

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 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications on the properties shown upon a portion of the zone maps 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 set forth the zones and height districts as shown on the attached zoning map. This ordinance supersedes portions of Subarea 34 in Ordinance No. 176825.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32-G of the Municipal Code, the (T) Tentative Classification shall be removed by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, the following public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary):

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. Bureau of Engineering. Prior to issuance of sign offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

a. Dedication Required -

Sherman Way (Boulevard II) - None.

Etiwanda Avenue (Collector Street) – Dedicate a 1-foot wide strip of land along Lot 753, Arb 6, Arb 7, and Arb 8, all part of Tract TR 1000, and a 1-foot wide and 3-foot wide strips of land along Lot 1 of Tract 18159 to complete a 33-foot wide half right-of-way in accordance with Collector Street standards of Mobility Plan 2035, along with a 20-foot radius property line return at the intersection with Sherman Way.

Alley (s/o Sherman Way) – None.

b. Improvements Required -

Sherman Way – Repair and/or replace any broken, off-grade or bad order street pavement, concrete curb, gutter, bus pad, and sidewalk. Close all unused driveways with full height curb, gutter, and sidewalk. Upgrade all driveways to comply with ADA requirements. Repair or replace other existing public improvements that may get damaged during construction of the proposed project. These improvements should suitably transition to join the existing improvements.

Etiwanda Avenue – Construct a new 15-foot wide full-width concrete sidewalk in accordance with Collector Street standards of Mobility Plan 2035. Construct access ramps at the corner with Sherman Way to comply with ADA requirements. Adjust the sewer manhole at grade to City Standards. Repair and/or replace any broken, off-grade or bad order concrete curb, gutter, and sidewalk. Close all unused driveways with full height curb, gutter, and sidewalk. Upgrade all driveways to comply with ADA requirements. Repair or replace other existing public improvements that may get damaged during construction of the proposed project. These improvements should suitably transition to join the existing improvements.

Alley – Reconstruct the entire 20-foot wide alley along the property with asphalt pavement, including a new 2-foot wide longitude concrete gutter along the property frontage. Construct a new alley intersection with Etiwanda Avenue to Alley standards. Repair or replace other existing public improvements that may get damaged during construction of the proposed project.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Notes: Street lighting and street light relocation will be required satisfactory to the Bureau of Street Lighting (213) 847-1549.

Department of Transportation may have additional requirements offsite for dedication and improvements.

- c. No major drainage problems are involved.
 - d. Mainline sewers exist in Sherman Way, Etiwanda Avenue, and in the Alley. Extension of the 6 inch house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
 - e. An investigation by the Bureau of Engineering Valley District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Valley District Office of the Bureau of Engineering (818) 374-5088.
 - f. Obtain a revocable permit from the Valley District Office of the Bureau of Engineering for any structures, wall, fence, and landscaping to remain in the dedicated right-of-way (818)374-5077
 - g. Submit shoring and lateral support plans to the Bureau of Engineering Excavation Counter for review and approval prior to excavating adjacent to the right-of-way (213) 482-7048.
 - h. Submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
3. **Fire Department.** Prior to the recordation of the CPC action, submit plot plans for Fire Department review and approval.
 4. **Bureau of Street Lighting.** Construct new street lights: three (3) on Etiwanda Avenue. If street widening per BOE improvement conditions, relocate and upgrade street lights; three (3) on Sherman Way.

5. Department of Transportation.

- a. Access to Sherman Way shall be prohibited. Access to the project site is proposed via the alley in between the proposed Site A and Site B.
- b. A driveway width of $w=30$ feet is required for any non-alley access.
- c. A minimum of 20-foot reservoir space is required between any security gate or parking stall and the property line for any non-alley access, to the satisfaction of the Department of Transportation.
- d. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
- e. That permitting fees be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to any building permit approval. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

6. Urban Forestry Division.

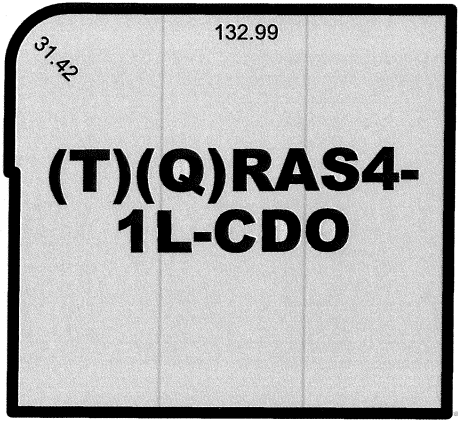
- a. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting. If street tree removal is required call 311 or (800) 996-2489 to initiate the permitting process.
- b. 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.
- c. All significant (8-inches or greater trunk diameter, or cumulative trunk diameter, if multi-trunk 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 size tree. Net, new trees, located within the parkway of the adjacent public right(s) of way, may be counted toward replacement tree requirements.

(Q) QUALIFIED CLASSIFICATIONS

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:

1. **Use.** The use and area regulations for the new development on-site shall be developed for the commercial and residential uses as permitted in the RAS4 Zone as defined in LAMC Section 12.11.5, except as modified by the conditions herein or subsequent action.
2. **Residential.** A maximum of 115 dwelling units shall be permitted.
3. **Commercial.** A maximum of 10,485 square feet of commercial floor area shall be permitted.
4. **Parking.** All residential and commercial automobile parking shall be provided in conformance with LAMC Section 12.21-A,4. A minimum of five percent of the total provided parking spaces shall be capable of supporting future electric vehicle supply equipment (EVSE). EVSE, infrastructure, and all devices related to EV charging shall be installed in accordance with California Electrical Code and to the satisfaction of the Department of Building and Safety.
5. **Height.** Building A (that fronts Sherman Way) shall not exceed a height of 47 feet. Building B (that fronts Etiwanda Avenue) shall not exceed a height of 45 feet.
6. **Open Space.** A minimum of 20,761 square feet of open space shall be provided.
7. **Solar-ready Buildings.** The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
8. **Reseda Central Business District Community Design Overlay.** The project shall comply with the Reseda Central Business District Community Design Overlay.

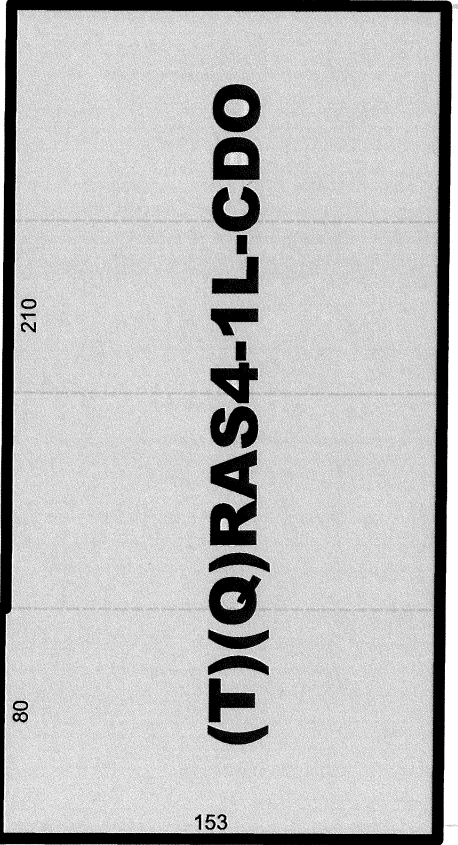
SHERMAN WAY



20' ALLEY

20' ALLEY

ETIWANDA AVE



64

62

2



50 25 0 50 Feet

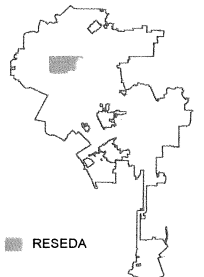
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CPC 2016-1027 VZC ZAA SPR CDO

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City of Los Angeles



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 _____

Holly L. Wolcott, City Clerk

By _____
Deputy

Approve _____

Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on April 23, 2015
recommended this ordinance be adopted by the City Council.

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

File No.: _____