

ORDINANCE NO. 183553

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.

Section \_\_. 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 Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of MAY 0 6 2015.


\_\_\_\_\_  
Holly L. Wolcott, City Clerk

By  \_\_\_\_\_ Deputy

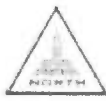
Approved MAY 0 8 2015 \_\_\_\_\_

 \_\_\_\_\_ Mayor

Pursuant to Section 558 of the City Charter, the City Planning Commission on February 12, 2015 recommended this ordinance be adopted by the City Council.

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

File No. 15-0472 \_\_\_\_\_



C.M. 120 A 201, 120 A 203	CPC 2014 -1544 ZC ZAD
LH/	031215



## REVISED [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. The amendments to the "Q" Qualified Conditions are indicated by underscored text, and deleted "Q" conditions are indicated by strikethrough text.

### A. Entitlement Conditions

1. **Use.** The use of the subject property shall comply with the provisions of the C2 zone, pursuant to the Municipal Code Section 12.14.
2. **Residential Density.** A maximum of 421 residential dwelling units shall be permitted, of which no more than 407 shall be two-bedroom units.
3. **Site Plan.** The subject property shall be developed in substantial conformance with the site plan and elevations, stamped and dated November 9, 2006, labeled Exhibit "B" and attached to the subject case file. Prior to the issuance of any building permits, a revised, detailed landscape plan that incorporates enhanced landscaping and urban design features along the Figueroa Street and 32nd Street frontages including, trellises, vertical planting elements and opportunities for seating and shade (see Condition A.6) shall be submitted for review and approval by the Planning Department. Minor deviations may be allowed in order to comply with applicable provisions of the Municipal Code, the subject conditions herein and the intent of the subject permit authorization.
4. **Parking.**
  - a. ~~The Applicant shall provide parking in compliance with Section 12.21 A 4 of the Municipal Code. a minimum of 770 parking spaces shall be provided on the subject site with a minimum of 349 on-site parking spaces being designated for the ground floor commercial uses and residential visitors and the remainder 421 spaces reserved for residential use. The number of spaces provided, their location and access shall be in substantial conformance with the site plan, marked Exhibit "B", attached to the subject case file.~~
  - b. ~~A portion of the required residential parking spaces, not to exceed 440 spaces, may be provided at the existing University Parking Structure (UPC) located at 3401 South Grand Avenue, a distance of 1,100 feet away from the subject property. A covenant and agreement reserving the off-site spaces in the UPC for the subject project shall be recorded on the site of the UPC at the County of Los Angeles Recorder's Office and a copy shall be provided to the Department of City Planning prior to the issuance of any permits.~~
  - c. ~~The 440 residential parking spaces that will be located off-site shall be reserved, dedicated and accessible only to project residents in an area set aside for such resident use within the existing USC parking structure with an additional internal gate access accessible only by keycard or other similar device. The spaces shall be reserved for this use for the life of the subject project.~~
5. **Bicycle Parking.** A minimum of 800 bicycle parking spaces shall be provided on the project site for use by residents, employees of and visitors to the project. A portion of the bicycle parking spaces shall be provided near the retail entrance at Jefferson Boulevard and Figueroa Street.

**6. Open Space.** A minimum of 52,275 square feet of total open space shall be provided on site, as shown in the site, landscape and planting plans labeled Exhibit "B," stamped and dated November 9, 2006, attached to the subject file. Publicly accessible open space (Le. public plazas) shall be provided as shown on the plans and a public pedestrian walkway shall be maintained through the restaurant court. Revised landscape plans shall be provided that show how public and private open space shall conform to the following additional standards:

- a. Open spaces shall incorporate an improved balance between landscaping and hardscape surface.
- b. The interior courtyards shall be organized into a series of outdoor spaces which function as gathering areas.
- c. Shade trees, vegetation (i.e., ground cover, shrubs and trees, trellises and other vertical planting elements), seating areas and water features and/or other design elements shall be incorporated throughout the project's open spaces and shall serve as focal points and unifying elements of interior courtyard spaces and public plazas, including the Jefferson Boulevard arcade, the restaurant court and entry plazas at both the southeast and northeast corners of the site.
- d. A pedestrian scale shall be reinforced through the use of the elements listed in Condition 6.b in the public open spaces.

**7. Urban Design Standards.**

- a. All windows on the north, south and east elevations shall be made of transparent, non-reflective glass.
- b. The western and northern facades of the parking structure shall be fully screened with landscaping and/or architectural cladding using materials and architectural features that complement the design of the main building.

**8. 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 Planning Department.

**9. Parking Structure Ramps.** Concrete, not metal, shall be used for construction of parking ramps. The interior ramps shall be textured to prevent tire squeal at turning areas.

**10. Underground Utilities.** All new utility lines which directly service the site shall be installed underground as approved by the Department of Water and Power.

**11. Maintenance.** The subject property including sidewalks and landscaped areas shall be maintained in an attractive condition and shall be kept free of trash and debris. Trash receptacles shall be located throughout the site.

**12. Signs.** Prior to the issuance of any permit for signage on the subject property, the developer shall submit a project signage plan to the Department of City Planning for review and approval. The following additional sign restrictions shall apply.

- a. Temporary signs in the store windows and along building walls are not permitted.

- b. Signs on the subject site shall be limited to building identification (wall) signs, business/tenant (wall) signs, vehicular and pedestrian directional signs (particularly for pedestrians moving from parking areas to the various uses in the building and the adjacent streets) and project amenity signs (i.e. projecting and/or monument signs), subject to applicable provisions of the Building Code. They shall not be of a flashing or animated type so as to not constitute a distraction to traffic on the adjacent streets. Pedestrian scale signs are encouraged.
  - c. A comprehensive system of directional signs in all parking areas shall be developed in order to facilitate traffic movement on site to assist project visitors to easily locate ingress and egress points to adjacent streets, subject to the review and approval of both the Department of Transportation and the Department of City Planning.
  - d. Can Signs shall be prohibited. Can Signs are defined as follows: a sign whose text, logos and/or symbols are placed on the plastic face of an enclosed cabinet attached to the face of the building. The face may be translucent or opaque and may be illuminated or unilluminated.
  - e. Illuminated Architectural Canopy Signs, Pole Signs and Supergraphic Signs, as defined in Division 62 of the Building Code, shall be prohibited.
  - f. Architectural Ledge Signs shall be permitted. Architectural Ledge Signs are defined as a type of roof sign with individual Channel Letters or an image identifying a business in the same building, or the individual numbers of an address, or which stand atop a horizontal projection forming a narrow shelf on a wall or architectural projection.
  - g. Off-site signage shall be prohibited, except for identification signage for the Shrine Auditorium.
- 13. Loading.** Loading and unloading activities shall not interfere with traffic on any public street. Public sidewalks, alleys and/or other public ways shall not be used for the parking or loading or unloading of vehicles. The location of loading areas shall be clearly identified on the site plan to the satisfaction of the Department of City Planning.
- 14. Trash and Storage Area(s).** Trash and storage areas shall be enclosed by a minimum six foot high solid masonry block walls. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. Trash areas shall not be located in the rear yard.
- 15. Noise (Receiving, Trash, Storage Areas).** Any activities associated with areas devoted to trash compacting, loading and unloading, and receiving, shall be limited as follows: Monday through Friday, 7:00 AM to 8:00 PM; Saturday, 10:00 AM to 4:00 PM; no receiving, trash, or storage area use shall be allowed on Sunday or legal holidays.
- 16. Graffiti.** Every building, structure, or portion thereof shall be maintained in a safe and sanitary condition and good repair. The premises of every building or structure shall be maintained in 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 privately owned 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.



**B. Other Conditions**

1. **Posting of Construction Activities.** During construction, the adjacent residents shall be given regular notification of major construction activities and their duration. A visible and readable sign (at a distance of 50 feet) shall be posted on the construction site identifying a telephone number for (1) Department of Transportation, Parking Enforcement; (2) Building and Safety enforcement; and, (3) the owner and /or construction contractor where residents can inquire about the construction process and to register complaints. The applicant shall be required to respond within 24 hours of any complaint.

**C. Environmental Conditions****1. Air Quality (Project Operation).**

- a. The property manager shall provide information to Project residents, commercial tenants, and employees regarding the availability of alternative modes of transportation, such as the USC Tram, MTA buses, and the LADOT DASH.
- b. The property manager shall ensure that on-site bicycle parking is accessible, safe and secure.
- c. Low-emission water heaters shall be installed for the residential units.
- d. Built in, energy-efficient appliances shall be installed in all residences.
- e. Double-glass, laminated or otherwise approved paned windows shall be installed in all exterior windows of residences and non-residential structures.
- f. Light-colored roof materials to reflect heat shall be installed on all roofed structures.
- g. The construction of all inhabitable and/or ventilated structures shall comply with Title 24.
- h. Landscaped areas shall include shade trees to reduce heating/cooling needs.
- i. Energy-efficient and automated controls for air conditioners shall be installed in all ventilated building and building units.
- j. Lighting controls and energy-efficient lighting shall be installed in all non-residential buildings and on non-residential properties.

**2. Air Quality (Construction).**

- a. The Applicant shall develop and implement a dust control plan, as approved by the City, which includes measures recommended by the SCAQMD in Rule 403, or equivalently effective measures approved by SCAQMD.
  - i. Apply approved non-toxic chemical soil stabilizers according to manufacturer's specification or other measures agree to by the City to all inactive construction areas (previously graded areas inactive for four days or more).