of residential units from a land use designation in one Village to the same or a different land use designation in another Village, the Director may approve such transfer in accordance with the provisions set forth in Section 4.6.2 [Transfers of Residential Units from Village to Village].

4.5.2.1.2 Transfer of Non-Residential Building Square Footage from Village to Village

If an applicant requests a transfer of non-residential building square footage from a land use designation in one Village to the same or a different land use designation in another Village, the Director may approve such transfer in accordance with the provisions set forth in Section 4.6.3 [Transfers of Non-Residential Building Square Footage from Village to Village].

Unused Permits. Discretionary Review permits that are not used within the time period specified in such permit, or, if no time is specified, for two (2) years after approval, automatically expire, except that the Director-Approval Body may
grant one extension for up to one additional year upon the written request of the applicant, submitted with the necessary fees at any time prior to expiration.

**Effective Date of the Decision.** The decision shall be effective on the 15th calendar day following the date of the decision, except or unless the decision is timely appealed or called up for review. If the 15th day falls on a business day, the effective day shall be the next business day.

### 4.5.2.2.2 Application Submittal Requirements

**Submittal Requirements.** All applications for Discretionary Review shall include the following information:

- a. Name, signature, and address of the applicant and of all persons owning any or all of the property included in the application;
- b. Evidence that the applicant, through the submission of an Ownership and Consent Affidavit on the Department of Regional Planning's standard form:
  1) Is the owner of the property involved or;
  2) Has written permission of the owner or owners to make such application;
- c. Location of subject property (address or vicinity);
- d. Legal description of property (including APN);
- e. Specific Plan land use designation(s) on the property;
- f. Information necessary to determine the appropriate level of CEQA review for the proposed action;
- g. Description of the proposed use or deviation from standard being sought;
- h. A site plan of at least 24 inches by 36 inches, or other size or format required by the Department of Regional Planning, illustrating the use, development of land, structure(s), building(s), or modification(s) of standards, if required. Site plans must be drawn to a scale satisfactory to, and in the number of copies prescribed by, the Department of Regional Planning indicating the use, location, and size of all buildings and structures, yards, driveways, access and parking areas, landscaping, walls, fences, and other similar features or any other feature requested by the Director Approval Body. The applicant may submit the plans and exhibits required for a subdivision map or a conditional use permit, or other form of illustration determined by the Department of Regional Planning to provide the required information to the satisfaction of the Department of Regional Planning;
  i. A fee as specified in the County Zoning Ordinance;
  j. Any other forms and/or documents necessary to determine compliance with the provisions of the Specific Plan, Subdivision Ordinance or the Zoning Ordinance, if applicable.
- k. A written statement explaining how the application satisfies the factual requirements of this Section 4.5.2.

An application is complete when the Department of Regional Planning has received the information described in items (a) through (k) above. Existing County application forms may be used for Discretionary Review if requested by the applicant and deemed appropriate by the Director Approval Body.

### 4.5.2.2.3 Appeals

Unless otherwise provided in this Specific Plan, the Regional Planning Commission or the Board of Supervisors shall hear appeals of Discretionary Review decisions subject to the following:

**Rights of Appeal.** Any interested person dissatisfied with the action of the Director may file an appeal from such action.

**Initiation of Appeals.** An appeal from the Director's Hearing Officer or Planning Commission’s decision shall be filed with the secretary of the Regional Planning Commission on the prescribed form, along with any accompanying appeal fee, and shall state specifically whether (i) a determination or interpretation is not in accord with the purposes of this Specific Plan or the applicable provisions of the Subdivision Ordinance or the Zoning Ordinance; (ii) whether it is claimed there is an error or abuse of discretion; (iii) whether the record includes inaccurate information; or (iv) whether the decision is not supported by the record; or (v) other grounds as substantiated by the appellant.
County Code Procedures. Except as expressly provided herein, the appeal provisions of Part 5 of Chapter 22.60 of the Zoning Ordinance shall apply.

Timing of Appeals. An appeal shall be filed prior to the effective date of the decision.

Power to Act on the Decision at Appeal Hearing. At the conclusion of the appeal hearing, the Regional Planning Commission may affirm, reverse, or modify the decision of the Director.

Matters Not Subject to Further Appeal by Interested Persons. Once an appeal has been heard and decided by the Regional Planning Commission in accordance with this Specific Plan and the applicable provisions of the Los Angeles County Code, the decision of the Regional Planning Commission with respect to the Discretionary Review permit shall be final and effective on the date of the decision; however, an appeal of the Regional Planning Commission's review of the Director's Hearing Officer's decision on a transfer pursuant to Section 4.5.2.1.1 through 4.5.2.1.5 may be made to the Board of Supervisors pursuant to the appeals procedures of Title 22 of the Los Angeles County Code.

4.5.3 Subdivision Maps

Initial Approval. Divisions of land for the purpose of sale, lease, or financing will be governed by the Subdivision Map Act, and this Specific Plan. Except as provided in this Section 4.5, the procedures and processing of Parcel Maps, Tentative Maps, and final maps within the Project Site shall be in accordance with the Subdivision Ordinance (Title 21). As provided below, the Hearing Officer or Regional Planning Commission will exercise all of the duties associated with the submission, review, and approval, conditional approval, or disapproval of applications for Tentative Maps, Tentative Map amendments, and revised Tentative Maps.

Tentative (subdivision) maps and the Tentative Map process will be used to establish the precise boundaries of all lots and their corresponding land use designations and villages. The Tentative Maps will also establish the exact location of streets illustrated in the Circulation Plan and other infrastructure. Adjustments to the boundaries of land use designations and villages prior to final map approval are discussed in Section 4.6, Adjustment and Transfer Regulations. When approving a Tentative Map, including any amendment or revision thereto, the advisory agency reviewing an application for a Tentative Map shall include the applicable notes listed in Appendix 1-DG, Standard Centennial Subdivision Map Notes. The Standard Centennial Subdivision Map Notes are intended to be exclusive and additional map notes may be adopted in the discretion of the Hearing Officer, Regional Planning Commission or Board of Supervisors, as appropriate, approved as part of the tentative map but are not considered as conditions of approval.

An application for a Tentative Map may also be combined with other land use permits and approvals described in this Specific Plan and the provisions of the Subdivision Ordinance and the Zoning Ordinance that are not inconsistent with this Specific Plan. If a combined application is submitted to the County, the applicable decision-making authority pursuant to this Specific Plan shall consider and have the discretion to approve, conditionally approve, or deny the requested discretionary permits and approvals concurrently with the applicable decision-making authority's consideration of the Tentative Map application. If an application for a development project requests both discretionary and ministerial permits and/or approvals, decisions on the ministerial permits and approvals shall be processed separately by the Director. When a subdivision map application is submitted concurrently with one or more requests for additional permits or approvals, such requests shall be considered concurrently by a single body in accordance with Section 4.5.3.

Processing of Final Maps. Notwithstanding any of the following provisions, unless otherwise required pursuant to the Subdivision Map Act, any changes or modifications made on a Final Map or final unit map shall not require an amended Tentative Map or a revised Tentative Map if such changes or modifications are made pursuant to: (i) an approved or amended request under the Specific Plan; (ii) engineering-related requests noted on an approved Tentative Map (including, but not limited to, the Tentative Map notes required by Section 4.5.3) or a decrease ofin the total number5 percent or less of developable of lots), (iii) conditions of approval for an approved Tentative Map, or (iv) requirements by the Department of Public Works during final engineering design.

In addition, single family residential lots within a Village may be transferred from one location to another location within the same Village’s approved Tentative Map without an amended Tentative Map or revised Tentative Map if (i) the transfer does not increase the number of residential units permitted by this Specific Plan within any land use designation by more than 10 percent, (ii) the
Tentative Map notes or conditions of approval allow for transfers of single family residential lots, (iii) any lot boundary adjustments or reconfigurations of the single family detached lots are shown on the Final Map to the satisfaction of the Department of Public Works and the Department of Regional Planning and (iv) the supporting offsite infrastructure, such as public streets and utilities, for the new and existing single family residential lots as depicted on the previously approved Tentative Map is not affected as determined by DPW and DRP. A Final Map that conforms to the requirements of this paragraph shall have satisfied the requirements necessary to substantially conform to this Specific Plan and the previously approved Tentative Map.

Notwithstanding the foregoing, if during final engineering design the Department of Public Works determines that the originally approved Tentative Map contained engineering errors that could result in a danger to public health and safety if not corrected, the applicant may be required by the Director to apply for a Tentative Map amendment or Revised Map.

**Processing Transfers of Reduced Density.** In addition, an applicant may request a decrease in the total number of residential units or in the total non-residential building square footage in an approved Tentative Map prior to issuance of the first building permit for the applicable lot or parcel, and such decrease shall not require an amended or revised Tentative Map, if unused units or square footage are transferred to a future Tentative Map or Village. Moreover, a decrease in the total number of single-family lots or units may be made prior to final unit map recordation of the affected lots, and shall not require an amended or revised Tentative Map, if unused units or lots are transferred to a future Tentative Map or Village. (Refer to Appendix table)

Any request to include gated residential streets shall be included in connection with the approval of a tentative tract map. Such request shall demonstrate that the gated area is: (1) for a senior community or (2) is located within a single-family neighborhood with either a low or very low density land use designation and would not be for more than 500 units cumulatively in the Specific Plan area. In addition, any such gating shall not adversely impact vehicular and non-vehicular circulation, including the connectivity of the recreation and trails plan.

### 4.5.3.1 Conceptual Plan Review

Prior to submission of an application for a Tentative Map, an applicant may submit a "Conceptual Plan" as part of the Regional Planning Land Divisions One-Stop process for subdivisions, and as defined by this section, to the Department of Regional Planning for review pursuant to this section. The purpose of the Conceptual Plan is to provide the opportunity for early County staff input on a project, allowing the County and the applicant to potentially resolve key policy, design and technical issues before the applicant prepares detailed engineering plans for a Tentative Map and, if required, associated Exhibit Map submittal.

Upon its own determination and/or at the request of the applicant, Regional Planning may request additional County departments participate other than those typically present at the One-Stop meeting (i.e., Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health).

Upon receipt of a Conceptual Plan, the Department of Regional Planning shall assign an individual primary responsibility for managing review by key decision-makers pertinent to all technical aspects of the proposed development project from the Department of Regional Planning, Department of Public Works, and, if necessary, the Fire Department, the Department of Public Health and/or the Department of Parks and Recreation. The individual selected by the Department of Regional Planning shall determine which key departments shall be involved in the process, with the objective being that the same County decision-makers that would comment on a Tentative Map application for the proposed development project will be involved in the review and comment on the Conceptual Plan. In making his or her decision on which County departments to include in the review of the Conceptual Plan, the individual selected by the Department of Regional Planning shall at a minimum include the departments requested by the applicant.

The individual selected by the Department of Regional Planning shall organize a consultation meeting to consider the Conceptual Plan. Each consultation meeting shall include all of the County departments that will be commenting on the Conceptual Plan and representatives of the applicant and its consultants. The County departments shall participate in person at the meeting. The consultation meeting on the Conceptual Plan shall be scheduled within thirty (30) calendar days following the submittal of the Conceptual Plan. Notice of the consultation
meeting shall be provided in the same manner as notice of a Subdivision Committee meeting.

**Substantial Conformance.** The Conceptual Plan shall be reviewed by the County Subdivision Committee for conformance with the Specific Plan, to include: (a) the Design Notebook, determined by the individual selected by the Department of Regional Planning for conformance with this Specific Plan; (b) the provisions of the Los Angeles County Code that are not inconsistent with this Specific Plan; and (c) and other applicable laws, regulations, and standards. The County review shall outline corrections and recommended modifications for the proposed development from each department to ensure consistency with the Specific Plan and applicable requirements. Regional Planning shall be responsible for coordinating and consolidating all department comments into one report to be delivered to the applicant, and indicating an overall status or recommendation for the Conceptual Plan in the report. Regional Planning shall provide such consolidated report to the applicant within sixty (60) calendar days following the applicant's submittal of the Conceptual Plan, provided that the applicant has submitted all required application materials per this section.

The individual selected by the Department of Regional Planning shall provide the applicant with comprehensive comments from each County Department that reviewed the Conceptual Plan within sixty (60) calendar days following the applicant's submittal of the Conceptual Plan. The comprehensive comments provided by the individual selected by the Department of Regional Planning may be relied upon by the applicant in the preparation of a Tentative Map and/or Exhibit Map and shall be valid for two years from the date of the correspondence, except if (i) the code on which the information is based is changed or (ii) emergency legislation is enacted by the Board of Supervisors pursuant to law.

**Conceptual Plan Submittal.** The Conceptual Plan shall consist of the following:

1. A conceptual site plan for the proposed development project on 24 x 36-inch paper or in a digital format, to the satisfaction of DRP that contains:
   a. The location of the subject property;
   b. Grading elevations, including estimated grading quantities;
   c. Existing highway, arterial and collector road locations;
   d. Total acres and a breakdown of acreage for each land use area;
   e. Identification of the applicable villages;
   f. Applicable development standards for each land use area;
   g. For land uses other than Very Low and Low residential, a depiction of proposed ingress and egress public and private rights-of-way/circulation points (i.e. roadways, intersections, alleys, cul-de-sacs, etc.) for locations adjacent to arterial and collector roads;
   h. Depictions of the following:
      i. proposed area and approximate unit count anticipated for single-family detached lots;
      ii. single-family lots and multi-family lots, locations with the approximate unit count anticipated for the multi-family lots (the Conceptual Plan shall generally at minimum describe in text only the number of buildings and building types anticipated for multi-family lots);
      iii. retail, and business park, and other lot locations (such as mixed-use, live-work, open space, recreation/entertainment, and public facility/civic) with approximate square footage anticipated;
      iv. public park locations with approximate total acreage for each public park; and
      v. school pad locations with approximate total acreage for each school pad.

2. The following additional information:
   a. A text description of the proposed development project;
   b. Centennial Specific Plan land use designations for the proposed property; and
   c. A cost recovery based filing fee established by a trust account or supplemental fee agreement.

3. Other details or information typically associated with an application for a Tentative Map or Exhibit Map shall not be required in a Conceptual Plan.
submittal. (For example, the design, type, and/or the location of buildings shall not be required.)

4.5.3.2 Amended Tentative Map

If an applicant requests a proposed amendment to an approved Tentative Map, and any related changes to the corresponding Exhibit Map, if any or if required, the Hearing Officer, after Subdivision Committee consultation, may approve such amendment if the Hearing Officer determines that the proposed amendment does not otherwise directly conflict with the intent of (i) this Specific Plan or (ii) the applicable provisions of the Subdivision Ordinance or the Zoning Ordinance.

Matters Appropriate for an Amended Tentative Map. The following matters require an amendment to an approved Tentative Map (not all-inclusive):

a. An elevation change of pad grades, contours, or spot grades of more than 5 feet above or below the elevation shown on an approved Tentative Map.

b. A change in lot type from alley-loaded-accessed single family to front-loaded-accessed single family or vice-versa, so long as the number of single-family lots remains the same or is decreased, and the number of single-family lots within an approved Tentative Map is not increased outside of the designated phase in which the number of single-family lots were decreased. For purposes of this Chapter 4, the term "alley-loaded-accessed" refers to single family lots with vehicle parking accessible from side or rear alleys. “Front-loaded-accessed” refers to single family lots with parking accessible from the main street in front of the home.

An increase in the number of single-family lots shall not trigger an amended Tentative Map if the additional lots are the result of a transfer permitted by Section 4.5.1.7 [Minor Transfers within a Village] or the Processing of Final Maps discussion in Section 4.5.3 [Subdivision Maps].

b.c. d. An increase of no more than 10 percent of the total number of residential units established by (xa) an approved Tentative Map or (yb) by the land use designation of the recipient Village, whichever is greater, if:

i. the transfer occurs prior to issuance of the first building permit for the initial proposed development of the recipient residential lot or parcel, and

ii. the transfer of residential units is from the same land use designation or another land use designation in the same Village pursuant to Section 4.5.2.1 [Major Transfers within a Village], or

iii. the transfer of residential units is from the same land use designation or another land use designation in another Village pursuant to Section 4.6.2 [Transfers of Residential Units from Village to Village];

d. d. An increase of no more than 10 percent of the total non-residential building square footage established under an approved Tentative Map, if:

i. the transfer occurs prior to issuance of the first building permit for the initial proposed development of the recipient non-residential lot or parcel, and

ii. the transfer of non-residential building square footage is from the same land use designation or from another land use designation in the same Village, or

iii. the transfer of non-residential building square footage is from the same land use designation or from another land use designation in another Village pursuant to Section 4.6.3 [Transfers of Non-Residential Building Square Footage from Village to Village];

e. Other modifications to approved Tentative Maps which require an Amendment Map pursuant to the Department of Regional Planning’s Subdivision and Zoning Ordinance Interpretation No. 2016-2 Amendment Map and Revised Map criteria, dated January 28, 2016.

Timing of Application Submittal. The application for a proposed amendment to a Tentative Map shall be submitted before the date of recordation of the
applicable final unit map affecting the applicable lot(s); provided, however, an application for an amendment to an Tentative–Exhibit Map for multifamily, condominium, apartment, or non-residential units and/or buildings lots may be submitted before the date of issuance of a building permit for new construction on the newly created parcel or lot that would be affected by from such revisions, as further described below.

Exhibit Map Changes. If an applicant seeks changes to an Exhibit Map at the time it seeks to amend a Tentative Map, the Hearing Officer may also concurrently approve corresponding changes to an Exhibit Map, which are consistent with changes to the Tentative Map. If the Regional Planning Commission considers the Amended Tentative Map for approval in lieu of the Hearing Officer, the Regional Planning Commission may also consider for approval a related amendment to an Exhibit Map.

Advisory Agency. A Hearing Officer may act as the County's "Advisory Agency" as defined by California Government Code Section 66415 with respect to Tentative Map amendments and is assigned the responsibility to approve, conditionally approve, or deny Tentative Map amendments in accordance with this section and Government Code Section 66474.7. Notwithstanding any provision of this Specific Plan, appeals from this section may be made to the Regional Planning Commission and/or the Board of Supervisors in accordance with the Subdivision Ordinance and the Subdivision Map Act and procedures described in this Chapter 4.

4.5.3.3 Revised Tentative Map

If an applicant requests a revision to an approved Tentative Map, and any related changes to the corresponding Exhibit Map, if any or if required, a Hearing Officer or RPC may approve such revision in consultation with the Subdivision Committee, only if the Hearing Officer or RPC determines that the proposed change does not otherwise directly conflict with the intent of (i) this Specific Plan or (ii) the provisions of the Subdivision Ordinance or the Zoning Ordinance that apply because they are not inconsistent with the Specific Plan.

Matters Appropriate for a Revised Tentative Map. The following matters require a revision to an approved Tentative Map:

1. A change in the boundary of the map when more area is added to an approved Tentative Map.
2. The addition of a single-family detached residential lot(s) to an approved Tentative Map, unless the subdivision map notes or conditions of approval allow for the transfer of one or more single-family detached residential lots into the subdivision prior to the recordation or filing of a Final Map pursuant to the provisions of this Chapter 4.
3. An increase in the total number of residential units established on an approved Tentative Map by more than 10 percent of the maximum residential units permitted within the receiving land use designation of the recipient Village if:
   i. the transfer occurs prior to issuance of the first building permit for the initial proposed development of the recipient residential lot or parcel, and
   ii. the transfer of residential units is from the same land use designation or from another land use designation in the same Village pursuant to Section 4.5.2.1 [Major Transfers within a Village], or
   iii. the transfer of residential units is from the same land use designation or from another land use designation in another Village pursuant to Section 4.6.2 [Transfers of Residential Units from Village to Village], or
   iv. another permitted transfer or conversion pursuant to Section 4.6.
4. If a transfer of non-residential building square footage does not qualify for a transfer by Tentative Map amendment, an increase within any non-residential land use designation of the recipient Village of the total non-residential building square footage established under an approved Tentative Map by more than 10 percent if:
   i. the transfer occurs prior to the issuance of the first building permit for the initial proposed development of the recipient non-residential lot or parcel, and
   ii. the transfer of non-residential building square footage is from the same land use designation or from another land use designation in the same Village; or
   iii. the transfer of non-residential building square footage is from the same land use designation or from another land use designation in
another Village pursuant to Section 4.6.3 [Transfer of Non-Residential Building Square Footage from Village to Village], or

iv. another permitted transfer or conversion pursuant to Section 4.6.

5. Unless otherwise permitted pursuant to an Exhibit Map change or Tentative Map amendment, a change in the over-all subdivision design (i.e., lot lay-out and re-alignment or re-design of street system beyond that contemplated by the existing map notes and conditions of approval).

6. Change from no grading to grading proposed, but only if the impact of such proposed grading goes beyond the grading impact boundary that was analyzed in the EIR for this Specific Plan. For purposes of this paragraph, the term “grading impact boundary” means 50 feet beyond the grading limit line or fuel modification zone, whichever is greater.

7. Substantial change in grading, requiring review by Drainage/Grading, Geology/Soils, and/or Road sections of the Department of Public Works.

8. Change in method of sewage disposal or relocation of facilities or expansion of service area.

9. Other modifications to approved Tentative Maps which do not qualify for an Amendment Map and require a Revised Map pursuant to the Department of Regional Planning’s Subdivision and Zoning Ordinance Interpretation No. 2016-2 Amendment Map and Revised Map criteria, dated January 28, 2016.

Timing of Application Submittal. The application for a proposed revision to a Tentative Map shall be submitted on or before the date of recordation of the applicable final unit map affecting the applicable lot(s); provided, however, an application for revisions to an Exhibit Map may be submitted on or before the date of issuance of a building permit for new construction on the newly created parcel or lot that would be affected by such revisions, as described below.

Exhibit Map Changes. If an applicant seeks changes to an Exhibit Map at the time it seeks to revise a Tentative Map, the Hearing Officer or Regional Planning Commission, as applicable, may also concurrently approve corresponding changes to an Exhibit Map which are consistent with proposed changes to the Tentative Map. Changes that are requested to an Exhibit Map that are independent of a subdivision map submittal shall be processed pursuant to Section 4.5.1.7 [Minor Transfers Within a Village] or as otherwise permitted pursuant to the notes shown on an approved Tentative Map or pursuant to existing County Code.

Appeals. Appeals of a decision by the Hearing Officer’s may be made to the Regional Planning Commission, and appeals of a decision by the Regional Planning Commission's may be made to the Board of Supervisors in accordance with the Titles 21 and 22 and the Subdivision Map Act. A proposed change to a Tentative Map and Exhibit Map that does not meet the foregoing conditions shall be processed in accordance with Section 21.16.015 of the Subdivision Ordinance or as otherwise provided in the Subdivision Ordinance of the Los Angeles County Code.

4.5.3.4 Initial Approval of Exhibit Maps

With the submittal of an application for a Tentative Map in the Mixed-Use Overlay, the C or BP designations, or in connection with a proposed multi-family or condominium development, the applicant shall also prepare and submit an Exhibit Map. Prior to preparation of an Exhibit Map, it is recommended that a “conceptual” plan be submitted to the Department of Regional Planning for informational purposes only to solicit County comments on the design concept. An Exhibit Map shall not be required if the development project requires a concurrent conditional use permit or Ministerial or Discretionary Review permit that addresses the location of buildings and access thereto on the project site. Consistent with Section 21.16.015.C of the Subdivision Ordinance, the Exhibit Map shall not include trigger new or revised conditions (such as Quimby fee report or updated fire flow).

The Exhibit Map may be a refinement of the preliminary concept plan if one is prepared. The purpose of the Exhibit Map is to document and ensure that commercial, multifamily, or any condominium map (i.e., a Tentative Map that subdivides property into more than one three-dimensional space) and/or mixed-use areas are comprehensively planned with respect to site layout for buildings, parking, internal circulation, ingress/egress points, pedestrian circulation, and linkages to adjacent uses. The Exhibit Map shall include a conceptual building footprint, conceptual distances between buildings and structures, general building setbacks, and parking/circulation layout with dimensions. Building
footprints that are shown on the approved Exhibit Map are only for illustrative purposes. Actual building locations and footprints may be changed pursuant to the provisions of this Specific Plan or the County Code. The Exhibit Map level of conceptual planning detail is only intended to provide the context for approval of a Tentative Map and does not constitute the final subsequent site plan approval before issuance of building permits.

Such a detailed site plan shall not be filed until after Tentative Map approval. Such site plans may be subject to an application fee. Other design program elements, such as conceptual landscape and hardscape plans, utility connections, overall drainage, and phasing of such improvements shall be included as part of the detailed site plan prepared following Tentative Map approval.

Exhibit Maps shall be reviewed and approved concurrently with the applicable Tentative Tap.

4.5.4 Conditional Use Permits

A Conditional Use Permit (CUP) is the method by which the County controls the location and operation of certain types of land uses. A CUP may also establish limitations under which a use may operate. Approval of a CUP is based on an analysis of a proposed project’s consistency with the General Plan, the intent and provisions of this Specific Plan, compatibility with surrounding land uses, adequacy of public facilities and services, and potential environmental impacts. An application for a CUP shall be processed in accordance with the provisions of the Zoning Ordinance, Chapter 22.56, Part 1, Conditional Use Permits; therefore, Hearing Officer or Regional Planning Commission approval may be required depending on the nature of the conditional use, unless otherwise provided in this Specific Plan.

This section describes the Specific Plan’s procedures for new conditional use permits, including modifications to conditional use permits within the Project Site. In addition, this section sets forth terms and conditions with respect to the uses existing at the Project Site as of the date of adoption of this Specific Plan.

An applicant may seek the permits described in this section at any time. If an applicant requests a conditional use permit concurrently with another discretionary permit, subdivision map or other discretionary approval, a Hearing Officer or the Regional Planning Commission, as applicable, shall determine whether to approve, conditionally approve or deny the conditional use, consistent with the terms and conditions of this Specific Plan.

4.5.5 Existing Legal Uses

Existing uses that were legally established as of the date this Specific Plan was adopted shall be considered legal nonconforming uses and shall be allowed to continue without additional permits so long as there are no material changes or substantial additions to the existing legal use(s), notwithstanding the applicable provisions of Chapter 22.56, Part 10 of the Zoning Ordinance, until such time as any existing permit authorizing the use expires (and is not renewed by the County) or the use conflicts with build-out of permanent uses under this Specific Plan.

Legally established existing uses that may continue within the Specific Plan Area include: livestock grazing, watering points for livestock, farming and agricultural operations including crop production, hunt club, hunting and hunting related facilities, trail rides and other equestrian activities, subject to permits in effect on the date of adoption of this Specific Plan, water wells, water pipelines, utility easements, maintenance and operation of existing easements and pipelines, including access roads, and existing housing and recreational vehicles.

All such legally established uses in existence as of the adoption of the Specific Plan shall be allowed to continue as indicated above, notwithstanding any omission of such a particular use in the Land Use Matrix, Table 2-16.

Nothing in this section shall be construed as authorizing or legalizing the maintenance of any public or private nuisance.

4.5.6 Interim Use Permits

Definition of an Interim Use. An interim use is defined as a land use, which because of certain characteristics, cannot be properly classified as a permitted use in the land use designation within which it is proposed. By its nature, an interim use will be allowed for a limited period of time (i) while a permanent location for the use is under construction, or (ii) until the lot or parcel on which the interim use is established is developed with a permanent land use.

Purpose. On the date of adoption of this Specific Plan, the Project Site has been largely devoted to agricultural uses. The implementation of the project...
contemplated by this Specific Plan will take many years. As the property transitions from largely agricultural use to the more urbanized land use plan described in this Specific Plan, this Specific Plan allows the Project Site to be put to use during the phased development of the Project. In addition, some interim uses may be necessary to facilitate the orderly development and sale and leasing of the Project Site. Therefore, interim uses of some portions of the Project Site are allowed while phases of the Project are being developed. An interim use contributes to the continued productivity of the land even though it is not intended to be part of the permanent development pattern as shown on Figure 2-3, Land Use Plan. Applicable fees for interim use permits will be determined by the Director Approval Body at the time of application.

4.5.6.1.1 Ministerial Interim Use Permit

Ministerial Interim Use Permit. An applicant may request the issuance of a Ministerial Interim Use Permit on any lot or parcel within the Project Site for the categories of interim uses identified in Table 2-16 for the purpose of conducting a non-permanent use, and detailed further below, which require a Ministerial Interim Use Permit:

a. Agricultural uses, including crop production and grazing. This category also allows for livestock watering facilities; fencing and/or corrals; shade structures for livestock; non-habitable structures (e.g., barns) for livestock, equipment, or feed storage; pumps, wells, and irrigation equipment. This category also allows establishing community gardens.

b. Equipment and vehicle storage yard associated with approved project construction, with proper screening.

c. Model home complexes, sales trailers and related parking.

d. Marketing and promotional activities such as hanging banners and setting directional signage for weekend sales and rental events for new residential dwellings within the project.

e. Nursery stock and storage. This category includes growing of nursery stock or storage of potted nursery stock. Non-habitable structures, such as open or enclosed sheds, are also allowed for storage of fertilizer or other growing supplies, plants, or equipment, with proper screening.

f. Temporary maintenance yard related to development pursuant to this Specific Plan, with proper screening.

g. Home builder sales or leasing events, including property tours, marketing presentations, and entertainment programming.

h. Water and wastewater treatment facilities.

i. Solar power generating systems that support the foregoing interim uses.

j. Basins for storm water retention, recycled water storage, and water recharge. This category includes related equipment such as wells, pumps, tanks, and access roads.

k. Indoor/outdoor sales facilities. This category includes facilities for providing periodic events such as farmer’s markets and art shows.

l. Special event facilities for recurring periodic events such as circuses and rodeos.

m. Facilities for recreational activities. Facilities allowed in this category include recreational camps, miniature golf course, golf course, driving range, batting cage, tennis court, archery range, campground, athletic fields (excluding stadiums), and equestrian facilities and associated stables.

n. Special events, such as education fairs, community fairs, custom/antique auto shows, concerts and festivals.

o. Other interim uses determined by the Department of Regional Planning to be similar to the above listed uses may be also be granted by Ministerial Interim Use Permit.

Application, Contents. An application for a Ministerial Interim Use Permit shall be submitted in writing on forms designated by the Department of Regional Planning and accompanied by the necessary fee. Such application shall include the information required for a Temporary Use Permit under Sections 22.56.1850.A and 22.56.1860 of the Zoning Ordinance.

Time Limit. The Department of Regional Planning shall either establish a time limit, (which may include a term of not more than five (5) years including extensions) or a description of the circumstances under which the interim use may continue until replaced by a permanent use. A ministerial interim use permit
shall not have a term, with extensions, longer than five (5) years without renewal by submission of a new application. This Specific Plan contemplates that the interim uses will continue for longer periods of time than the timeframes specified for temporary uses in Section 22.56, Part 14, of the Zoning Ordinance.

Cessation of Interim Use. Provisions shall be included in the approval of an interim use that require either that property be returned to its original condition upon cessation of the interim use or that require the interim use be conducted and subsequently discontinued in a manner that creates no impediment to subsequent use of the property in accordance with this Specific Plan.

Development Standards and Compatibility. Interim uses shall be compatible with and provide appropriate transitions to adjacent permanent uses and related improvements. In the event this cannot be achieved sufficiently by design of the interim use, appropriate screening or buffering shall be required. The land uses described in paragraphs (a) through (o) above shall require a Ministerial Interim Use Permit pursuant to Section 4.5.4.2.1 if the permit seeks such land uses within an open space land use designation identified in this Specific Plan. All applications for a Ministerial Interim Use Permit shall also demonstrate how the proposed use complies with the applicable use and development standard requirements of this Specific Plan and the Zoning Ordinance. The Director Approval Body shall deny applications that do not meet the express development standards and use requirements for the applicable use set forth in the Specific Plan and the Zoning Ordinance, as applicable.

Parking. Adequate temporary parking to accommodate vehicular traffic generated by the interim use shall be made available either on-site or at alternate locations to the reasonable satisfaction of the Director and Public Works.

4.5.6.1.2 Temporary Use Permit

Applications for and issuance of a Temporary Use Permit by the County shall be consistent with the County provisions contained in Section 22.56, Part 14, of the Zoning Ordinance.

4.6 ADJUSTMENT AND TRANSFER REGULATIONS

Purpose and Intent. The Adjustment, and Transfer regulations are intended to provide flexibility during implementation of the Specific Plan, while ensuring that the overall limits of development are monitored and maintained. Flexibility is needed over the build-out of the Project to respond to future market dynamics that change the demand for the mix and type of residential, commercial, and business park land uses without deviating from the purpose and intent of this Specific Plan. This flexibility may be exercised by an applicant seeking a Tentative Map, an amended Tentative Map, or a revised Tentative Map as more particularly described below. Such flexibility allows for minor adjustments to land use boundaries, the transfer of dwelling units or non-residential building square footage within a Village or from one Village to another, or the conversion of one land use designation to another, within the parameters contained herein.

Applicability. Conditions and requirements under which adjustments, transfers, or conversions can occur without a Specific Plan amendment are documented in this Section 4.6.

Guidelines have been developed below for adjustments, transfers, and conversions that respond to the need to maintain the goals of this Specific Plan as well as the development limits analyzed in the EIR over the long-term buildout period of this Specific Plan.

To facilitate the ongoing documentation of boundary adjustments and land use transfers, a Land Use Statistical Tracking Form Report and land use maps shall be prepared and updated by each applicant for a Tentative Map that results in an adjustment, transfer or conversion pursuant to this Section 4.6. All updates to the Land Use Statistical Tracking Form Report shall be kept on file with the Department of Regional Planning. These tools are the record-keeping devices for tracking the development totals by Village over the life of this Specific Plan. The Land Use Statistical Tracking Form Report will be jointly developed by the County and by Centennial Founders, LLC, or a successor the master developer of the Project Site. The Land Use Statistical Tracking Form Report will also monitor Metrics conformance, affordable housing, and parkland development and phasing, with revisions and updates made concurrently with transfers and conversions involving changes to residential designations. This tracking program Report will ensure that transfers made to villages are consistent with the Specific Plan and do not result in total planned units and total planned non-residential square footage in excess of those adopted for this Specific Plan.

Subject to the terms and conditions of this Section 4.6, unused residential unit density or non-residential building square footage in one or more villages may
be used elsewhere within the Specific Plan, so long as consistent with the Specific Plan, Metrics, and the maximum number of planned residential units and maximum non-residential square footage within the Project as a whole is not exceeded. Without limiting the foregoing and notwithstanding any prior transfer or build-out of a lot, parcel or phase, it is the intent of this Specific Plan that unused residential unit density or non-residential building square footage may be allocated and used in future phases consistent with the terms and conditions of this Specific Plan.

**Required Findings for Certain Transfers and Conversions.** The Director of the Department of Regional Planning shall approve the requested transfer pursuant to Section 4.5.2.1 [Major Transfers within a Village], Section 4.6.2 [Transfers of Residential Units from Village to Village of 10 percent or less], Section 4.6.3 [Transfer of Non-Residential Building Square Footage from Village to Village of 10 percent or less] or conversions of land uses between commercial, mixed use and residential or residential and school uses, if the Director finds the following:

- a. The request is consistent with the goals and Metrics of this Specific Plan;
- b. The request will not exceed the total number of residential units or the total non-residential square footage allowed within the entire Project site pursuant to this Specific Plan;
- c. The request was filed as part of an application for a Tentative Map, Amended Tentative Map, Revised Tentative Map for a major or minor land division;
- d. The request will not result in substantial deviation to (i) the Conceptual Grading Plan shown on Figure 3-20, (ii) the Circulation Plan shown on Figure 3-2, (iii) the Conceptual Domestic Water System shown on Figure 3-25, (iv) the Conceptual Wastewater System shown on Figure 3-26, (v) the Conceptual Recycled Water System shown as Figure 3-27, (vi) the Conceptual Drainage System shown as Figure 3-26, (vii) the Dry Utilities Concept shown as Figure 3-29, (viii) the Public Services Plan shown as Figure 3-30, (ix) the Recreation and Trails Plan shown as Figure 3-32, or (x) the Open Space Plan shown as Figure 3-42;
- e. The request is consistent with the Design Guidelines and Development Standards applicable to development within the Project;
- f. The request does not conflict with planned or developed uses of adjoining lots within the Specific Plan.

**4.6.1 Land Use/Village Boundary Adjustments**

Adjustments in Village boundaries resulting from final road alignments, roadway classifications, more precise surveys, and detailed subdivision mapping and engineering will not require a Specific Plan Amendment. Precise Village and land use designation boundaries will be established through the Tentative Map process. Changes to the Land Use Plan resulting from Caltrans realignment of SR 138 shall allow the conversion of Right-of-Way to the adjacent land use. The allowable development for each Village with regard to unit count and building square footage, established in the statistical analysis in Table 2-1, shall apply; provided, however, revisions, transfers and conversion of land uses are permitted as set forth in this Specific Plan. Village boundary adjustments may be made concurrently with land use transfers or conversions, in accordance with the provisions of this Chapter.

**4.6.2 Transfers of Residential Units from Village to Village**

The transfer of residential units from one Village to another Village may be approved by the Director, if the Director determines that the transfer satisfies the following conditions:

- a. The transfer of dwelling units shall not result in a density shift up greater than one sequential designation (e.g. from LDR to MDR) in each land use designation in the receiving Village. The transfer of dwelling units may result in a density shift down by one or more sequential designations.
- b. The transfer of dwelling units shall not result in an increase in density above the then current highest range allowed in the Specific Plan (e.g., Very High Density Residential, 25–50 du/ac).
- c. The transfer of dwelling units shall not result in an increase in the total number of dwelling units permitted in this Specific Plan, to be tracked as described herein.
- d. The transfer of dwelling units shall not result in deviations from the development standards for the applicable land use designation as detailed in Section 2.2, Land Use Plan.
Proposed transfers from Village to Village that do not meet the foregoing criteria shall require the applicant to seek an amendment to this Specific Plan prior to the transfer.

4.6.3 Transfers of Non-Residential Building Square Footage from Village to Village

The transfer of non-residential building square footage from one Village to another Village regardless of land use designation (e.g., commercial to commercial designation, business park to business park designation, commercial designation to business park designation, business park designation to commercial designation), or the transfer of the Mixed-Use Overlay between designations or Villages in this Specific Plan may be approved by the Director under the Discretionary Ministerial Conformance Review process. Such transfers may be appropriate in the future to respond to changing market conditions, retail dynamics, and location preferences and/or other circumstances. The Director may consider such transfers at any time prior to the issuance of the first building permit for the initial proposed development on a newly created lot or parcel that will receive the increased building density/intensity. The Director may approve such transfers if the Director determines that the transfer satisfies the following conditions:

1. The transfer of non-residential building square footage from Village to Village and respective land use designations shall not result in an increase in the overall total non-residential square footage allowed in this Specific Plan as set forth in Tables 2-1 and 2-2, Centennial Land Use Statistical Analysis and Summary.

2. The transfer of non-residential building square footage from Village to Village and respective land use designations shall not result in deviations from the specified development standards for each land use designation as detailed in Section 2.2, Land Use Plan.

3. The transfer shall not increase the maximum FAR for the non-residential uses within a given Village by more than the maximum FAR specified for the land use designation, detailed in Sections 2.3.2 Commercial/Employment Designations, 2.3.3 School, Recreation, and Park Designations, and 2.3.4 Utility and Institutional Designations.

Proposed transfers from Village to Village that do not meet the foregoing criteria shall require the applicant to seek an amendment to this Specific Plan.

4.7 PHASING PLAN

4.7.1 Purpose and Intent

The Phasing Plan provides an organizational framework for staff and the applicant to facilitate review and development under this Specific Plan while ensuring the provision of land uses, open space, infrastructure and public facilities necessary to support the Specific Plan. It is for informational purposes only and changes to the Phasing Plan do not require a Specific Plan amendment. Buildout of the Specific Plan will generally follow the sequence of phasing depicted in Figure 4-1, Conceptual Phasing Plan; however, some permanent and temporary infrastructure facilities may be needed in locations that do not follow precisely the Conceptual Phasing Plan. The nine phases presented in the Phasing Plan generally combine portions of the "communities" described in Chapter 2. Each Specific Plan phase offers a range of residential densities, as well as retail, business park, school, and park uses to achieve the vision of this Specific Plan.

The primary factors influencing the ultimate timing of development are: (1) the state of the economy; (2) market demand for uses on the site; and (3) the timing of regional/off-site infrastructure conditions and needs. At this time, build-out under this Specific Plan can be expected over a series of construction phases, extending over approximately 20 years.

4.7.2 Phasing Mechanisms

Tentative Parcel Map and Tentative Tract Map. The basic phasing mechanism of this Specific Plan is the Tentative Map. In addition, a Parcel Map will be prepared for the purpose of dividing the project site into large lot parcels. This Parcel Map will enable the creation of easements and dedications that may be necessary to serve future development within the project site pursuant to this Specific Plan. The permanent uses contemplated in Table 2-16 of this Specific Plan will be...
4.9 SPECIFIC PLAN AMENDMENT

Approval of this specific plan indicates acceptance by the Regional Planning Commission and Board of Supervisors of general framework for community development. Part of that framework establishes specific development standards that constitute the zoning regulations for the Centennial Specific Plan. It is anticipated that certain modifications to the specific plan text, exhibits, and/or project may be necessary during the development of the project. Any modifications to the specific plan shall occur in accordance with the specific plan amendment process and are required to be reviewed for approval by the Regional Planning Commission and Board of Supervisors. In all cases, specific plan amendments must be found to be in conformance with the objectives and intent of the Centennial Specific Plan.

Amendments may be requested at any time pursuant to Article 8, Chapter 3, Division 1, Title 7 of the Government Code. Depending upon the nature of the proposed specific plan amendment, a supplemental environmental analysis may be required, pursuant to the California Environmental Quality Act (CEQA), section 15162.

The following sections of the Government Code shall apply to any specific plan amendment:

Section 65453 (a). A specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.

Section 65454. No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

Section 65455. No local public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan.

Section 65456 (a). The legislative body, after adopting a specific plan, may impose a specific plan fee upon persons seeking governmental approvals which are required to be consistent with the specific plan. The fees shall be established so that, in the aggregate, they defray but as estimated do not exceed, the cost

- Transportation Management Association or entity with similar functions
- Tejon Ranch Conservancy (maintenance and management of mitigation lands)
1-CD SUBDIVISION MAP NOTES

0.1 GENERAL NOTES

1. Grade elevations shown on the [insert map type] as pad grades, contours or spot grades are approximate. The elevations may change by ±5 feet. Elevation changes may be greater than ±5 feet but only if approved by DPW and DRP and that the revisions are consistent with the intent of the specific plan and in substantial conformance with the approved tentative map in accordance with the subdivision map act.

2. Minor grading changes (adjustments made due to elevation changes of ±5 feet) may be made during the course of final engineering design without the need for an amended tentative map pursuant to section 4.5.1.6 of the specific plan or revised tentative map pursuant to section 4.5.3.3 of the specific plan with approval by DPW and DRP, so long as such grading changes occur within the grading impact boundary. For this purpose, “grading impact boundary” means 50 feet beyond the grading limit line or fuel modification zone identified in the tentative map, whichever is greater.

3. Lot lines can be adjusted to the satisfaction of DRP and DPW. Additional open space lots may be created if needed to facilitate transfer of land or maintenance responsibilities. No additional lots for development may be created unless such new lots are transferred into the subdivision pursuant to chapter 4 of the specific plan. Any adjustments or additional residential density or non-residential building intensity shall be consistent with the intent of the specific plan, the subdivision map act and the applicable provisions of the county code.

4. Transfers of 10 percent or less of the residential units or lots within any land use designation are allowed without an amended tentative map or a revised tentative map, so long as such transfers occur within the same village, single family residential lots shown on the map may be transferred from one location to another location, and single family residential lots may be added to a location per a transfer and conversion of residential units from a lot with a multifamily residential land use. In addition, any associated lot boundary adjustments or reconfigurations of single family residential lots arising from the transfer must be shown prior to recordation of the final map to the satisfaction of the department of public works and the department of regional planning. Supporting offsite infrastructure such as public streets and utilities outside of the lot boundary as depicted on the tentative map shall not be affected by the transfer or increase of single family residential lots.

5.4 Subject to the requirements of chapter 4 of the specific plan, transfers of 10 percent or less of the residential units or lots permitted within any land use designation are allowed without an amended tentative map or a revised tentative map, so long as such transfers occur within the same village and otherwise meet the requirements of chapter 4 of the specific plan, the number of residential units within a lot with a multifamily residential land use may be decreased, residential units may be transferred from a lot with a multifamily residential land use to another lot with a multifamily residential land use, and residential units may be increased within a lot with a multifamily residential land use per a transfer and conversion of single family residential lots. Such transfers shall be processed pursuant to an amended exhibit map per chapter 4 of the specific plan and any applicable county code provisions.
6. **Non-Residential Building Square Footage May Be Transferred**

   From one lot to another lot within the same village, without an amended tentative map or a revised tentative map, if the criteria set forth in Section 4.5.2.1.1 of the specific plan is satisfied and the applicable exhibit map is also amended.

7.5. **Permission is Requested for Unit Phasing.**

8.6. **Permission is Requested to Combine Lots.**

9.7. **Permission is Requested to Create Additional Lots for Public Facilities or Utility Purposes to the Satisfaction of the CountyDRP and DPW.**

10.8. **The Locations of Appurtenant Structures (e.g., Trails, Pedestrian Bridges, Transit Shelters, Water Quality Basins, Water Tanks, etc.) May Be Relocated to the Satisfaction of the CountyDRP and DPW.**

11.9. **Permission is Requested to Record Additional Open Space and/or Landscape Lots.**

12.10. **Private Driveways Will Be Dedicated as Lots or Easements.**

13.11. **(If Depicted on the Tentative Map): Location and Alignment of Regional Trail (Subject to Review and Approval by the Department of Parks and Recreation) and Other Trails to Be Finalized Prior to Final Map Approval.**

14.12. **Permission is Requested to Allow Apartments and Condominium Lots to Be Interchangeable Prior to Final Map Recordation Provided Required Parking and Other Applicable Standards Are Satisfied.**

15.13. **Permission is Requested to Allow Office and Retail Lots to Be Interchangeable Provided Required Parking Is Satisfied.**

16.14. **Grading Plans Shall Not Be Submitted Until Approval of Drainage Concept and/or Hydrology Has Been Obtained, or Arrangements Are Made with DPW to Submit Grading Plans After Submittal of the Drainage Concept Report But Prior to Approval of the Drainage Concept Report.**

17.15. **Grading of the [Insert Map Number] May Be Done in Grading Phases, Including Adjoining Land Within the Specific Plan Boundary, Over Time But Such Grading Will Still Be Balanced Within [Insert Map Number] and All Grading of Slopes Will Be Performed as Engineered Grading. The Limit of a Grading Phase Will Be Established to Achieve a Balanced Earthwork for That Grading Phase and May Extend Beyond the Limits of a Particular Final Unit Map Boundary, or Even Extend Into [Insert Neighboring Map Number] in Order to Achieve a Phased Grading Balance. An Interim Hydrology Report Will Be Prepared for Each Phased Grading Area and Required Drainage Devices Will Be Provided to Support the Phased Grading. Drainage and Erosion Control Facilities Will Be Provided to the Satisfaction of DPW.**

18.16. **(If Fault Zone is Within Boundary of the Tentative Map): Fault Zone Shown on [Insert Type of Map] Represents Maximum Extent of Fault Line Setback.**

19.17. **Single Family Lots May Be Substituted for Alley Loaded Lots As Long As the Number of Units Remains the Same. Change in Lot Type Must Be Processed as an Amended Tentative Map Prior to Final Map Recordation.**

20.18. **Permission is Requested to Record Reciprocal Easement for Access and/or Shared Parking. Easements to Be Recorded With Final Map or by Separate Instruments Prior to Issuance of Building Permit, Subject to the Discretion of the County.**
This appendix is intended as a supporting reference for Department of Regional Planning Staff in the processing of applications under Chapter 4 of the Specific Plan. In the event of any conflict between this table and the text of Chapter 4, the text of Chapter 4 shall prevail. The processes set forth include the following:

**Ministerial Review** = An administrative process to grant minor deviations, provide interpretations and grant other approvals that substantially conform to this Specific Plan. Review and decision by Department of Regional Planning, Public Works, or Parks/Recreation case worker with oversight by Director; No public notice/hearing required; No appeal process; No CEQA review required. Review matters are set forth in Section 4.5.1 and 4.6.

**Discretionary Review** = Review matters are set forth in Section 4.5.2 and in Section 4.3 Subdivisions of Chapter 4 of the Specific Plan. Review and decision by Hearing Officer, Regional Planning Commission, or Board. Public notice/hearing required; Appeal process set forth; Additional CEQA analysis may be required.

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<td><strong>Equivalency Development Standard</strong></td>
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<td>Any time during initial buildout</td>
<td>Director</td>
<td>N</td>
<td>N</td>
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</tr>
</tbody>
</table>

**Abbreviations**

- **SP** = Specific Plan
- **PM** = Parcel Map
- **TM** = Tentative Map
- **FM** = Final Unit Map
- **DRP** = Dept of Regional Planning
- **Public Works** = Dept of Public Works
- **Parks/Rec** = Dept of Parks and Recreation
- **Health** = Dept of Health Services
- **Director** = Director of the Dept of Regional Planning
- **HO** = Hearing Officer
- **Subdivision Committee** = Regional Planning, Public Works, Parks/Recreation, Fire, Health
- **RPC** = Regional Planning Commission
- **Board** = Board of Supervisors
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<td>(More than 10%, but limited by increase in one residential designation or max nonresidential FAR)</td>
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<td>Transfers of Residential Units from Village to Village of 10% or less</td>
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<td>Any time after initial CUP approval</td>
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<td>Application per SP sec. 2.3.9</td>
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<td>Application per SP; plan for compliance with SCAQMD; on-site grading work pursuant to a grading permit does not require additional approval; off-site transport of materials totaling less than 100,000 cubic yards within any 6-month period is permitted and no additional approval is required</td>
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<tbody>
<tr>
<td>Conversion of Residential to Non-Residential or Mixed-Use Overlay</td>
<td>Ministerial Review</td>
<td>SP, 4.5.1.10.26 and 4.6.4.2</td>
<td>DRP, Public Works, Subdivision Committee</td>
<td>Application per SP; must be applied for concurrently with TM application or modification to an approved Tentative Map; Land Use Plan and Land Use Statistical Tracking Form</td>
<td>PM or TM application, amended TM, revised TM</td>
<td>Director</td>
<td>N</td>
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<tr>
<td>Conversion of Business Park to Commercial or Commercial to Business Park</td>
<td>Ministerial Review</td>
<td>SP, 4.5.1.10.36 and 4.6.4.3</td>
<td>Subdivision Committee</td>
<td>Application per SP; revised Land Use Plan and Land Use Statistical Tracking Form</td>
<td>PM or TM application, amended TM, revised TM</td>
<td>Director</td>
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<tr>
<td>Conversion of Commercial to Recreation/Entertainment or Recreation/Entertainment to Commercial</td>
<td>Ministerial Review</td>
<td>SP, 4.6.4.4</td>
<td>Subdivision Committee</td>
<td>Application per SP; revised Land Use Plan and Land Use Statistical Tracking Form</td>
<td>PM or TM application, amended TM, revised TM</td>
<td>Director</td>
<td>N</td>
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### Abbreviations

- **SP** = Specific Plan
- **PM** = Parcel Map
- **TM** = Tentative Map
- **FM** = Final Unit Map
- **DRP** = Dept of Regional Planning
- **Public Works** = Dept of Public Works
- **Subdivision Committee** = Regional Planning, Public Works, Parks/Recreation, Fire, Health
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<tr>
<td>Conversion Between Business Park and Institutional/Civic Uses</td>
<td>Ministerial Review</td>
<td>SP, 4.5.1.10.4</td>
<td>DRP</td>
<td>Application per SP; revised Land Use Plan and Land Use Statistical Tracking Form</td>
<td>PM or TM application amended TM, revised TM</td>
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<td>Initial Approval of a Tentative Map</td>
<td>Title 21</td>
<td>SP, 4.5.3; Title 21</td>
<td>Subdivision Committee</td>
<td>Application per Title 21</td>
<td>Any time</td>
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<td>Y (extent determined by DRP)</td>
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<td>Processing of Final Maps</td>
<td>Public Works Review</td>
<td>SP, 4.5.3 and Title 21</td>
<td>Public Works</td>
<td>Final Map</td>
<td>Any time following approval of TM</td>
<td>DPW</td>
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<td>Processing Transfers of Reduced Density</td>
<td>DRP Review</td>
<td>SP, 4.5.3 and Title 21</td>
<td>DRP</td>
<td>Final Map; Land Use Plan and Land Use Statistical Tracking Form</td>
<td>Any time following approval of TM and prior to issuance of first building permit for applicable lot or parcel</td>
<td>Director</td>
<td>N</td>
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<td>Conceptual Plan</td>
<td>Specific Plan</td>
<td>SP, 4.5.3.1</td>
<td>DRP and other departments as requested or necessary</td>
<td>Application per SP</td>
<td>Any time prior to Tentative Map application</td>
<td>No formal approval only comment</td>
<td>Y (in same manner as Subdivision Committee)</td>
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## Implementation Matrix

<table>
<thead>
<tr>
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<td>Amended Tentative Map</td>
<td>Specific Plan</td>
<td>SP, 4.5.3.2</td>
<td>Subdivision Committee</td>
<td>Application per Title 21</td>
<td>On or before recordation of FM or, if multifamily or non-residential, prior to building permit for applicable lot</td>
<td>HO</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y (extent determined by DRP)</td>
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<td>Revised Tentative Map</td>
<td>Specific Plan</td>
<td>SP, 4.5.3.3</td>
<td>Subdivision Committee</td>
<td>Application per Title 21</td>
<td>On or before recordation of FM or, if multifamily or non-residential, prior to building permit for applicable lot</td>
<td>HO</td>
<td>Y</td>
<td>Y</td>
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<td>Y (extent determined by DRP)</td>
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<td>Initial Approval of Exhibit Maps</td>
<td>Specific Plan</td>
<td>SP, 4.5.3.4</td>
<td>DRP</td>
<td>SP and SP Appendix 1-A, Definitions</td>
<td>Concurrently with PM or TM application within MU Overlay, VC, CC, VSC, or BP, or multi-family or condo</td>
<td>HO</td>
<td>Y, with PM or TM</td>
<td>Y, with PM or TM</td>
<td>Y, with PM or TM</td>
<td>Y (extent determined by DRP)</td>
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<td>Ministerial Interim Use Permit</td>
<td>Specific Plan</td>
<td>SP, 4.5.6.1.1, 4.2.1</td>
<td>DRP</td>
<td>See 22.56.1850A and 22.56.1860 for application requirements.</td>
<td>Any time during initial buildout</td>
<td>Director</td>
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<td>Temporary Use Permit</td>
<td>Title 22</td>
<td>SP, 4.5.6.1.24.26, Table 2-16; Section 22.56 of Title 22</td>
<td>DRP</td>
<td>See 22.56 of Title 22 for application requirements</td>
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<tr>
<td>Land Use/Planning Area Boundary Adjustments</td>
<td>Specific Plan</td>
<td>SP, 4.6.1</td>
<td>DRP</td>
<td>Land Use Statistical Tracking Form</td>
<td>PM or TM application, amended TM, revised TM</td>
<td>Director</td>
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<td>Y</td>
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<td>Y (extent determined by DRP)</td>
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<td>Specific Plan Amendment</td>
<td>Title 22</td>
<td>SP, 4.9</td>
<td>DRP and other County departments as necessary</td>
<td>SP 4.9 and Title 21</td>
<td>Any time</td>
<td>Board</td>
<td>Y</td>
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<td>Y</td>
<td>Y (extent determined by DRP)</td>
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