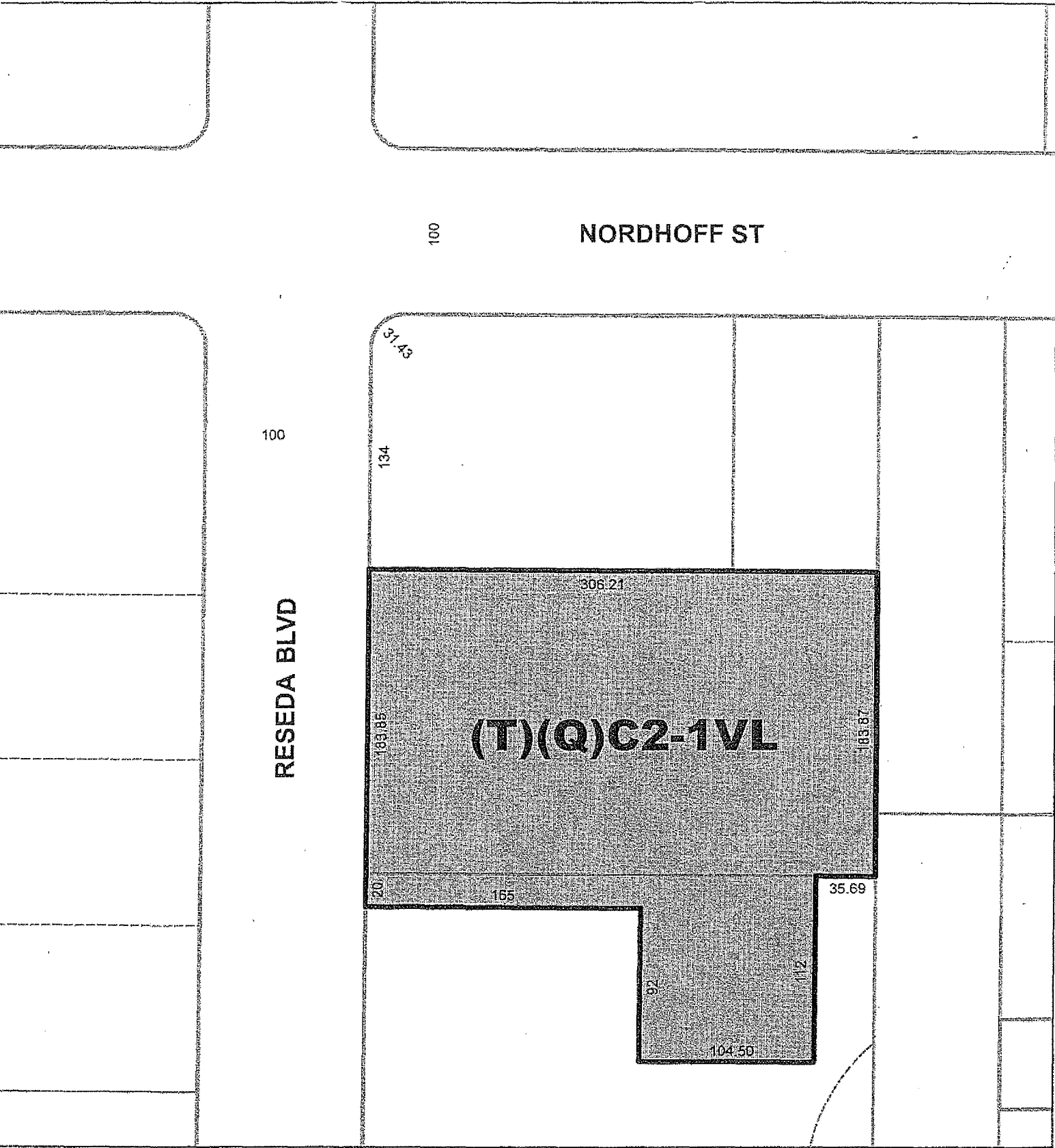


REPOSTED WITH "Q" CONDITIONS  
ORDINANCE NO. 182740

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:



100

100

NORDHOFF ST

RESEDA BLVD

**(T)(Q)C2-1VL**

306.21

134

183.85

183.87

20

165

35.69

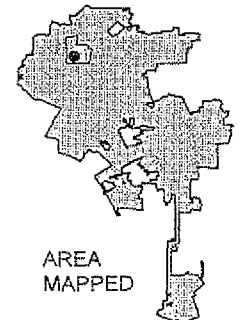
92

112

104.50



1 inch = 0.02 miles



C.M. 195B125	APCNV 2012-3551 ZC CU
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LH/

042313



## (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 use of the subject property shall be limited to those uses permitted in the C2 Zone as defined in Section 12.14 of the L.A.M.C.
2. **Plans.** The use and development of the property shall be in substantial conformance with the **Site Plan, Landscape Plan, Floor Plans, and Building Elevations, dated February 7, 2013** (Exhibit No. E-2, eight pages) of the subject case file. Deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
3. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. In addition, the site plan and landscape plan shall be revised to include the following:
  - a. Screening between the western portion of the Proposed Shops "A" drive-through lane and the front setback landscaped buffer. Screening shall be a minimum of 3'-6" in height and comprised of a landscaped decorative block wall, thick hedge, berm, or "green screen" panel.
  - b. Screening between the four front parking spaces along Reseda Boulevard and the front setback landscape buffer. Screening shall be a minimum of 3'-6" in height and comprised of a landscaped decorative block wall, thick hedge, berm, or "green screen" panel.
  - c. An additional landscaped area, to include a minimum of one 24"-box tree, along the triangular area between the two access lanes and adjacent to the single-family.
  - d. The landscaped area adjacent to the north side of "Retail Shops B", shall be planted with a variable four-foot to eight-foot tall hedge for the purpose of noise attenuation.
  - e. A minimum 8-foot high decorative block wall shall be installed along the property line adjacent to any single-family zone.
4. **Landscaping (Surface Parking).** A minimum of one 24-inch box tree (minimum trunk diameter of 2 inches and a height of 8 feet at the time of planting) shall be planted for every 4 surface parking spaces. 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. Automatic irrigation plan shall be approved by the City Planning Department.
5. **Screening of Utilities.** Utilities such as transformers should be placed underground or on rooftops when appropriately screened by a parapet; otherwise, any mechanical or electrical equipment should be completely screened by planting materials in a manner that contributes to the quality of the existing landscaping on the property and the public streetscape.

6. **Trash Receptacles.** Trash receptacles shall be located at least 50-foot distance from the property line of adjacent residential properties and shall be stored within a trash enclosure, a minimum of six-feet in height. Trash enclosures throughout the subject property shall be finished with colors and materials consistent with the proposed building, approved by the Department of City Planning.
7. **Bike Parking.** The site plan shall be revised to include bicycle parking, as required by the Municipal Code. Bicycle parking shall be located in a safe and accessible location and not at the rear of any building. Design and location of bicycle parking shall be reviewed and approved by the Department of City Planning.
8. **Pedestrian Walkways:** Safe pedestrian pathways shall connect all three buildings on-site and the Reseda Boulevard public right-of-way, as indicated on the Site Plan, dated February 7, 2013, Exhibit E-2. Each walkway shall be a minimum of five-feet in width and visibly demarcated (e.g. striping, stamped concrete, pavers). In addition, a "Caution Pedestrian Crossings" sign, a minimum of 42 inches in height, shall be installed along the drive-through lane of "Proposed Shops A" near the crossing with the pedestrian walkway.
9. **Signage.** A maximum of one pylon sign shall be permitted on-site. Off-site signs are prohibited.
10. **Department of Water and Power (Power) -** Developer shall submit Electrical Plans.
11. **Fire Department Conditions.**
  - a. During demolition, the Fire Department access will remain clear and unobstructed.
  - b. The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.
  - c. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
  - d. All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.
  - e. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - f. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
  - g. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - h. Those plot plans be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
  - i. Plans showing areas to be posted and/or painted, FIRE LANE NO PARKING shall be submitted and approved by the Fire Department prior to building permit application sign-off.
  - j. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted No Parking at Any Time prior to the issuance of a Certificate of

Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.

- k. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- l. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- m. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- n. Site plans shall include all overhead utility lines adjacent to the site.

B. Environmental Conditions.

1. **Explosion/Release (Existing Toxic/Hazardous Construction Materials). Asbestos.**  
Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
2. **Explosion/Release (Existing Toxic/Hazardous Construction Materials). Lead Paint.**  
Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
3. **Increased Vehicle Trips/Congestion.** The following measures shall be implemented, as detailed in the Department of Transportation's communication to the Planning Department dated January 24, 2013:

This determination does not constitute final DOT approval of the project's driveways, internal circulation, and parking scheme per LAMC Section 12.21. A preliminary parking and driveway plan was submitted to DOT with the traffic study. After reviewing this preliminary plan, DOT has the following comments. The applicant should carefully review these comments to ensure that final site access plans conform to DOT's criteria for driveway designs as published in DOT Manual of Policies and Procedures, Section 321:

- a. The parking layout plan shall include the adjacent roadway curbs and show all driveways as well as any structure or off-site driveway within 25 feet of a project driveway. Driveways should be designed pursuant to BOE Standard Plan S-440-3, with the vehicular-accessible width "W" shown on the plan as 30 feet for two-way access or 16 feet for one-way access. Note that the "W" dimension is less than that of the total curb cut, as it excludes the side slopes.
- b. A minimum of 50 feet of full-height curb shall be provided between all driveways.
- c. To avoid an influx of vehicles impinging on the public right-of-way, a minimum 20-foot queuing reservoir between the future property line and the first parking stall shall be required at all ingress driveways. This reservoir shall be increased to 40 feet at driveways serving 101 to 300 stalls.

- d. The site plan shall show sufficient room along the internal drive aisles to accommodate a peak queuing demand of 15 standard length vehicles in advance of the order board of the fast-food restaurant and 9 standard length vehicles in advance of the order board of the coffee house.
  - e. To provide internal circulation, all parking areas shall be contiguous and accessible from all other similarly designated parking areas without requiring the use of any public street.
4. **Utilities (Solid Waste Recycling). Operational.** 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.
  5. **Utilities (Solid Waste Recycling). Construction/Demolition.** 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.
  6. **Utilities (Solid Waste Recycling). Construction/Demolition.** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.
  7. **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, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

C. Administrative Conditions:


1. **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 Planning Department for placement in the subject file.
2. **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.
3. **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 assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.

4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
5. **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.
6. **Building Plans.** Page 1 of the grants 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.
7. **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.
8. **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 located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles SEP 24 2013, and was passed at its meeting of OCT 1 2013.

HOLLY L. WOLCOTT, Interim City Clerk

By   
Deputy

Approved 10/8/13

  
Mayor

Pursuant to Section 558 of the City Charter, the North Valley Area Planning Commission on May 16, 2013, recommended this ordinance be adopted by the City Council.

  
Rhonda Ketay, Commission Executive Assistant  
North Valley Area Planning Commission

File No. 13-0879



## 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. 182740 – Zone change with “Q” conditions for property located at 9000-9034 North Reseda Boulevard – APCNV 2012-3551-ZC CU** - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **October 1, 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 **December 18, 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 **December 18, 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 **18th** day of **December, 2013** at Los Angeles, California.

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

Ordinance Effective Date: **January 27, 2014**  
Rev. (2/21/06)

Council File No. **13-0879**