

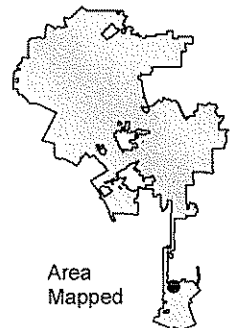
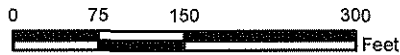
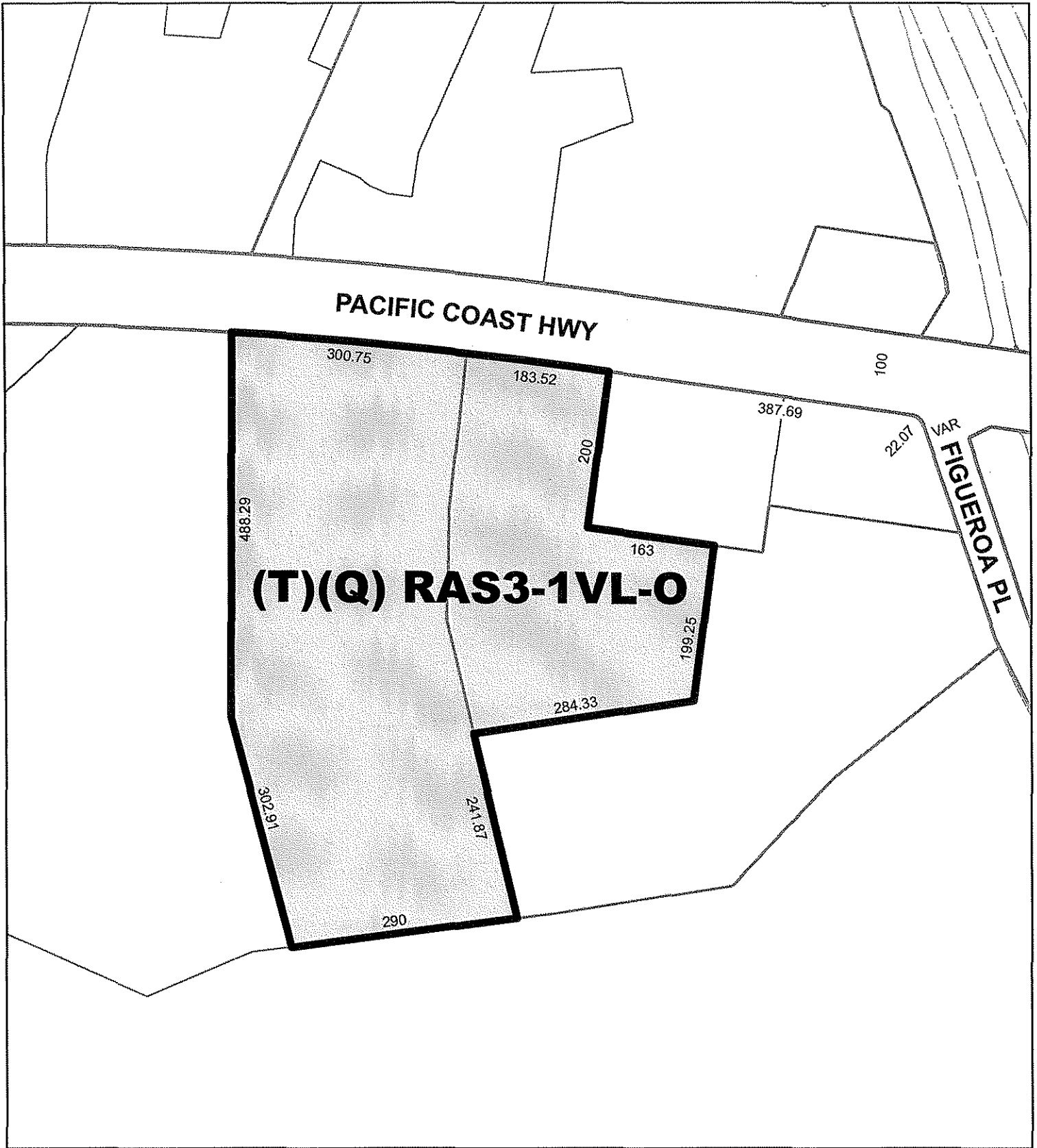
182540

ORDINANCE NO. _____

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 __. 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. 036 B 201, 033 B 201	CPC-2012-0579-ZC-SPR
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CF/ *AB*

022113

Conditions and Findings as Approved by the
City Planning Commission - 2-14-13

(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. Development Conditions

1. **Use.** The property shall be limited to 204 multifamily apartment units with 215,000 square feet of floor.
2. **Height.** Building height shall be limited to 43 feet.
3. **Plot Plan.** Prior to the issuance of any permits for the subject project, detailed development plans including site and elevation plans shall be submitted for review and approval by the Department of City Planning for verification of compliance with the imposed conditions. Except as modified by the Conditions of Approval, the plans shall be in substantial conformance with the site plan **labeled Exhibit "A"**, or as modified by the City Planning Commission attached to the subject case file.
4. **Landscape Plan.** The landscape Plan shall be in substantial conformance to the revised Landscape Plan submitted by the applicant at the City Planning Commission hearing dated 2-14-2013.
5. **Signage.** No signage, other than that permitted by the Citywide sign regulations, shall be installed on the property.
6. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
7. **Storage of Materials.** No open portions of the property around the building shall be used for storage of equipment, products or waste products.
8. **Maintenance.** The property shall be maintained in a neat and attractive condition at all times. The property shall be maintained free of weeds and debris.
9. **Parking.** The property shall maintain at least 380 parking spaces.
10. **Trellises.** A trellis with a depth of at least two feet shall be placed along building facades over the garage doors and shall be planted with vines at the base on each side of the trellis, in order to provide shade at the entrance to the garages.
11. **Public Access - Harbor Regional Park.** The applicant shall work jointly with the Department of Recreation and Parks to develop public accessways to Harbor Regional Park and improved trails leading to the accessways. If a program of accessways and improved trails is agreed to by the applicant and the Department of Recreation and Parks, then, prior to issuance of a B Permit by the Bureau of

Engineering, the improvements agreed to shall be constructed.

B. Administrative Conditions

12. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
13. **Code Compliance.** Use, area, height, and yard regulations of the zone Classification of the subject property shall be complied with, except where granted conditions differ herein.
14. **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 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.
15. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean the agencies, public offices, legislation or their successors, designees or amendment to any legislation.
16. **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 amendment thereto.
17. **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 & Safety.
18. **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 of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers opinion, such actions are proved necessary for the protection of persons in the neighborhood or occupants of adjacent property.
19. **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 relating to or 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.

20. **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, 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.
21. **Utilization of Entitlement.** The subject Zone Change/Site Plan Review approval requires completion of all applicable Conditions of Approval herein to the satisfaction of the Department of City Planning. The applicant/owner shall have a period of six years from the effective date of the subject Zone Change/Site Plan Review approval to effectuate the terms of the entitlements by complying with all conditions of approval.

C. Environmental Conditions

22. **Aesthetics (Landscaping)** 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, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.
23. **Aesthetics (Surface Parking)**
 - 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. The trees shall be located inbetween parallel parking spaces rather than in front of the 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 City Planning Department.
 - c. Palm trees shall not be considered in meeting this requirement.
 - d. The genus of genera of the tree(s) shall provide a minimum crown on 30' 50'. Please refer to the City of Los Angeles Landscape Ordinance (Ord. No. 170,978), Guidelines K - Vehicular Use Areas.
24. **Aesthetics (Vandalism)**
 - a. 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.

- b. 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.
25. **Aesthetics (Signage on Construction Barriers)** The applicant shall affix or paint a plainly visible sign, on publicly accessible portions of the construction barriers, with the following language: "POST NO BILLS". Such language shall appear at intervals of no less than 25 feet along the length of publicly accessible portions of the barrier. The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.
26. **Aesthetics (Light)** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties in the public right-of-way.
27. **Aesthetics (Glare)** The exterior of the proposed structures shall be constructed of materials such, but not limited to, high-performance and/or non-reflective tinted glass (no mirror like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.
28. **Air Pollution (Demolition, Grading and Construction Activities)**
 - 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. Wetting could reduce fugitive dust by as much as 50 percent.
 - b. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling and at all times provide reasonable control of dust caused by wind.
 - c. 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.
 - d. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - e. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - g. Trucks having no hauling activity shall not idle but be turned off.

29. **Air Pollution (Stationary).** RESIDENTIAL - 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 10, to the satisfaction of the Department of Building & Safety.
30. **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.
- 31.. **Liquefaction**
- a. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building & Safety for review and approval. The project shall comply with the Uniform Building Code, Chapter 18, Division 1, Section 1804.5, Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to, ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
 - b. The project shall comply with the conditions contained within the Department of Building & Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
32. **Green House Gas Emissions**
- a. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
 - b. Only low and non-VOC containing paints, sealants, adhesives and solvents shall be utilized in the construction of the project.
33. **Stormwater Pollution (Demolition, Grading and Construction Activities)**
- a. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
 - b. All vehicle/equipment maintenance, repair and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
 - c. Pavement shall not be hosed down at material spills. Dry cleanup methods

shall be used wherever possible.

- d. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

34. Standard Urban Stormwater Mitigation Plan

- a. Project applicants are required to implement stormwater BMPs to treat and infiltrate 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.
- a. 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.
- b. 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.
- c. Promote natural vegetation by using parking lot islands and other landscaped areas.
- d. Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- e. 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.
- f. 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.
- g. The storage area must be paved and sufficiently impervious to contain leaks and spills.
- h. The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- i. The owner(s) of the property will 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.

35. **Stormwater Mitigation (Multiple Residential Dwellings of 10+ Units or Single or Multi-Family, including Subdivisions)**
- a. 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.
 - b. Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
 - c. Guest parking lots constitute a significant portion of the impervious land coverage. To reduce the quantity of the runoff, parking lots can be designed one of two ways:
 - i. Hybrid Lot – parking stalls utilize permeable materials, such as crushed aggregate, aisles are constructed of conventional materials such as asphalt,
 - ii Parking Grove – is a variation on the permeable stall design, a grid of trees and bollards are added to delineate parking stalls. This design presents an attractive open space when cars are absent and shade when cars are present.
 - d. 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 Dept. of Public Works, Stormwater Management Division.
 - e. Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
36. **Increased Noise Levels (Construction Phase)**
- a. Construction and demolition shall be restricted to the hours of 7:00 am and 6:00 pm, Monday through Friday, from 8:00 am to 6:00 pm on Saturday,
 - b. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
 - c. The project contractor shall use power construction equipment and state-of-the-art noise shielding and muffling devices.
37. **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.

38. **Public Services (Police – Demolition/Construction Sites)** Fences shall be constructed around the site to minimize trespassing vandalism, short-cut attractions and attractive nuisances.
39. **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.
40. **Public Services (Schools)** The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
41. **Recreation (Increased Demand for Parks or Recreational Facilities)** Per Section 21.10 of the LA Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for the construction of apartment buildings.
42. **Increased Vehicle Trips/Congestion** Implementing measure(s) detailed in the Transportation Department's communication to the Planning Department dated 9-27-12 and attached shall be complied with. Such report and mitigation measure(s) are incorporated herein by reference.
43. **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.
44. **Utilities (Local Water Supplies - Landscaping)**
 - a. 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).

- b. In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
 1. Weather-based irrigation controller with rain shutoff.
 2. Matched precipitation (flow) rates for sprinkler heads.
 3. Drip/microspray/subsurface irrigation where appropriate.
 4. Minimum irrigation system distribution uniformity of 75 percent.
 5. Proper hydro-zoning, turf minimization and use of native/ drought tolerant plant materials: and
 6. Use of landscape contouring to minimize precipitation runoff.
 7. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for irrigated landscape areas totaling 5,000 square feet and greater, to the satisfaction of the Department of Building & Safety.

45. Utilities (Local Water Supplies – All New Construction)

- a. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- b. Install high-efficiency toilets (maximum 1.28gpf), including dual-flush water closets and high efficiency urinals (maximum .5 gpf), including no flush or waterless urinals, in all restrooms as appropriate.
- c. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- d. A separate water meter (or submeter), flow sensor and master valve shutoff shall be installed for all landscape irrigation uses.
- e. 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 processes equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater systems.)

46. Utilities (Local Water Supplies - New Residential)

- a. Install no more than one shower head per shower stall, having a flow at no greater than 2.0 gallons per minute.

- b. 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.
- c. 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.

47. **Utilities (Solid Waste Recycling)**

- 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 part of the project's 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 services(s) to the satisfaction of the Department of Building & 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 on site 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 part of the project's regular solid waste disposal program.

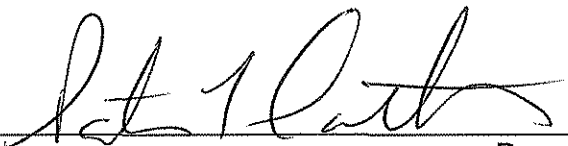
48. **Utilities (Solid Waste Disposal)** All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including solvents, water based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, wood and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed, regulated disposal site.

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 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 MAY 14 2013.

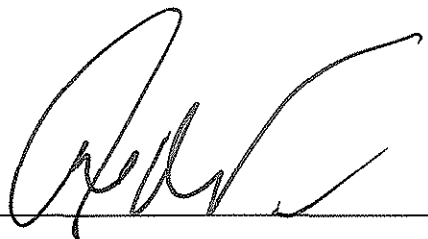


JUNE LAGMAY, City Clerk

By 


Deputy

Approved MAY 16 2013



Mayor

Pursuant to Section 558 of the City Charter, the City Planning Commission on February 14, 2013, recommended this ordinance be adopted by the City Council.



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

File No. 13-0416

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. 182540 – Zone change for property located at 1450-1500 West Pacific Coast Highway – CPC-2012-0579-ZC-SPR - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **May 14, 2013**, 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 **May 20, 2013** 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 **May 20, 2013** 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 **20th** day of **May, 2013** at Los Angeles, California.



Maria Vizcarra, Deputy City Clerk

Ordinance Effective Date: June 29, 2013

Rev. (2/21/06)

Council File No. 13-0416