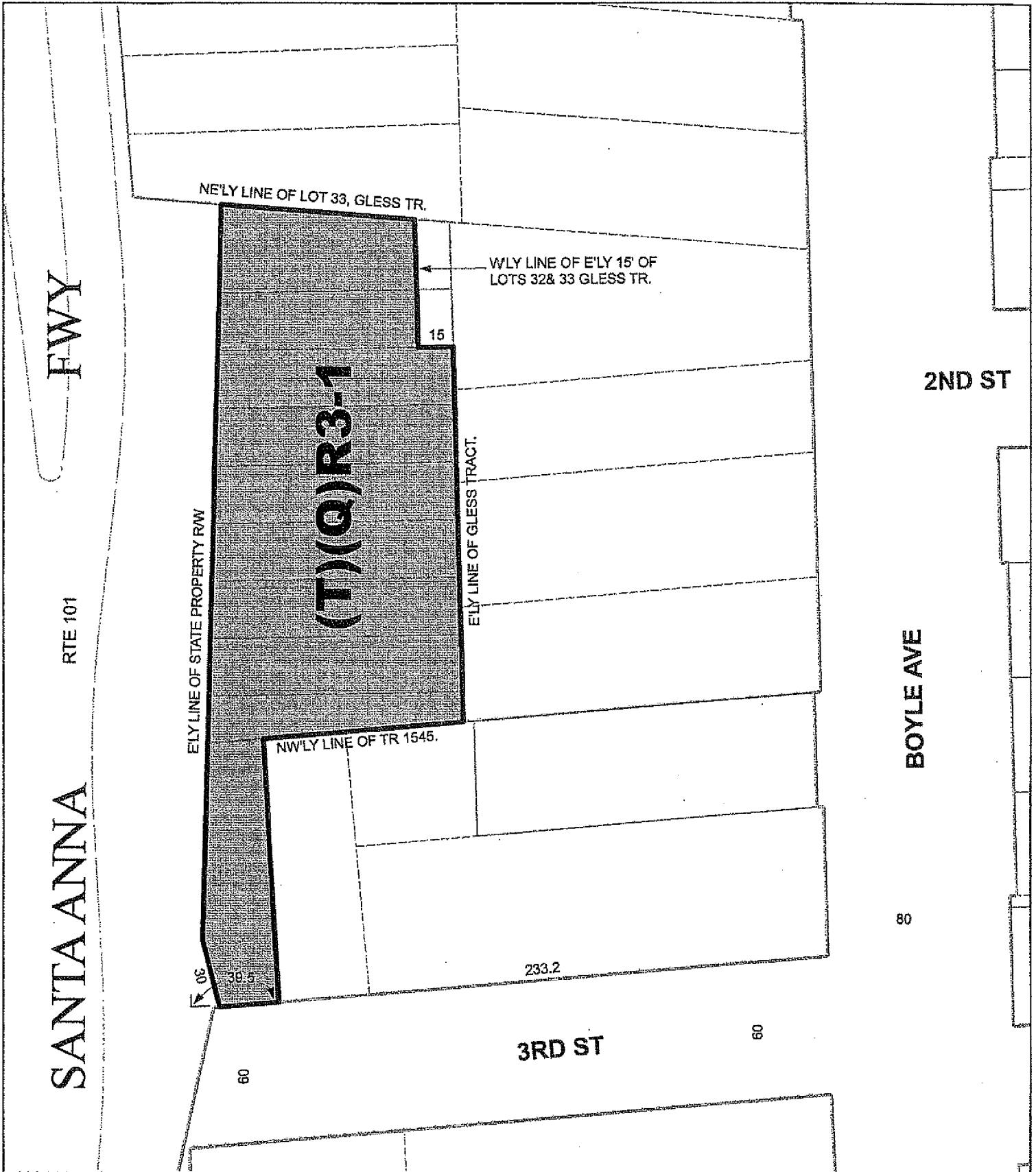


ORDINANCE NO. 182908

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 zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



NOT TO SCALE

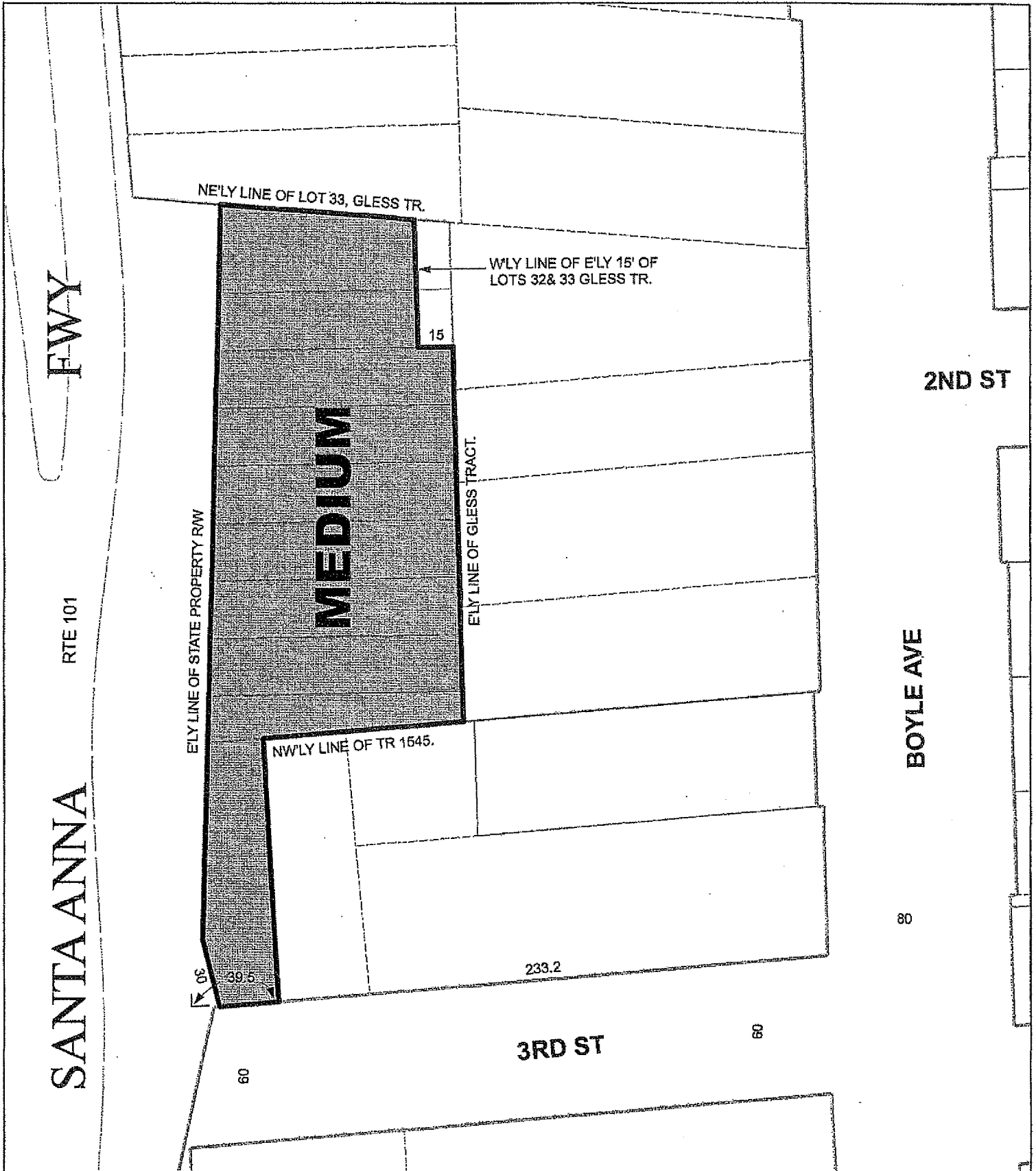
C.M. 127-5 A 221, 129 A 221	CPC-2009-3210-GPA-ZC-HD
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LH/

090812



AREA MAPPED



NOT TO SCALE

C.M. 127-5 A 221, 129 A 221	CPC-2009-3210-GPA-ZC-HD
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AREA MAPPED

(Q) QUALIFIED CONDITIONS OF APPROVAL
As approved by Planning & Land Use Management Committee on 01/15/13

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 development of the subject property shall comply with all area, use and height provisions of the (T)(Q)R3-1 Zone, except as may be conditioned herein.
2. **Density.** A maximum of 32 dwelling units shall be permitted.
3. **Site Plan.** Prior to the issuance of any building permit and review by the local Council Office, detailed development plans, including a complete landscape and irrigation plan and a parking area and driveway plan, shall be submitted to the Planning Department (which shall include a separate review and sign off by the Urban Design Studio) for review and sign-off clearance. These plans shall be in substantial conformance with the plot plan, elevations and landscape plans approved per CF No. 12-1022, attached to the administrative file. The plans shall comply with applicable provisions of the Municipal Code, the subject conditions herein and the intent of the subject permit authorization.
4. **Parking.** Parking shall be provided pursuant to LAMC Section 12.21. The number of spaces provided, their location and access shall be in substantial conformance with the project plans marked Exhibit B3 and attached to the administrative file. The following shall also apply:
 - a. Tandem parking may be used only for the spaces which are assigned and designated for a single residential unit.
 - b. Guest parking sign(s) shall be clearly posted at building entrance(s). The sign(s) shall be in large, easy to read lettering and shall indicate the general location of guest parking. Sign wording shall be to the satisfaction of the Planning Department and shall indicate the number of reserved guest parking spaces.
 - c. If any guest parking is located behind security gates, the following shall apply:
 - 1) A remote electronic gate opening system shall be installed so that the security gate can be opened from each residential unit served by the secured guest parking.
 - 2) An electronic intercommunication system shall be installed. The system shall be readily accessible to the drivers of guest vehicles and to the units served by the secured guest parking.
 - 3) The security gate shall be set back from the public right-of-way so as to provide a waiting area for guest vehicles and to prohibit blockage or interference with the public right-of way by waiting guest vehicles.
 - 4) Alternatives to the provisions of this condition may be approved by the Planning Department provided that the intent of readily accessible guest parking facilities and no interference with the public right-of-way is assured.

5. **Height.** The height of all buildings and structures shall not exceed 45 feet, as defined by Sections 12.03 and 12.21.1 B 3(a) and (b) of the Los Angeles Municipal Code. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting residential properties.
6. **Trash and Storage Area(s).** Solid masonry block walls, a minimum of six feet in height, shall enclose trash and other storage areas. There shall be no openings except for gates. The areas shall be buffered so as not to result in noise, odor or debris impacts on any adjacent uses. All outside trash containers on the subject property shall be enclosed and shall be located so as not to result in noise or smell impacts on any adjacent use, or upon residents of the subject property.
7. **Maintenance.** The subject property including associated parking facilities, sidewalks, and landscaped planters adjacent to the exterior walls along the all property lines shall be maintained in an attractive condition and shall be kept free of trash and debris. Trash receptacles shall be located throughout the site.
8. **Landscaping/Open Space.** A minimum one-foot wide landscaped buffer shall be provided adjacent to the property line wall. The landscape area located adjacent to the west property line shall include a minimum three-foot wide "Green Wall" consisting of plant materials that are fast growing, and will, at maturity, create an additional buffer of both noise and air generated from the adjacent freeway. The Green Wall shall include at a minimum:
 - a. 10-ARBUTUS UNEDO "Strawberry Trees", 24" Box;
 - b. 5-LAGERSTROEMIA INDICA "Grape Myrtle", 24" Box, and
 - c. 10-20 JACARANDA MIMOSIFOLIA "Jacaranda", 15 Gallon.All open areas not used for buildings, driveways, walks, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the planning department (MM). The project shall incorporate the required common open space within an enclosed area such as a recreation room and/or as increased private open space which is not located on any façade of the building which faces the freeway.
9. **Balconies.** No balconies shall be permitted along the western building façade, or any façade which faces the freeway. External facing balcony walls shall be constructed of opaque or solid materials and shall be composed of complementary building materials/colors so as to be enclosed from view of adjacent off-site street traffic and to support façade articulation. No items shall be permitted to be placed or stored on balconies or balcony railings. The applicant shall ensure that appropriate restrictions are incorporated into the Declaration of Covenants, Conditions and Restrictions, and lease or rental agreements governing the use of the property that each tenant is aware of such restrictions, and that such restrictions are subject to appropriate enforcement measures.
10. **Urban Design.** Building design shall be in substantial conformance with the elevations and landscape plans dated ~~March 8, 2012~~, marked Exhibit B-2 and B-4 approved per City Council File No. 12-1022 and attached to the administrative file. In addition, the following shall be required:

- a. All mechanical and electrical equipment shall be screened from public view.
- b. All rooftop equipment and building appurtenances shall be screened from public view.
- c. Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.
- d. The exterior of the proposed building shall be constructed of materials such as high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces.
- e. The building design shall include articulation; provide design continuity and avoid opportunities for graffiti.
- f. Exterior building facades shall not contain large areas of untreated, blank surfaces.
- g. Articulations, recesses, surface perforations, and/or porticoes shall be used to break up long, flat building facades and free standing walls.
- h. Complementary building materials shall be used on building facades.
- i. A clearly defined pedestrian entrance shall be provided along the south building elevation.
- j. The project shall incorporate a clearly defined pedestrian walkway along the access driveway.

B. Other Conditions.

11. Erosion/Grading/Short-Term Construction Impacts (General Construction).

- a. 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 and wastes shall be removed to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
- b. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- c. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- d. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- e. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- f. 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 clothes to catch drips and spills.

12. Haul Routes. Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

13. Utilities (Local Water Supplies - New Residential). The following shall apply:

- Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season). If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.

All new construction. Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the Applicant shall install:

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. Rebate may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.

In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:

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

Create water-efficient landscapes, by requiring a certain percentage of xeriscape/or drought tolerant landscaping.

14. **Utilities (Solid Waste).** 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 part of the projects regular solid waste disposal program. 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. The contractor shall provide temporary waste separation bins onsite during demolition and construction. These bins shall be emptied and recycled accordingly.

15. **Public Services (Police).** The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

B. Environmental Conditions – (MM).

16. **Air Pollution (Stationary).** The applicant shall install an air filtration system with filters meeting or exceeding the ASHARE Standard 52.2 Minimum Efficiency Rating Value (MERV) of at least 13, to the satisfaction of the Department of Building and Safety.
17. **Seismic.** The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.
18. **Erosion/Grading (Short-Term Construction Impacts).**
- 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. Appropriate erosion control and drainage devices shall be incorporated to the satisfaction of the Building and Safety Department, 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.
 - c. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

19. **Construction (Noise).** The project shall comply with the City of Los Angeles Noise Ordinance Nos. 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.
- a. Construction and/or 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.
 - b. Construction and/or demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously that causes high noise levels.
 - c. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
 - d. 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. **Erosion/Grading/Short-Term Construction Impacts(Air Quality).**
- a. 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.
 - b. The owner or contractor shall maintain the construction area sufficiently dampened to control dust caused by grading, construction and hauling, and at all times provide reasonable control of dust caused by wind.
 - c. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - d. All materials transported off-site shall be either sufficiently watered or securely covered to prevent the generation of excessive amounts of dust.
 - e. All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent the generation of excessive amounts of dust.
 - f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - g. Trucks having no current hauling activity shall not idle but be turned off.
21. **Increased Noise Levels (Residential within 500 feet of Freeway).** Wall and roof-ceiling assemblies making up the building envelope shall have an STC of at least 50, and exterior windows shall have a minimum STC of 30, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
22. **Severe Noise Levels (Caltrans Wall).** A sound barrier wall shall be constructed within the freeway right-of-way adjacent to the subject property, and to an extent beyond, as deemed necessary by Caltrans. The location, height, and specifications of the wall shall be determined by Caltrans.
- Prior to issuance of building permits, the applicant shall submit evidence to the City Planning Department that construction of the wall has been completed or arrangements for said construction have been made by the applicant to the satisfaction of Caltrans.

23. **Public Services (Fire).** The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit.

The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

24. **Recreation (Increased Demand For Parks Or Recreational Facilities).** Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.
25. **Recreation (Increase Demand For Parks Or Recreational Facilities – Zone Change).** Pursuant to Section 12.33 of the Los Angeles Municipal Code, the applicant shall pay the applicable fees for the construction of dwelling units.
26. **Increased Noise Levels (Parking Wall).** A 6-foot-high solid decorative masonry wall adjacent to the residential properties shall be constructed, if no such wall currently exists.
27. **Safety Hazards.** The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety. The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.
28. **Inadequate Emergency Access.** The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

C. Administrative Conditions.

29. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
30. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions may vary.
31. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these 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 Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the

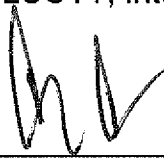
Department of City Planning for attachment to the file.

32. **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.
33. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
34. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
35. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, design or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board
36. **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.


Sec. ____ 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 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 FEB 12 2014.

HOLLY L WOLCOTT, Interim City Clerk

By 
Deputy


Approved 2/20/14


Mayor

Pursuant to Sec. 559 of the City Charter,
I approve this ordinance on behalf of the
City Planning Commission and
recommend that it be adopted....

July 31, 2013
See attached report

File No. CF-12-1022
CPC-2009-3210-GPA-ZC-HD


Michael J. LoGrande
Director of Planning

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. 182908 – General Plan Amendment, zone and height district change for property located at 1755 East 3rd Street – CPC-2009-3210-GPA-ZC-HD - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **February 12, 2014**, 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 **February 25, 2014** 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 **February 25, 2014** 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 **25th** day of **February, 2014** at Los Angeles, California.



Maria Vizcarra, Deputy City Clerk

Ordinance Effective Date: **April 6, 2014**
Rev. (2/21/06)

Council File No. **12-1022**