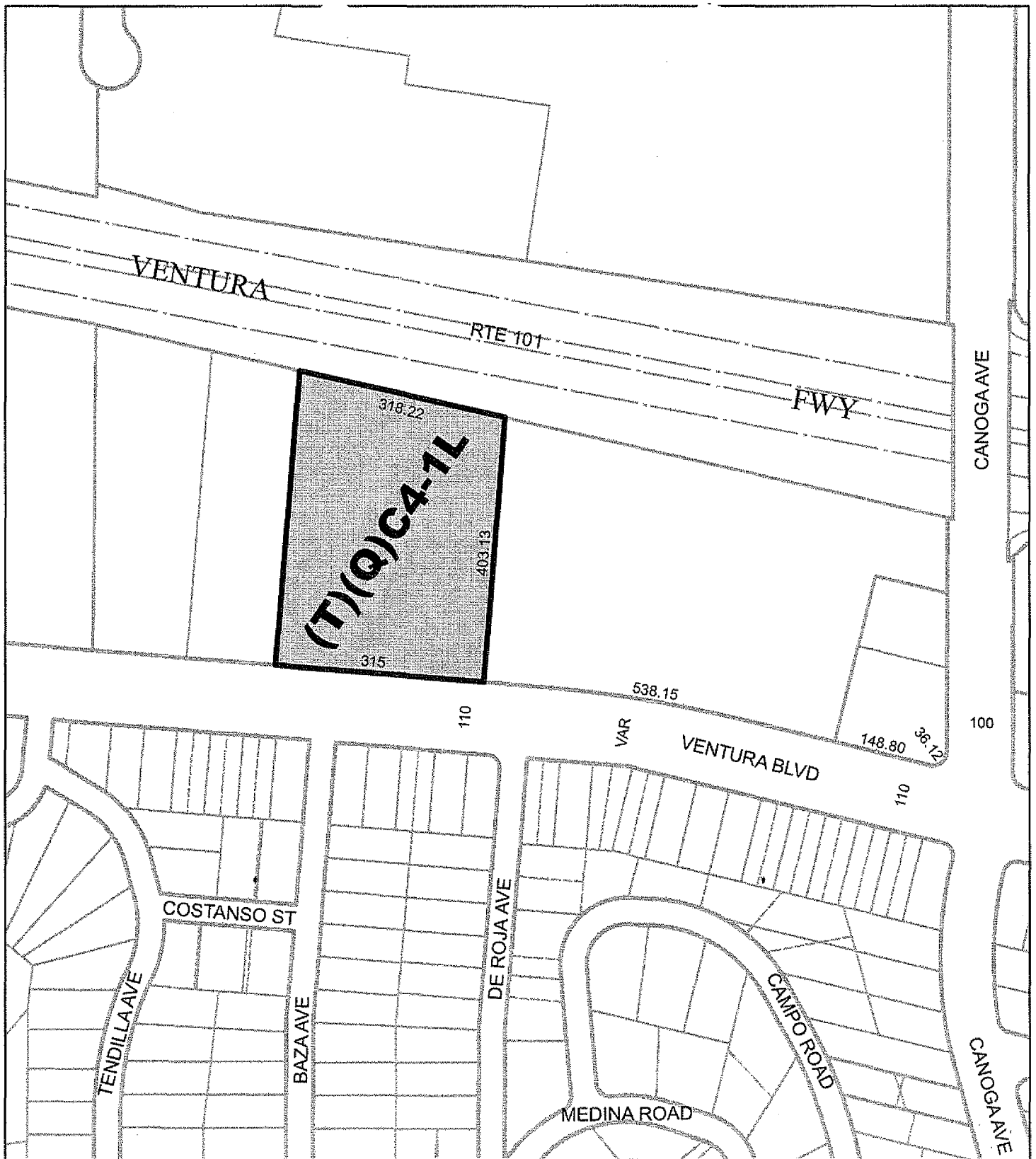


ORDINANCE NO. 182752

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.



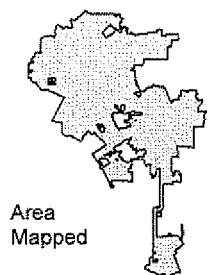
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AA/CJ

070213



Area
Mapped

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32-G of the LAMC, 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 the construction of a 72,404 gross square-foot new car auto dealership, with 294 parking spaces on a three (3) acre site, as granted by the Specific Plan Exception herein.
2. **Plan.** The use and development of the property shall be in substantial conformance with the submitted project plan sheets labeled **A1 – A6 and L2.0-L2.5**, date stamped May 8, 2013, with the exception of any revised plans prepared in conformance with the requirements of the conditions of this grant and of the LAMC, to the satisfaction of the Department of City Planning.
3. **Height.** The building shall be permitted a maximum building height of 55 feet, as defined in Section 7.E.1 of the Ventura-Cahuenga Boulevard Corridor Specific Plan, and as granted by the Project Permit Exceptions herein, as shown on sheet plan labeled as **A6**, date stamped May 8, 2013. Any structures on the roof, such as air condition units and other equipment, shall be fully screened from view.
4. **Floor Area.** The project site shall be limited to the maximum floor area of 72,404 square feet, as shown on the floor plan sheets labeled **A2-A4**, date stamped May 8, 2013.
5. **Landscape Plan.**
 - a. As shown on project plan sheet A6, a portion of the west facing façade of the parking structure shall be screened with a trellis and vines.
 - b. A trellis with creeping vines or, another architectural feature subject to approval by the Director of Planning, shall be installed on the north facing side of the building.
 - c. At least three (3) additional mature Australian Willow trees (total of three (3) Lombardy Poplar trees and five (5) Australian Willow trees) shall be planted in the rear landscaped area to screen the parking structure to the north.
 - d. The landscape plan shall include landscaped islands on the east and west sides of the property in between the inventory storage area and shall be planted with trees at a rate of one (1) tree per four (4) vehicles stored.
6. **Signs.** For the entire site any exterior signs, temporary banners, window signs, and signs used for advertising products, merchandise and services which are not shown on plan sheet labeled A6 are not permitted by the LAMC and shall be removed from the site.
7. **Parking.** Parking for the proposed building addition shall be provided pursuant to the requirements of LAMC Section 12.21.A,4 and the State Enterprise Zone. Employee parking shall be provided on-site. Employees shall not park on adjacent residential streets during the hours they are working at the subject facility.
8. **Circulation.** Subject to Department of Transportation approval, a "no-left" turn sign shall be installed on-site.
9. **Wall.** An opaque barrier, such as a concrete block wall or similar, eight (8) feet high, and finished to match the building architecture, shall be installed along the rear property line, as required by the Woodland Hills Streetscape Plan. On the east and west property lines, an eight (8) foot wall shall be installed, except, that for the southernmost 155 feet

of the property line, a six-foot wall shall be installed, to the satisfaction of the Department of City Planning Department.

10. Pedestrian Oriented Area Design.

- a. All businesses in a Pedestrian Oriented Area fronting a street shall maintain direct pedestrian access to the sidewalk.
- b. All businesses shall maintain at least 50% of their wall frontage as window space, display case, or public art. Non-reflective glass shall be used to allow maximum visibility from sidewalk into the interior of buildings. Window displays shall conform with sign requirements of the Specific Plan and LAMC

11. Trash. Trash/recycling receptacles, compactors, cardboard baling machinery and other trash/recycling related devices shall be shielded from the adjacent properties and located at least 50 feet from the property line of adjacent residential uses, to the satisfaction of the Department of City Planning.

12. Safety Hazards. 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.

13. 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.

14. Security.

- a. The property owner shall be responsible for discouraging loitering in and around the subject property.
- b. Security lighting shall be installed on the exterior of the building and shall be designed to minimize illumination at adjacent residential uses.

15. Paging. The paging system shall be fully contained within the building and only audible outside from the courtyard.

16. Urban Design (Community Plan Guidelines)

- a. Structures shall be oriented toward the main commercial street where a parcel is located and shall avoid pedestrian/ vehicular conflicts by:
 - i. Locating surface parking to the rear of structures.
 - ii. Minimizing the number of driveways providing sole access to the rear of commercial lots.
 - iii. Providing front pedestrian entrances for businesses fronting on main commercial streets.
 - iv. Providing landscaping strips between driveways and walkways accessing the rear of properties.
 - v. Providing speed bumps for driveways paralleling walkways for more than 50 feet.
 - vi. Providing where feasible, the under grounding of new utility service.

- b. The mass, proportion and scale of all new buildings and remodels shall be at a pedestrian scale. The design of all proposed projects shall be articulated to provide variation and visual interest, and enhance the streetscape by providing continuity and avoiding opportunities for graffiti. Building materials shall be employed to provide relief to bland untreated portions of exterior building facades. The purpose of these provisions is to ensure that a project avoids large sterile expanses of building walls, is designed in harmony with the surrounding neighborhood and creates a stable environment with a pleasant and desirable character.
 - i. Maximize the area devoted to transparent building elements, for front facades and facades facing rear parking.
 - ii. Require use of articulation, recesses, surface perforations, porticoes to break up long, flat building facades.
 - iii. Use accenting, complementary building materials for building facades.
 - iv. Maximize application of architectural features or articulation of building facades.
 - v. Designate architecturally untreated facades for signage.
 - vi. Screen of mechanical and electrical equipment from public view.
 - vii. Screen all rooftop equipment and building appurtenances from public
 - viii. Require the enclosure of trash areas for all projects.
 - c. Parking structures shall be integrated with the design of the buildings they serve through:
 - i. Design of parking structure exteriors to match the style, materials and color of the main building.
 - ii. Use landscaping to screen parking structures not architecturally integrated with the main building.
 - iii. Buffer adjacent residential uses from parking structures with landscaping and decorative walls.
17. **Exterior Lighting.** All exterior light fixtures shall be shielded to minimize the illumination of adjacent properties and to reduce glare. Floodlighting of buildings and parking lot areas shall be prohibited.
18. **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

1. Aesthetics - Pedestrian Oriented Facade

- a. The ground floor frontage shall be designed with pedestrian orientation along Ventura Boulevard.

2. Aesthetics (Light)

- a. 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.

3. Aesthetics (Glare)

- a. The exterior of the proposed structure shall be constructed of materials such as, 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.

4. Aesthetics

- a. Provide a structural and/or vegetative screen on the western facing side of the parking garage when abutting the adjacent property's outdoor recreational area so that vehicle headlights from within the garage structure cannot be seen from adjacent residential properties.

5. 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 current hauling activity shall not idle but be turned off.

6. Tree Removal(Non-Protected Trees)

- a. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- b. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- c. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

7. Tree Removal(Locally Protected Species)

- d. Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than significant level by the following measures:
 - i. All protected tree removals require approval from the Board of Public Works.
 - ii. A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
 - iii. A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
 - iv. The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- e. Bonding (Tree Survival):
 - i. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
 - ii. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to

exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

8. Tree Removal(Public Right-of-Way)

- a. Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- b. The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).
- c. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible.
- d. 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 significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- e. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

9. Cultural Resources (Archaeological)

- a. If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:
- b. The services of an archaeologist shall then be secured by contacting the South Central Coastal information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- c. The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- d. The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- e. Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834.
- f. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- g. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

10. Cultural Resources (Paleontological)

- a. If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:
 - i. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology- USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum- who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- b. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
- d. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- e. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- f. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

11. Cultural Resources (Human Remains)

- a. Stop immediately and contact the County Coroner: 1104 N. Mission Road, Los Angeles, CA 90033. 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
- b. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
- c. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- d. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- e. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
- f. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
- g. Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party.

12. Seismic

- a. The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

13. Liquefaction Area

- 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 and 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 and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

14. Explosion/Release (Existing Toxic/Hazardous Construction Materials)

- a. Due to the age of the building(s) being demolished, toxic and/or hazardous construction materials may be located in the structure(s). Exposure to such materials during demolition or construction activities could be hazardous to the health of the demolition workers, as well as area residents, employees, and future occupants. However, these impacts can be mitigated to a less than significant level by the following measure:
 - i. (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.
 - ii. (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.
 - iii. (Polychlorinated Biphenyl- Commercial and Industrial Buildings) Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.

15. Hazardous Substances

- a. Prior to the issuance of a use of land or building permit, or a change in the existing occupancy/use permit, the applicant shall provide a letter from the Fire Department stating that it has permitted the facility's use, storage, and creation of hazardous substances.

16. Stormwater Pollution (Demolition, Grading, and Construction Activities)

- a. Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- b. 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.
- c. 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.
- d. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- e. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

17. Standard Urban Stormwater Mitigation Plan (Hillside Residential and All 10-or-more-unit Subdivisions and Multi-Family Dwellings)

- a. Environmental impacts may result from erosion carrying sediments and/or the release of toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a less than significant level by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following (a copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb41>):
 - i. 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.
 - ii. 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.

- iii. Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- iv. Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- v. 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.
- vi. Preserve riparian areas and wetlands.
- vii. Promote natural vegetation by using parking lot islands and other landscaped areas.
- viii. Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- ix. Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, benns, 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 devise 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.
- x. 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.
- xi. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- xii. Legibility of stencils and signs must be maintained.
- xiii. 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 structure that prevent contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- xiv. The storage area must be paved and sufficiently impervious to contain leaks and spills.
- xv. The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- xvi. 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.

- xvii. 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.
- xviii. 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.
- xix. Guest parking lots constitute a significant portion of the impervious land coverage. To reduce the quantity of 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.
- xx. 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.
- xxi. 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.

18. Land Use

- a. The proposed project may not conform to the ALL requirements of the Ventura/Cahuenga Corridor Specific Plan. However, the impact will be mitigated to less than significant level by the proposed mitigation measures.

19. Increased Noise Levels (Landscape Buffer)

- a. A landscape plan prepared by a licensed Landscape Architect shall be submitted for review and approval by the decision maker.

20. Increased Noise Levels (Demolition, Grading, and Construction Activities)

- 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 7:00am to 6:00pm Monday through Friday, and 8:00 am to 6:00pm on Saturday.
- c. Demolition and construction 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.

21. Increased Noise Levels (Parking Structure Ramps)

- a. Environmental impacts may result from project implementation due to noise from cars using the parking ramp. However, the potential impacts will be mitigated to a less than significant level by the following measures:
 - i. Concrete, not metal, shall be used for construction of parking ramps.
 - ii. The interior ramps shall be textured to prevent tire squeal at turning areas.
 - iii. Parking lots located adjacent to residential buildings shall have a solid decorative wall adjacent to the residential.

22. Increased Noise Levels (Operational Noise from Machine and/or Other Electronic Devices)

- a. The proposed facility shall be designed with noise-attenuating features (physical as well as operational) by a licensed acoustical sound engineer to assure that operational sounds shall be inaudible beyond the property line.

23. Increased Noise Levels (Auto-Repair Garage)

- a. No openings shall be permitted on any building facade which abuts a residential use or zone.

24. Increased Noise Levels (Public Address and Paging System)

- a. Any outdoor address or paging systems shall be designed by a qualified audio sound engineer with the following minimum specifications.
- b. Only low-pressure type speakers shall be used which are designed to have a minimum coverage area of approximately 400 square feet each.
- c. Distance between speakers shall not exceed 40 feet.
- d. Amplified signals shall be inaudible beyond the boundaries of the subject property.

25. Increased Noise Levels (Speaker Boxes/Ordering Systems)

- a. Noise from the speaker box shall be inaudible beyond the property line.
- b. A bus-stop like shelter shall be constructed along the driveway line, approximately 20-feet in length to act as a barrier to sound from the outside ordering system drifting into the nearby residential areas. The design of the shelter shall be to the satisfaction of the decision maker.

26. Public Services (Fire)

- a. 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:
 - i. 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.

27. Public Services (Police- Demolition/Construction Sites)

- a. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

28. Public Services (Police)

- a. 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. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

29. Public Services (Street Improvements Not Required By DOT)

- a. The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.

30. Traffic Assessment

- a. Comply with conditions in the Traffic Assessment from the Department of Transportation, dated October 11, 2012.

31. Inadequate Emergency Access

- a. 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.

32. 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:
- c. Weather-based irrigation controller with rain shutoff

- d. Matched precipitation (flow) rates for sprinkler heads
- e. Drip/microspray/subsurface irrigation where appropriate
- f. Minimum irrigation system distribution uniformity of 75 percent
- g. Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
- h. Use of landscape contouring to minimize precipitation runoff
- i. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

33. 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 1.28 gaff), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gaff), 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 process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

34. Utilities (Local Water Supplies - New Commercial or Industrial)

- a. All restroom faucets shall be of a self-closing design.

35. Utilities (Solid Waste Recycling)

- a. (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.
- b. (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.

- c. (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.

36. Utilities (Solid Waste Disposal)

- a. 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. **Grant.** The entitlements granted herein shall be effectuated as prescribed by the Los Angeles Municipal Code.
2. **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.
3. **Code Compliance.** Area, height and use regulations of the (T)(Q)C2-1L zone classification of the subject property shall be complied with, except where conditions herein are more restrictive.
4. **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 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.
5. **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.
6. **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.
7. **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.
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

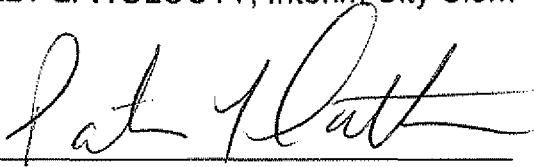
City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

9. **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.
10. **Mitigation Monitoring.** The applicant shall identify mitigation monitors who shall provide periodic status reports on the implementation of the Environmental Conditions specified herein, as to area of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the Environmental Conditions.
11. **Utilization of Concurrent Entitlement.** The subject Zone Change, Specific Plan Exception, and Project Permit Compliance requires completion of all applicable conditions of approval herein to the satisfaction of the Department of City Planning, and the effective date of the Zone Change, Specific Plan Exception, and Project Permit Compliance shall coincide with that of the associated Zone Change on the property involved. The applicant/owner shall have a period of six years from the effective date of the subject Zone Change to effectuate the terms of the remaining entitlement(s) by either securing a building permit or a Certificate of Occupancy for the authorized use.

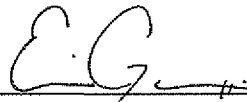
Sec. ____ The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board 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 OCT 15 2013.

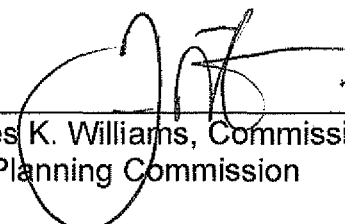
HOLLY L. WOLCOTT, Interim City Clerk

By 
Deputy

Approved 10/21/13


Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on May 23, 2013,
recommended this ordinance be adopted by the City Council.


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

File No. 13-0993

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. 182752 – Zone Change for property located at 21701 West Ventura Boulevard –

CPC-2012-2576-ZC-SPE-SPP - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **October 15, 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 **October 23, 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 **October 23, 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 **23rd** day of **October, 2013** at Los Angeles, California.



Maria Vizcarra, Deputy City Clerk

Ordinance Effective Date: **December 2, 2013**
Rev. (2/21/06)

Council File No. **13-0993**