

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.

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W'LY LINE OF
LOT 100, TR 6510.

(T)(Q)RAS4-1L

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LOT 89, TR 6510.

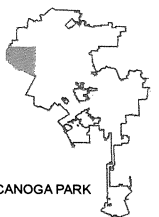
FARRALONE AVE

CLARENDON ST

GLADE AVE

THE INTENT OF THIS ORDINANCE
IS FOR THE BOUNDARIES OF THIS
ZONE CHANGE TO COINCIDE WITH
THOSE OF RECORDED TR 74170.

City of Los Angeles



100 50 0 100 Feet



CPC 2015-3686 ZC HD DB SPP SPR

LH/cf

112216

(Q) Qualified Conditions of Approval

Pursuant to Section 12.32 of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified Classification.

A. Entitlement Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," dated November 4, 2016, and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Use.** The use of the subject property shall be limited to the uses as permitted in the RAS4-1L Zone as defined in LAMC Section 12.11.5, except as modified by the conditions herein or subsequent action.
3. **Site Plan Review.** The project shall be granted a Site Plan Review for a residential project greater than 50 dwelling units, which in this case, is 335 residential units and approximately 367,926 square feet.
4. Prior to the issuance of a building permit, a copy of VTT-74170 shall be submitted to the satisfaction of the Development Services Center.
5. **Residential Density.** The project shall be limited a maximum development of 335 dwelling units.
6. **Floor Area.** The project shall be limited to a maximum 2.1:1 Floor Area Ratio (FAR).
7. **Height.** The project shall be limited to a maximum height of 56 feet.
8. **Setback Areas:** The project shall provide setback areas as depicted in Exhibit A, dated November 4, 2016.
9. **Affordable Units.**
 - a. A minimum of 17 units, that is 5% percent of the base dwelling units, shall be reserved as Very Low Income units, as defined by the State Density Bonus Law 65915 (C)(2).
 - b. An additional 9 units (2.5%), not subject to the State Density Bonus Law 65915 (C)(2), shall further be reserved as Very Low Income units.
10. **Location of Affordable Units.** The Applicant, or his or her successor, must provide an affordable unit dispersal proposal to be approved by HCIDLA to ensure that affordable units are not segregated or otherwise distinguishable from market-rate units.
11. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units shall be consistent with LAMC Section 12.22 A.25.
12. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 17 units available to Very Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period

of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.

13. **Electric Vehicle Parking.** The project shall include at least twenty percent (20%) of the total Code-required parking spaces provided for all types of parking facilities, but in no case less than one location, shall be capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include method(s), wiring schematics and electrical calculations to verify electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. Of the 20% EV Ready, five (5) percent of the total Code-required parking spaces shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the 20% or 5% results in a fractional space, round up to the next whole number. A label stating "EV-CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.
14. **Automobile Parking.** Vehicle parking shall be provided consistent with LAMC Section 12.22.A.25(d)(1) Option 1 for a total of 486 parking spaces, with an additional 78 surplus parking spaces, for a total of 564 parking spaces; 560 of which shall be provided in the parking garage and 4 of which shall be surface parking spaces. All parking shall be unbundled parking lease or parking cash-out for residential units providing residents of the project the option to opt-out of their parking, and other tenants in the vicinity the option to lease parking (shared parking).
15. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.
16. **Parking Meters:** The applicant or its successor shall coordinate with the Meter Division of the Department of Transportation to request a petition to change the current 30 minute parking allotment for such meters located on the north and south side of Clarendon Street. The applicant or its successor shall provide documentation of such a petition to the Director of Planning for inclusion in the case file.
17. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21-A, 16.335 Long-term and 34 short-term bicycle parking shall be provided for a total of 335 parking bicycle parking spaces.
18. **Urban Design Studio.** The Applicant or its successor, shall submit a detailed plan to the Director of Planning, in consultation with the Urban Design Studio, to illustrate screening elements consisting of landscaping, architectural elements, hardscape, etc. with the abutting single family lots east and west of the Project site.

19. **MERV 16 Value Filters.** The Applicant or its successor, shall install MERV 16 value filters for all 335 residential dwelling units in conjunction with a compatible air filtration system. Prior to the issuance of any building permit, the Applicant or its successor, shall consult with a member of ASHRAE for recommendations on the most efficient air filtration system with the highest compatibility with MERV 16 filters, as well as identification of the optimal change out schedule and shall provide the Director of Planning with proof of compliance with this condition in the form of a letter issued by the ASHRAE member certifying the consultation date and recommendations in accordance with this condition.
20. During operation, the Applicant or its successor, shall verify that all air filters are properly maintained, through inspection, self-certification, survey, or other equally effective measure. In addition, the Applicant or its successor shall be responsible for the replacement of all air filters at intervals to be established by the heating, ventilation and air conditioning (HVAC) system manufacturer. The Applicant or its successor shall retain and make available to the City upon request, maintenance records related to the inspection and replacement of all air filters for the life of the Project.
21. **Solar Ready Photovoltaic Arrays.** A minimum of 15 % of the total roof area of the parking garage shall install Photovoltaic arrays in substantial conformance with the site plan labeled "Exhibit A" stamped and dated November 4, 2016.
22. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view.
23. **Refuse/Recycling Area.** Each refuse/recycling area shall be secured with an enclosure or constructed to provide full screening of the refuse/recycling area. It shall be constructed in a style similar to that of the main building, and shall not be visual or located near surrounding off-site residential areas.
24. **Screening of Utilities.** The project shall visually screen new transformers, generators, and other utilities associated with the Project from public view.
25. **Parking and Driveway Plan.** A parking area and driveway plan shall be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety.
26. **Public Services (Police – Demolition/Construction Sites).** Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.
27. **Graffiti Removal.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

Administrative Conditions of Approval

28. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews 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.

29. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
30. **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.
31. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
32. **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.
33. **Building Plans.** Page 1 of the grant 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.
34. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
35. **Indemnification.** Applicant shall do all of the following
 - a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the Applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

36. **Mitigation Monitoring.** Prior to the recordation of the final map or issuance of any building permit, whichever occurs first, the subdivides/applicant shall record a Covenant and Agreement (Planning Department General Form CP-6770.M) in a manner satisfactory to the Department of City Planning requiring the subdivider/applicant to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items listed under this approval and all subsequent approvals associated with this case. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post construction/maintenance) to ensure continued implementation of all mitigation items. In addition, the subdivider/applicant shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Department of City Planning, binding the subdivider/applicant and all successors to the following:

To ensure that the mitigation measures identified in an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) are implemented, the California Environmental Quality Act (CEQA) requires the Lead Agency for a project to adopt a program for monitoring or reporting on the revisions it has required for a project and the

measures it has imposed to mitigate or avoid significant environmental effects. As specifically set forth in Section 15097(c) of the CEQA Guidelines, the public agency may choose whether its program will monitor mitigation, report on mitigation, or both. As provided in Section 15097(c) of the CEQA Guidelines, “monitoring” is generally an ongoing or periodic process of project oversight. “Reporting” generally consists of a written compliance review that is presented to the decision-making body or authorized staff person.

An EIR has been prepared to address the Project’s potential environmental impacts. The evaluation of the Project’s impacts takes into consideration project design features, which are measures proposed by the Applicant as a feature of the Project and which are detailed in the EIR. Where appropriate, the EIR also identifies mitigation measures to avoid or substantially lessen any significant impacts. This MMP is designed to monitor implementation of those project design features and mitigation measures. This MMP has been prepared in compliance with the requirements of CEQA Section 21081.6 and CEQA Guidelines Section 15097. It is noted that while certain agencies outside of the City of Los Angeles (City) are listed as the monitoring/enforcement agencies for individual project design features and mitigation measures listed in this MMP, the City, as Lead Agency for the Project, is responsible for overseeing and enforcing implementation of the MMP as a whole.

It is the intent of this MMP to:

1. Verify compliance with the project design features and mitigation measures identified in the EIR;
2. Provide a framework to document implementation of the identified project design features and mitigation measures;
3. Provide a record of mitigation requirements;
4. Identify monitoring and enforcement agencies;
5. Establish and clarify administrative procedures for the clearance of project design features and mitigation measures;
6. Establish the frequency and duration of monitoring; and
7. Utilize the existing agency review processes wherever feasible.

As shown on the following pages, each identified project design feature and mitigation measure for the Project is listed and categorized by environmental issue area, with accompanying discussion of:

- Enforcement Agency—the agency with the power to enforce the project design feature or mitigation measure.
- Monitoring Agency—the agency to which reports involving feasibility, compliance, implementation, and development are made.
- Monitoring Phase—the phase of the Project during which the project design feature or mitigation measure shall be monitored.
- Monitoring Frequency—the frequency at which the project design feature or mitigation measure shall be monitored.
- Action(s) Indicating Compliance—the action(s) by which the enforcement or monitoring agency indicates that compliance with the identified project design feature or required mitigation measure has been implemented.

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each project design feature and mitigation measure and shall be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that each project design feature and mitigation measures has been implemented. The Applicant shall maintain records demonstrating compliance with

each project design feature and mitigation measure. Such records shall be made available to the City upon request.

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant or its successors subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment with a workable program. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

37. MITIGATION MEASURES AND PROJECT DESIGN FEATURES

Mitigation Measure IS MM AES-1 Lighting. The proposed project shall include measures to reduce nighttime lighting spillover. These may include, but are not limited to:

- Use high pressure sodium and/or cut-off fixtures instead of typical mercury-vapor fixtures for outdoor lighting;
- Prohibit or limit signs with flashing, mechanical, strobe, or blinking lights; moving parts; or lighted monument signs;
- Provide structural and/or vegetative screening from sensitive uses;
- Design exterior lighting to confine illumination to the project site, and/or to areas which do not include light-sensitive uses; and
- Restrict the operation of outdoor lighting for recreational activities to the hours of 7:00 AM to 10:00 PM

Enforcement Agency: City of Los Angeles Department of City Planning, Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of City Planning, Department of Building and Safety

Monitoring Phase: Pre-Construction, Construction

Monitoring Frequency: Once prior to issuance of building permit and once prior to issuance of a certificate of occupancy

Action Indicating Compliance: Review of building plans and field verification

Mitigation Measure IS MM AQ-1 Construction Emissions. The proposed project shall implement measures to reduce air pollution emissions during construction. These may include, but are not limited to:

- Establish an on-site construction equipment staging area and construction worker parking lot, located on either paved surfaces or unpaved surfaces subjected to soil stabilization treatments, as close as possible to a public highway. Control access to public roadways by limiting curb cuts/driveways to minimize project construction impacts upon roadway traffic operations;
- Properly maintain non-vehicular equipment engines to minimize the volume of exhaust emissions;
- Use electricity from power poles, rather than temporary diesel or gasoline powered generators;
- Use on-site mobile equipment powered by alternative fuel sources (i.e., methanol, natural gas, propane or butane);

- Pave construction roads;
- Inspect construction equipment prior to leaving the site and wash off loose dirt with wheel washers, as necessary; and
- Provide ridesharing or shuttle service for construction workers.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once prior to issuance of building permit and once prior to issuance of a certificate of occupancy

Action Indicating Compliance: Field inspection sign-off

Mitigation Measure IS MM AQ-2 Operational Emissions. The proposed project shall implement the following measures to reduce air pollution emissions during operation. These may include, but are not limited to:

- Install on-site pollution control equipment;
- Modify industrial processes to reduce emissions;
- Provide telecommunications centers near residential areas;
- Establish shuttle service from residential areas to transit centers or commercial core areas;
- Construct off-site pedestrian facility improvements, such as overpasses and wider sidewalks;
- Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.);
- Construct, contribute, or dedicate land for the provision of off-site bicycle trails linking the facility to designated bicycle commuting routes;
- Provide video-conferencing facilities;
- Implement home dispatching system where employees receive routing schedule by phone instead of driving to work;
- Use low-emission fleet vehicles;
- Provide on-site child care facilities;
- Provide services, facilities, or incentives to reduce employee work trips. Consider ride share programs or shuttle service for employees;
- Include adequate ventilation systems in parking structures to dissipate CO emissions;
- Contribute to signal synchronization at congested areas;
- Locate sensitive receptors away from potential "hotspots;" and
- Provide barriers, such as wall or vegetative screen, between hotspots and sensitive receptors.

Enforcement Agency: City of Los Angeles Department of City Planning, Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of City Planning, Department of Building and Safety

Monitoring Phase: Pre-Construction, Construction

Monitoring Frequency: Once prior to issuance of building permit and once prior to issuance of a certificate of occupancy

Action Indicating Compliance: Review of building plans and field verification

Mitigation Measure IS MM AQ-3 Toxic Air Contaminants. The proposed project shall implement the following measures to reduce air pollution emissions during operation. These may include, but are not limited to:

- Provide barriers that reduce emissions (e.g., screens, vents, closed systems);
- Use non-toxic or less toxic substances in project construction or operation;
- Investigate opportunities and implement programs to improve efficiency and/or reduce the amount of waste emissions generated;
- Provide forced air ventilation with filter screens on outside air intake ducts for the residences. The filter screens shall have a minimum efficiency reporting value (MERV) rating of 12 (these filters have efficiency rates exceeding 95%); and
- For individual residential units with separate HVAC systems, a brochure notifying the future residents of the need for maintaining the filter screens shall be prepared and provided at the time of ownership exchange.

Enforcement Agency: City of Los Angeles Department of City Planning, Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of City Planning, Department of Building and Safety

Monitoring Phase: Pre-Construction, Construction

Monitoring Frequency: Once prior to issuance of building permit

Action Indicating Compliance: Review of building plans and field verification

Mitigation Measure MM AQ-1 Low-VOC architectural coatings shall be used for all buildings, including the proposed parking levels. In addition, no more than 88 gallons of paint shall be used per day for architectural coatings, including both interior and exterior surfaces. SCAQMD is the enforcement agency.

Enforcement Agency: South Coast Air Quality Management District

Monitoring Agency: South Coast Air Quality Management District

Monitoring Phase: Construction

Monitoring Frequency: Once during field inspection

Action Indicating Compliance: Field inspection sign-off

Project Design Feature PDF A-1 The Proposed Project shall include MERV filtration at MERV level 16 throughout the Proposed Project.

Enforcement Agency: City of Los Angeles Department of City Planning, Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of City Planning, Department of Building and Safety

Monitoring Phase: Pre-Construction, Construction

Monitoring Frequency: Once prior to issuance of building permit, once prior to issuance of certificate of occupancy

Action Indicating Compliance: Review of building plans and field verification

Mitigation Measure IS MM BIO-1 Nesting/Breeding Native Bird Protection. To avoid impacts to nesting birds, all initial ground disturbing activities, including tree removal, shall be limited to the time period between August 16 and January 31 (i.e., outside the nesting season) if feasible. If initial site disturbance, grading, and vegetation removal cannot be conducted during this time period, a pre-construction survey for active nests within the project site shall be conducted by a qualified biologist at the site no more than two weeks prior to any construction activities. If active nests are identified, species specific exclusion buffers shall be determined by the biologist, and construction timing and location adjusted accordingly. The buffer shall be adhered to until the adults and young are no longer reliant on the nest site, as determined by the biologist. Limits of construction to avoid a nest shall be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the sensitivity of the area.

Enforcement Agency: California Department of Fish and Wildlife, US Fish and Wildlife Service

Monitoring Agency: California Department of Fish and Wildlife, US Fish and Wildlife Service

Monitoring Phase: Pre-Construction, Construction

Monitoring Frequency: Once for survey, periodic during construction

Action Indicating Compliance: Signoff on survey prior to grading permits, Field inspection sign-off

Mitigation Measure IS MM GEO-1 Geotechnical Engineering Study Requirements.

The project design, site preparation, and construction shall incorporate and implement all of the provisions, as outlined in Section 7 of the Geotechnical Investigation Study prepared by Geocon West, Inc., dated June 2, 2015. These include but are not limited to:

- Based on the potential for liquefaction affecting the site, and the resulting potential for liquefaction-induced settlement, the proposed structure shall be designed for a combined static and seismically induced differential settlement of 2/3 inch over a distance of 30 feet, with the central and easternmost residential structures being designed for a combined static and seismically induced differential settlement of 1.3 inches over a distance of 30 feet.
- Remove the upper six feet of existing soils within the proposed on-grade building footprint, and properly compact it for foundation and slab support.
- Excavate and remove all existing fill and soft alluvial soils.
- Based on the potential for liquefaction affecting the site, and the resulting potential for liquefaction-induced settlement, a mat foundation shall be utilized for support of the proposed structures. The mat foundation shall be underlain by a minimum of three feet of newly placed compacted fill.
- Utilize a seismic separation or flexible connection where the apartment structures and parking structure may be attached.
- Utilize flexible utility connections for all rigid utilities.
- Construct the parking structure prior to residential structures in order to allow the majority of static settlement to take place in the parking

structure and help minimize differential settlements between the two structures.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once prior to construction

Action Indicating Compliance: Plan check sign-off

Mitigation Measure IS MM GEO-2 Erosion Control. The proposed project shall implement measures to reduce erosion during construction. These may include, but are not limited to:

- Establish an erosion control plan prior to construction;
- Revegetate cleared areas as soon as feasible after grading or construction with temporary seeding, permanent seeding, mulching, stabilization, vegetative buffer strips, protection of trees, or other soil stabilization practices; reduce sedimentation by using detention basins, straw bale dikes, silt fences, earth dikes, brush barriers, velocity dissipation devices, drainage swales, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, sediment traps, temporary sediment basins, or other controls; and
- Incorporate permeable paving materials that permit water penetration.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction, Construction

Monitoring Frequency: Once for plan review, Once during field inspection

Action Indicating Compliance: Plan check sign-off, Field inspection sign-off

Project Design Feature PDF G-1 The Proposed Project shall not include hearths (woodstoves or fireplaces) installed in the residences.

Enforcement Agency: City of Los Angeles Department of City Planning, Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of City Planning, Department of Building and Safety

Monitoring Phase: Pre-Construction, Construction

Monitoring Frequency: Once prior to issuance of building permit, once prior to issuance of certificate of occupancy

Action Indicating Compliance: Review of building plans and field verification

Mitigation Measure IS MM HAZ-1 Prior to initiating grading activities, a soil and soil vapor assessment shall be completed by a registered soils engineer or remediation specialist to determine the on-site presence or absence of regulated contaminants that may be present or have migrated from off-site properties. This assessment shall target TPH contamination associated with the on-site USTs and PCE vapors associated with off-site dry cleaning operations. If soil or soil vapor sampling indicates the presence of any contaminant in hazardous quantities, the Regional Water Quality Control Board (RWQCB) and Los Angeles County Fire Department (LACFD) shall be contacted by the project applicant or authorized agent thereof to determine the level of any necessary

remediation efforts, and these soils and/or groundwater shall be remediated in compliance with applicable laws. Site assessments that result in the need for soil excavation are required to include: an assessment of air impacts and health impacts associated with excavation activities; identification of any applicable local standards that may be exceeded by the excavation activities, including dust levels and noise; transportation impacts from the removal or remedial activities; and risk of upset practices should an accident occur at the site. A copy of applicable remediation certification from RWQCB and/or LACFD, or written confirmation that a certification is not required shall be submitted to the City of Los Angeles.

Enforcement Agency: City of Los Angeles Department of City Planning, Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of City Planning, Department of Building and Safety

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once for plan review

Action Indicating Compliance: Plan check sign-off

Mitigation Measure MM HAZ-1 Prior to issuance of a building, grading, or demolition permit, the developer shall prepare a soil management plan for all excavation projects conducted on the Project site, to be implemented in the event that excavation occurs in an area documented to contain contaminants and for situations when contaminants that were not previously identified are suspected or discovered. The plan shall identify appropriate measures to be followed if contaminants are encountered during excavation. The appropriate measures shall identify personnel to be notified, emergency contacts, and a sampling protocol. The excavation and demolition contractors shall be made aware of the possibility of encountering known and unknown hazardous materials, and shall be provided with appropriate contact and notification information. The plan shall include a provision stating at what point it is safe to continue with the excavation or demolition, and identify the person authorized to make that determination. Removal, transportation, and disposal of impacted soil shall be performed in accordance with applicable federal, state, and local laws, regulations, and ordinances. The plan shall be submitted for City of Los Angeles, RWQCB, or DTSC review and approval.

Enforcement Agency: Regional Water Quality Control Board

Monitoring Agency: Regional Water Quality Control Board

Monitoring Phase: Pre-Construction

Monitoring Frequency: Prior to issuance of building permit

Action Indicating Compliance: Soil management plan sign-off

Mitigation Measure MM HAZ-2 Soil materials on the Project site shall be evaluated, profiled, and remediated either prior to construction of structures or concurrent with excavation. The contaminated materials shall be profiled for disposal and remedial excavation shall proceed under the supervision of an environmental consultant licensed to oversee such remediation. The remediation program shall also be approved by a regulatory oversight agency, such as the City of Los Angeles, County of Los Angeles Department of Environmental Health, Los Angeles Fire Department Health and Hazardous Materials Division, RWQCB, or DTSC. The developer shall submit all correspondence to the City of Los Angeles prior to issuance of grading or building permits. Upon completion of the remediation, a qualified environmental consultant shall prepare a report summarizing the Project, the remediation approach implemented, and the analytical results after completion of the remediation, including all waste disposal or

treatment manifests. The report shall be submitted to the appropriate regulatory oversight agency for their approval. Site construction shall be held until the regulatory oversight agency and City of Los Angeles have approved the remediation report and determined the site condition is appropriate for development.

Enforcement Agency: Regional Water Quality Control Board

Monitoring Agency: Regional Water Quality Control Board

Monitoring Phase: Pre-Construction

Monitoring Frequency: Prior to issuance of demolition permit and once during excavation

Action Indicating Compliance: Field inspection sign-off

Mitigation Measure HAZ-3 Prior to issuance of building permits, the applicant shall submit for City of Los Angeles review, the design of engineering controls, and sufficient information about construction and operation parameters as are determined necessary by the County of Los Angeles Department of Environmental Health, Regional Water Quality Control Board, or the State of California Environmental Protection Agency Department of Toxic Substances Control to assure that the future occupants would not be impacted by current or future soil vapor intrusion resulting from soil or groundwater contamination. Common engineering controls that could be installed beneath the proposed structures and within the underground parking garages to prevent soil vapor intrusion into the structures include soil vapor barriers placed beneath the proposed structure and installation of an exhaust ventilation system in the parking garage, engineered to ventilate VOCs in addition to vehicle exhaust.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once prior to issuance of building permits

Action Indicating Compliance: Plan check sign-off

Mitigation Measure IS MM N-1 Noise Reduction Measures. The proposed project shall implement the following measures to reduce freeway noise levels during operation. These may include, but are not limited to:

- All on-site residential structures facing US Highway 101 shall include windows and exterior doors that have a minimum STC rating of 30 STC or higher. Exterior doors shall be solid core and be installed with weather stripping.
- All on-site residential structures facing US Highway 101 shall include exterior wall assemblies shall have a STC rating of 45 or higher. This can be accomplished using standard wall assemblies using 2 by 4 inch studs, batt insulation in the wall cavities, and a double-layer of half-inch drywall on each side, or using staggered 2 by 4 inch studs with 2 by 6 inch top and bottom plates and a single-layer of half-inch drywall on each side. Other methods of achieving STC 45 in exterior wall assemblies can be found at:
 - inspectapedia.com/BestPractices/Sound_Control3.htm
 - www.stcratings.com/assemblies.html
 - www.sae.edu/reference_material/pages/STC%20Chart.htm

- During project design, locate vegetated landscaping areas, including native trees and shrubs, between US Highway 101 and future noise-sensitive uses on site. Vegetated landscaping areas shall be reflected on the project landscaping plan, which shall be approved by the City Planning Department.
- All on-site residential structures facing US Highway 101 shall be provided with forced-air mechanical ventilation, as required by the California Building Code, to adequately ventilate the interior space of the units when windows are closed to control noise.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction, Construction

Monitoring Frequency: Prior to issuance of building permit, Once during field inspection

Action Indicating Compliance: Plan check sign-off, Field inspection sign-off

Mitigation Measure IS MM N-2 Construction Noise. The proposed project shall implement measures to reduce noise during construction. These may include, but are not limited to:

- Use noise control devices, such as equipment mufflers, enclosures, and barriers. Natural and artificial barriers such as ground elevation changes and existing buildings can shield construction noise.
- Stage construction operations as far from noise sensitive uses as possible;
- Avoid residential areas when planning haul truck routes;
- Maintain all sound-reducing devices and restrictions throughout the construction period;
- Replace noisy equipment with quieter equipment (for example, a vibratory pile driver instead of a conventional pile driver and rubber-tired equipment rather than track equipment); and
- Change the timing and/or sequence of the noisiest construction operations to avoid sensitive times of the day.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodically throughout grading and construction

Action Indicating Compliance: Field inspection sign-off

Mitigation Measure MM N-1 Noise and groundborne vibration construction activities whose specific location on the Project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction, Construction

Monitoring Frequency: Prior to issuance of building permit, Once during field inspection

Action Indicating Compliance: Plan check sign-off, Field inspection sign-off

Mitigation Measure MM N-2 Construction activities shall be planned to minimize the operation of several pieces of equipment simultaneously, which causes high noise levels.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once during field inspection

Action Indicating Compliance: Field inspection sign-off

Mitigation Measure MM N-3 Flexible sound control curtains shall be placed around all drilling apparatuses, drill rigs, and jackhammers when in use.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once during field inspection

Action Indicating Compliance: Field inspection sign-off

Mitigation Measure MM N-4 The Project contractor shall use the newest available power construction equipment with standard recommended noise shielding and muffling devices.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once during field inspection

Action Indicating Compliance: Field inspection sign-off

Mitigation Measure MM N-5 The local power grid shall be used for all feasible equipment to limit generator noise. No generators larger than 25 KVA shall be used and, in cases where a generator is necessary, it shall have a maximum noise muffling capacity and be operated at the lowest power setting required to minimize the resulting noise. All variable message/sign boards shall be solar powered or connected to the local power grid.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once during field inspection

Action Indicating Compliance: Field inspection sign-off

Mitigation Measure MM N-6 Temporary noise barriers shall be made of noise-resistant material sufficient to achieve a Sound Transmission Class (STC) rating of STC 30 or greater, based on sound transmission loss data taken according to ASTM Test Method E90. Such a barrier may provide as much as a 10 dB insertion loss, provided it is positioned as close as possible to the noise source or to the receptors. To be effective, the barrier must be long and tall enough (we recommend a standard minimum height of

8 feet) to completely block the line-of-sight between the noise source and the receptors. The gaps between adjacent panels must be filled-in to avoid having noise penetrate directly through the barrier.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once during field inspection

Action Indicating Compliance: Field inspection sign-off

Mitigation Measure MM N-7 All construction truck traffic shall be restricted to truck routes approved by the City of Los Angeles Department of Building and Safety, which shall avoid residential areas and other sensitive receptors to the extent feasible.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once during field inspection

Action Indicating Compliance: Field inspection sign-off

Mitigation Measure MM N-8 Two weeks prior to the commencement of construction at the Project site, notification shall be provided to immediately adjacent off-site residential properties that discloses the construction schedule, including the various types of activities and equipment that would be occurring throughout the duration of the construction period.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once during field inspection

Action Indicating Compliance: Field inspection sign-off

Mitigation Measure MM N-9 Equipment warm-up areas, water tanks, and equipment storage areas shall be located a minimum of 45 feet from abutting sensitive receptors as feasible.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once during field inspection

Action Indicating Compliance: Field inspection sign-off

Mitigation Measure MM N-10 All on-site residential structures facing US-101 shall include windows and exterior doors that have a minimum STC rating of 30 STC or higher. Exterior doors shall be solid core and be installed with weather stripping. In addition, the windows will be non-operable.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction, Pre-Occupation

Monitoring Frequency: Once prior to issuance of building permit, one prior to issuance of certificate of occupancy

Action Indicating Compliance: Plan check sign-off, field inspection sign-off

Mitigation Measure MM N-11 All on-site residential structures facing US-101 shall include exterior wall assemblies which shall have a STC rating of 45 or higher.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction, Pre-Occupation

Monitoring Frequency: Once prior to issuance of building permit, one prior to issuance of certificate of occupancy

Action Indicating Compliance: Plan check sign-off, field inspection sign-off

Mitigation Measure IS MM U-1 Water Reduction. The proposed project shall implement measures to reduce water use. These may include, but are not limited to:

- Incorporate a recirculating hot water system to reduce waste in long piping systems where water must be run for considerable periods before hot water is received at the outlet. Use tankless water heaters;
- Retrofit other buildings within the City to offset the net water consumption induced by the proposed project;
- Use reclaimed water as a source for project irrigation systems;
- Set automatic irrigation systems to irrigate during early morning or evening hours to minimize water loss due to evaporation and reset to water less in cooler months and during rainfall season;
- Use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray;
- Practice xeriscaping that exceeds City requirements;
- Recycle all water used in cooling systems to the maximum extent possible;
- If a fleet will be maintained, incorporate a water recycling system in on-site facilities for washing vehicles; and
- Perform regular preventive maintenance on all pumps, valves, and piping, in the project's water system to minimize water waste.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once prior to issuance of building permit, one prior to issuance of certificate of occupancy

Action Indicating Compliance: Plan check sign-off, field inspection sign-off

Mitigation Measure IS MM U-2 Solid Waste Reduction. The proposed project shall implement measures to reduce solid waste generation. These may include, but are not limited to:

- Incorporate recycled content materials in building products, furnishings, and building maintenance;
- Recycle construction and demolition debris and California Redemption Value (CRV) generated during construction;
- Use mulching, composting, and grass-cycling on landscaped areas. Use xeriscaping or other low maintenance methods in landscape design;
- Develop a project recycling plan that includes the design and allocation of recycling collection and storage space in the project. As a result of the City's space allocation ordinance, the Los Angeles Municipal Code

- (LAMC) includes provisions for recycling areas or rooms in all new development projects and certain expansions;
- Incorporate a statement or brochure instructing occupants about source reduction, recycling, and procurement of recycled content materials into the ownership agreement, property management agreements, and tenant agreements;
 - Institute an employee participation recycling program whereby employees are given individual containers/bins to separate newspaper, white, and/or colored paper for regular collection by recyclers;
 - Educate residents about proper household hazardous waste collection programs;
 - Institute employee education which would, through a series of brief educational sessions, outline various methods whereby employees can further contribute to methods of recycling/conservation in the office and home (e.g., contracting with firms for the purchase of recycled paper, use of two-sided reports, replacement of Styrofoam cups with coffee mugs); and
 - Conduct an annual waste audit review to measure the effectiveness of the tenant education program and recycling collection activities. Use the results to improve the project recycling plan. Include:
 - A review of purchasing patterns to eliminate materials not compatible with the established waste diversion program;
 - A review of operating procedures which generate either large amounts of waste or non-recyclable materials;
 - A review of occupancy uses and activities;
 - The evaluation and expansion of recyclable materials to be included in a recycling program; and
 - A review of employee awareness of recycling program goals, procedures, and accomplishments, as well as evaluations and implementation of training for all project occupants.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once prior to issuance of building permit, one prior to issuance of certificate of occupancy

Action Indicating Compliance: Plan check sign-off, field inspection sign-off

Project Design Feature PDF U-1 Water Reduction. The Proposed Project shall implement the following PDF to reduce water use. This shall include, but is not limited to:

- Use tankless water heaters;
- Prepare site for reclaimed water use to accommodate the future availability of recycled water as a source for Project irrigation systems;
- Set automatic irrigation systems to irrigate during early morning or evening hours to minimize water loss due to evaporation and reset to water less in cooler months and during rainfall season;
- Use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray;
- Recycle all water used in cooling systems to extent feasible; and
- Perform regular preventive maintenance on all pumps, valves, and piping, in the Project's water system to minimize water waste.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once prior to issuance of building permit, one prior to issuance of certificate of occupancy

Action Indicating Compliance: Plan check sign-off, field inspection sign-off

38. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

CM-1. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.

- a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.
- b. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
- c. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.

CM-2. 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.

CM-3. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.

CM-4. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

CM-5. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

CM-6. 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.

CM-7. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

CM-8. 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.

CM-9. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.

CM-10. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

CM-11. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

CM-12. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.

CM-13. Stockpiles, excavated soil, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a biodegradable soil stabilizer.

CM-14. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

CM-15. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

CM-16. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.

CM-17. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.

CM-18. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.

CM-19. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

CM-20. Trucks having no current activity shall not idle but be turned off.

39. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of a Flood Zone.

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 November 17, 2016
recommended this ordinance be adopted by the City Council.



Rocky Wiles, Commission Office Manager
City Planning Commission

File No.: _____