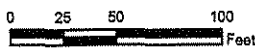
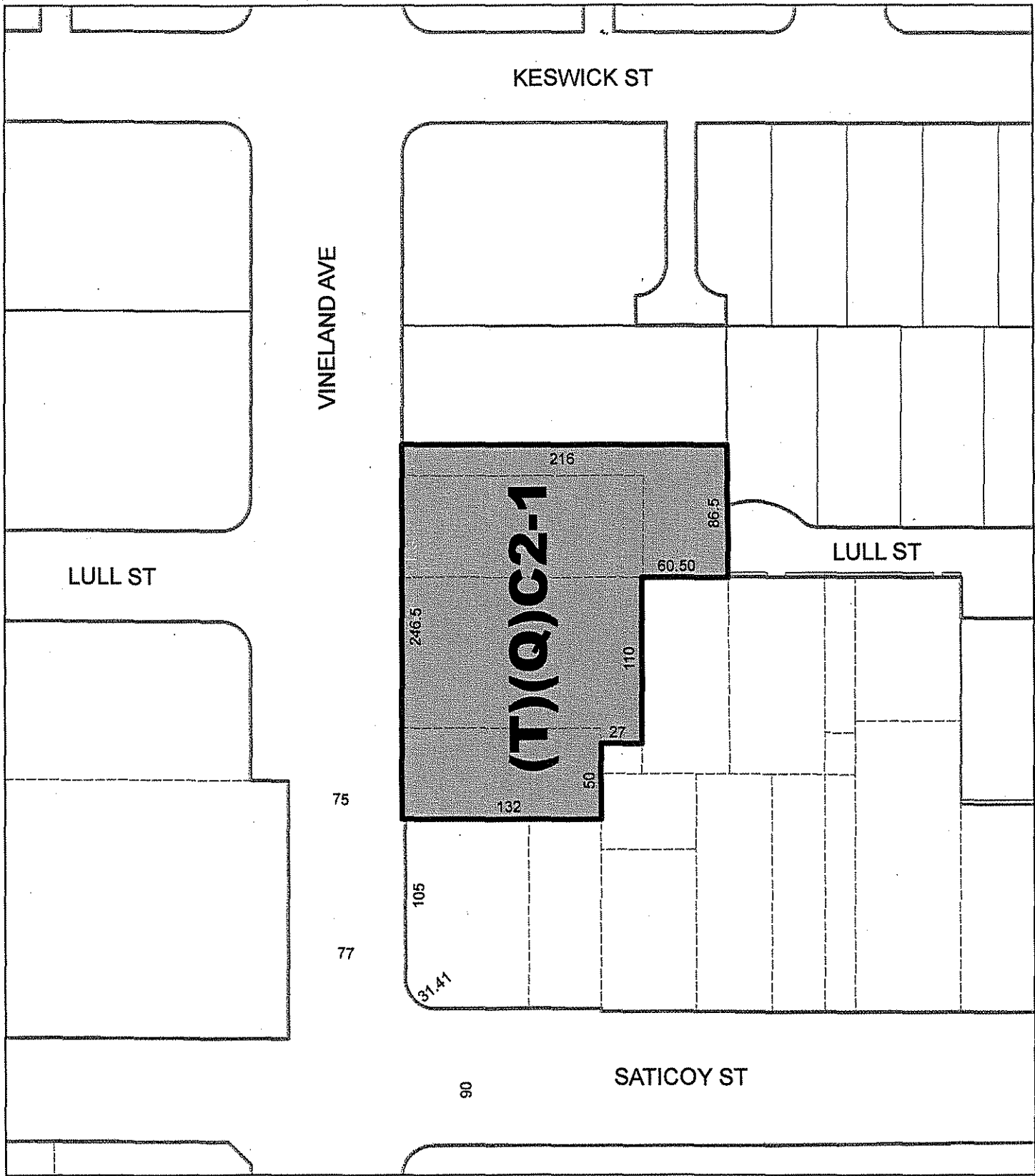


ORDINANCE NO. 182167

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

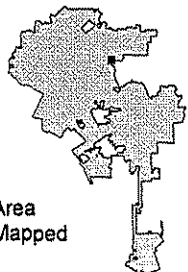
Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications of property shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.



C.M. 186 B 173      CPC 2011-1920 GPA ZC ZV

AAV *[Signature]*

050212



### (Q) Qualified Conditions Of Approval

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

#### **A. Entitlement Conditions**

1. **Use.** The use and area regulations for the new development on-site shall be developed for commercial uses as permitted in the (T)(Q)C2-1 Zone as defined in LAMC Section 12.14, unless modified by herein conditions or subsequent action.
2. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "A", except as described below.
  - a. Notwithstanding the layout of the site plan as shown in Exhibit "A", the primary commercial building shall be moved closer and positioned adjacent to the public right-of-way of Vineland Avenue, so as to create a "walkable", pedestrian-friendly street where stores line the sidewalk. A double-loaded parking bay shall be installed "behind" the building, thereby reducing unnecessary asphalt-covered parking area while maintaining the overall number of parking spaces.
  - b. Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Planning Department. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
3. **Floor Area.** The floor area of all buildings shall be in conformance with the proposed Height District No. 1.
4. **Transitional Height.** The height of all buildings or structures on the subject property shall comply with LAMC Section 12.21.1-A,10. Any structures on the roof, such as air condition units and other equipment, shall be fully screened from view of any abutting properties with residential dwellings.
5. **Parking.** A minimum of 64 on-site parking spaces or that required in accordance with LAMC Section 12.21, whichever is greater, shall be provided for the project.
6. **Mini-Shopping Center.** The commercial use and development of the subject property shall comply with the provisions of LAMC Section 12.22-A,23.

#### **B. Other Conditions**

7. **Architectural Materials.**
  - a. A consistent use of architectural and building materials shall be applied throughout all exterior facades of the building to avoid creating a "backside" to the site.
  - b. The proposed project shall not use architectural finishes that would produce substantial glare. The retail ground level windows of the proposed project shall

be clear, low insulated glass in display areas and frosted or black painted glass in non-display areas. Exterior applied stucco and stone veneer shall be used for the retail storefront at base of the building (Level 1).

- c. All window and door openings shall be recessed back from the face of the wall of at least 6 inches in order to create more architectural depth and articulation.
8. **Bicycle Racks.** Bicycle racks/storage facilities shall be provided on-site, as required by LAMC Section 12.21-A,16.
9. **Pedestrian Access.** Designated pedestrian walkways from the public right-of-ways leading to the commercial pads as well as internal to the site between the buildings shall be provided.
10. **Parking Wall.** A 6-foot high solid decorative masonry wall adjacent to residential use and/or residential zones shall be constructed if no such wall exists.
11. **Light and Glare.** The exterior of the proposed buildings shall be constructed of materials which reduce glare and reflectivity, such as, high-performance tinted or deep-color glazed glass, pre-cast concrete or fabricated wall surfaces. All exterior windows should be tinted or contain a light-reflective film to reduce illumination levels outside of the building. Landscape and/or architectural screening elements shall be incorporated into project design so as to minimize off-site glare impacts associated with vehicles.
12. **Graffiti.** Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91,8104.15.
13. **Parking and Driveway Plan.** A preliminary parking area and driveway plan shall be prepared and submitted to the Bureau of Engineering and City Wide Planning Coordination Section of the Department of Transportation for approval prior to the submittal of building plans for plan check by the Department of Building and Safety.
14. **Driveway Access.** Driveway access from Lull Street is prohibited.
15. **Commercial Delivery.** No delivery for commercial uses shall be permitted between the peak hours of 7:00 am to 9:00 am and between 5:00 pm to 7:00 pm. Delivery vehicles shall only queue on-site and not along Vineland Avenue or other adjacent residential street.
16. **Signage.** On-site signs shall be limited to the maximum allowable under the LAMC. All signs, except for identification and/or information signs as defined herein, are prohibited:
  - a. On-Site Signs are limited to the minimum (total number of signs) necessary to identify a business name, a company logo, a generic type of business identification, the name of a single business entity or building, and the situs address.

- b. Information Signs are limited to, those which provide circulation/parking directions, instructions, tenant rules/restrictions or address numerals.
- c. Prohibited Signs. Pole signs, roof signs, projecting signs, neon signs, window signs or posters, mural signs, electronic message signs, portable or sandwich signs, temporary or permanent banners or flags (including but not limited to those attached to or suspended from trees, walls, fences or light fixtures or any other structure/pole), balloons, paintings, and off-site advertising signs. No signs with flashing, mechanical, strobe or blinking lights, or moving parts are permitted.

**17. Erosion/Grading/Short-Term construction Impacts (Air Quality).**

- a. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. The owner is required to post the sign 7 days before construction is to begin.
- b. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.
- c. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
- d. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.
- e. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- f. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- g. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- h. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- i. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- j. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

- k. Application of soil stabilizers to inactive constriction areas.
- l. For earth moving activities, pre-apply water to depth of proposed cuts and re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction.
- m. Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.
- n. Install wheel washers where vehicles enter and exit the site to wash off trucks and any equipment leaving the project site.

**18. Erosion/Grading/Short-Term construction Impacts (Grading)**

- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- b. Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.
- c. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- d. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- e. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- f. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- g. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- h. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- i. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop cloths to catch drips and spills.

- j. To ensure that localized significance thresholds for PM10 and PM2.5 are not exceeded during construction, contractors shall be required not to conduct either trenching operations or asphalt operations simultaneously with mass- or fine-grading operations.

**19. Erosion/Grading/Short-Term construction Impacts (Noise).**

- a. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- b. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- c. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- d. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- e. The use of those pieces of construction equipment or construction methods with the greatest peak noise generation potential shall be minimized. Examples include the use of drills, jackhammers, and pile drivers.
- f. Noise construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.
- g. Flexible sound control curtains shall be placed around drilling apparatuses and drill rigs used within the project site, if sensitive receptors are located at, or within, 50 feet.
- h. All construction truck traffic shall be restricted to truck routes approved by the City of Los Angeles Department of Building and Safety, which shall avoid residential areas and other sensitive receptors to the extent feasible.
- i. The project shall comply with the City of Los Angeles Building Regulations Ordinance No. 178,048, which requires a construction site notice to be provided that includes the following information: job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public and approved by the City's Department of Building and Safety.
- j. Truck deliveries shall only be permitted between the hours of 7:00 A.M. and 10:00 P.M. Delivery trucks should use approved haul routes directed away from residential areas.

- k. The design of the facilities and equipment specifications shall include noise control measures to ensure that local noise criteria are not exceeded by equipment operations. For example, mechanical equipment shall be acoustically engineered and shall incorporate quiet designs, mufflers, enclosures, parapets, etc.
  - l. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
20. **Parking Lot Shade Coverage.** Trees shall be ample and well distributed in such way to have shade coverage of at least 60 percent of the site, except those areas used for structures, at full growth.

### **C. Environmental Conditions**

#### **21. Landscaping.**

- a. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.
- b. A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.
- c. Trash enclosures on the project site shall not be located less than 20 feet from a R1-1 zone.
- d. The project shall comply with Section 12.21.1 A.10 of the Los Angeles Municipal Code (Transitional Height): Portions of buildings on a C zoned lot shall not exceed the height limits set forth below when located within the distances specified from a lot classified in the RW1 Zone or a more restrictive zone. Distance 0-49 feet: Maximum 25 feet Distance 50 to 99 feet: maximum 33 feet Distance 100 to 199 feet: maximum 61 feet.
- e. All 2nd story windows that face a R1-zoned property shall be opaque and shall be no lower than 72 inches from the finished floor.
- f. Balconies facing R1-1 zoned properties shall be prohibited.

#### **22. Parking Lot Trees.**

- a. A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces.
- b. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. An automatic irrigation plan shall be approved by the Department of City Planning.



- c. Palm trees shall not be considered in meeting this requirement.
- d. The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas.

**23. Street Trees.**

- a. Pursuant to Ordinance 177,404, prior to issuance of a demolition permit, the project applicant shall have a Tree Survey conducted of the project site by a reputable tree expert. The survey shall identify and locate on a map all Protected Trees with a four-inch diameter or greater and recommendations for protection and replacement. The project applicant shall comply with all applicable recommendations included in the survey.
- b. Prior to the issuance of a grading permit or building permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the decision maker and the Urban Forestry Division of the Bureau of Street Services. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.
- c. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker.

Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works.

- 24. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way. This condition shall not preclude the installation of low-level security lighting.
- 25. **Air Pollution – Stationary.** COMMERCIAL - An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 12, to the satisfaction of the Department of Building and Safety.
- 26. **Hydrology and Water Quality (Stormwater).**
  - a. Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24-hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.

- b. Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- c. Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- d. Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- e. Promote natural vegetation by using parking lot islands and other landscaped areas.
- f. Cover loading dock areas or design drainage to minimize run-on and run-off of stormwater.
- g. Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- h. Reduce and recycle wastes, including: paper; glass; aluminum; oil; and grease.
- i. Reduce the use of hazardous materials and waste by: using detergent-based or water-based cleaning systems; and avoid chlorinated compounds, petroleum distillates, phenols, and formaldehyde.
- j. Control or reduce or eliminate flow to natural drainage systems to the maximum extent practicable.
- k. Install roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, provides groundwater recharge, and reduces excess runoff into storm drains.
- l. Paint messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Department of Public Works, Stormwater Management Division. Legibility of stencils and signs must be maintained.
- m. All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- n. Legibility of stencils and signs must be maintained.
- o. Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- p. The storage area must be paved and sufficiently impervious to contain leaks and spills.

- q. The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- r. Trash container areas must have drainage from adjoining roofs and pavement diverted around the area(s).
- s. Trash container areas must be screened or walled to prevent off-site transport of trash.
- t. Reduce impervious land coverage of parking lot areas.
- u. Infiltrate runoff before it reaches the storm drain system.
- v. Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
- w. Runoff must be treated prior to release into the storm drain. Three types of treatments are available, (1) dynamic flow separator; (2) a filtration or (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris, and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, cleaned at least twice a year. Infiltration methods are typically constructed on-site and are determined by various factors such as soil types and groundwater table.
- x. Prescriptive Methods detailing BMPs specific to this project category are available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the City's website at: [www.lastormwater.org](http://www.lastormwater.org).
- y. Prescriptive Methods detailing BMPs specific to the "Restaurant" project category are available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the City's website at [www.lastormwater.org](http://www.lastormwater.org).
- z. The owner(s) of the property shall prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post-construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

## 27. Hydrology and Water Quality.

### a. Water Conservation:

- i. High-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate. Rebates may be offered through the

Los Angeles Department of Water and Power to offset portions of the costs of these installations.

- ii. Restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- iii. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

b. **Landscaping:**

- i. Weather-based irrigation controller with rain shutoff
- ii. Matched precipitation (flow) rates for sprinkler heads
- iii. Drip/microspray/subsurface irrigation where appropriate
- iv. Minimum irrigation system distribution uniformity of 75 percent
- v. Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials
- vi. Use of landscape contouring, where possible, to minimize precipitation runoff
- vii. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for irrigated landscape areas totaling 5,000 sf. and greater, to the satisfaction of the Department of Building and Safety

28. **Public Services (Fire).**

- a. The applicant shall comply with all regulations of California Health and Safety Code and LAFD requirements pertaining to fire protection systems, such as the adequate provision of smoke alarms, fire extinguishers, building access, emergency response notification systems, and fire flows.
- b. The requirements of the Fire Department relative to fire safety shall be incorporated into the building plans, which include the submittal of a plot plan for approval by the Fire Department prior to the issuance of a building permit. The plot plan shall include the following minimum design features:
  - i. Fire lanes, where required, shall be a minimum of 20 feet in width.
  - ii. All structures shall be accessible within 300 feet of an approved fire hydrant.

29. **Increased Vehicle Trips/Congestion.** Implementing measures detailed in Department of Transportation's communication to the Planning Department dated June 8, 2011. Such report and mitigation measure(s) are incorporated herein by reference.

**30. Utilities and Service Systems (Solid Waste).**

- a. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- b. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- c. To facilitate onsite separation and recycling of demolition and construction-related wastes, the contractor(s) shall provide temporary waste separation bins onsite during demolition and construction. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

**D. Administrative Conditions of Approval**

31. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
32. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
33. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in the (Q) conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Planning Department for approval before being recorded, after recordation, a copy bearing the Recorder' number and date shall be provided to the Planning Department for attachment to the file.
34. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
35. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
36. **Building Plans.** Page No. 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
37. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City


Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

38. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
39. **Expiration/Termination.** The subject (T)(Q)C2-1 Zone shall become null and void, and the rezoning proceeding shall be terminated, (a) if the applicant fails to remove the T Tentative classification within the six year time period provided in LAMC Section 12.32-G,h, including any extensions or (b) upon applicant's delivery to the Director of City Planning of written notice terminating the (T)(Q)C2-1 rezoning.
40. **Expedited Processing Fee.** Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of JUN 13 2012.

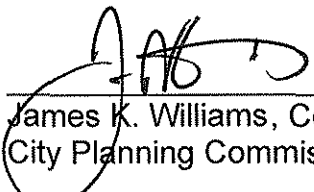
JUNE LAGMAY, City Clerk

By   
Deputy

Approved JUN 19 2012

  
Mayor

Pursuant to Section 558 of the City Charter, the City Planning Commission on March 8, 2012, recommended this ordinance be adopted by the City Council.

  
James K. Williams, Commission Executive Assistant II  
City Planning Commission

File No. 12-0774

## DECLARATION OF POSTING ORDINANCE

I, MARIA VIZCARRA, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

**Ordinance No. 182167 – Zone Change for property located at 7626-34 Vineland Avenue – CPC 2011-1920 GPA ZC ZV** - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **June 13, 2012**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **June 21, 2012** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **June 21, 2012** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **21st** day of **June, 2012** at Los Angeles, California.

  
\_\_\_\_\_  
Maria Vizcarra, Deputy City Clerk

**Ordinance Effective Date: July 31, 2012**

**Council File No. 12-0774**