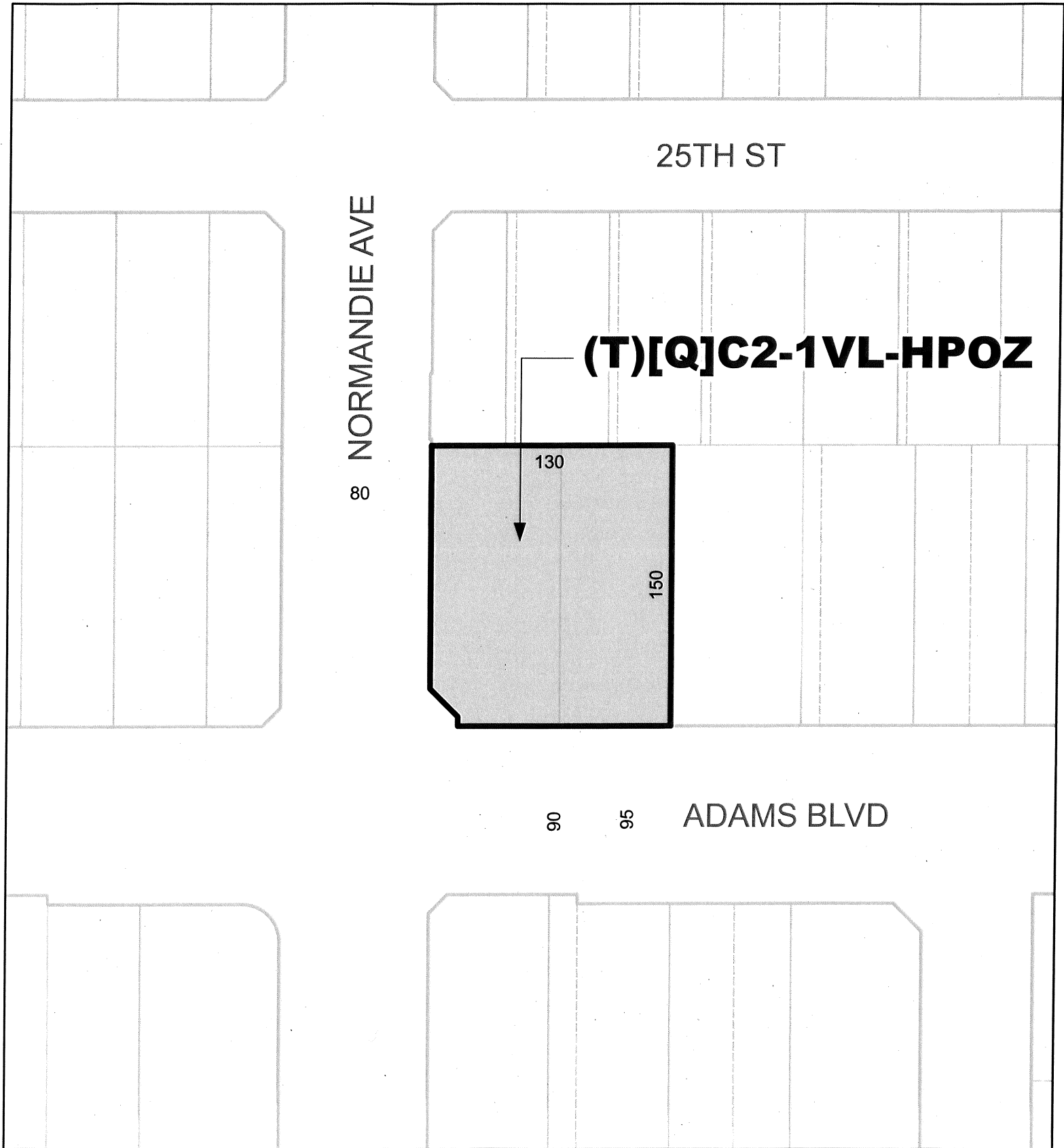


ORDINANCE NO. _____

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 FOLLOLWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

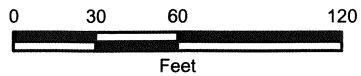
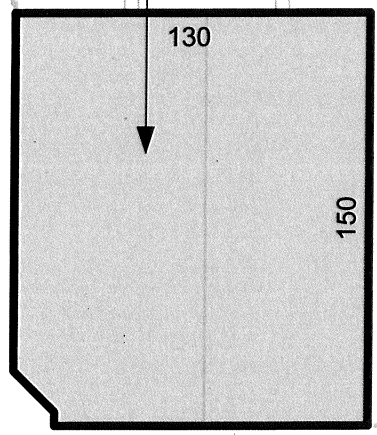


(T)[Q]C2-1VL-HPOZ

80 NORMANDIE AVE

25TH ST

90 95 ADAMS BLVD

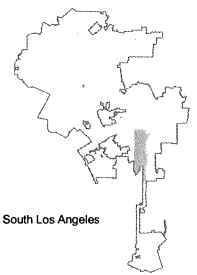


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City of Los Angeles



[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.

Entitlement Conditions

1. **Use.** Use of the subject property shall be limited to the use and area provisions of the C2 zone as defined in Section 12.14 of the Municipal Code.
2. **Site Plan.** Prior to the issuance of any building permits for the subject project, detailed development site and elevation plans including complete landscape and irrigation plan by a licensed landscape architect or architect, shall be submitted for review and approval by the Department of City Planning for verification of compliance with the imposed conditions. The plans in addition shall be in substantial conformance with the architectural plans labeled as Exhibit "B", and exterior color and materials contained in "Exhibit B-1, or as modified by the South Los Angeles Area Planning Commission attached to the subject case file. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
3. **Height.** The maximum height of the building shall not exceed 23 feet 6 inches as measured from finished grade per Section 12.03. The fueling station canopies shall not exceed 20 feet as measured from the finished grade.

CONDITIONS FOR EFFECTUATING (T) OR [T] TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or 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, except demolition, excavation, or foundation permits, public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Department of Public Works, Bureau of Engineering, Fire Department (and other responsible City, regional, and Federal government agencies, as may be necessary).

1. Dedication.

Adams Boulevard (Avenue I) – Dedicate a 5-foot wide strip of land along the property frontage to complete a 50-foot wide half right-of-way in accordance with Avenue I standards of Mobility Plan 2035, together with a 20-foot radius property line return or a 15-foot by 15-foot cut corner at the intersection with Normandie Avenue.

Normandie Avenue (Avenue II) – Dedicate a 3-foot wide strip of land along the property frontage to complete a 43-foot wide half right-of-way in accordance with Avenue II standards of Mobility Plan 2035.

2. Improvements. That the following improvements are either constructed or that the construction is suitably guaranteed:

Adams Boulevard – Construct additional surfacing to join the existing improvements to provide a 35-foot half roadway in accordance with Mobility Plan 2035, including asphalt concrete pavement, integral concrete curb, 2-foot gutter, and a 15-foot wide concrete sidewalk. Construct an access ramp at the corner with Normandie Avenue to comply with ADA requirements. 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 and proposed improvements.

Normandie Avenue - Construct additional concrete sidewalk in the newly dedicated area. Repair all broken, off-grade, or bad order concrete 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 and proposed improvements.

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. Some tree removal in conjunction with the street improvement project may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Notes: Street lighting and street light relocation may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Refer to the Department of Water and Power regarding power pole (213) 367-2715.

Refer to the Department of Transportation regarding traffic signals, signs, and parking meters (213) 482-7024.

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

3. Catch basin exists along Adams Boulevard. Relocate catch basins per B-Permits Plan check requirements. Roof drainage and surface run-off from the project shall be collected and treated at the site and directed to the streets via drain systems constructed under the sidewalk and through the curb drains or connections to the catch basins.
4. Sewers exist in Adams Boulevard and Normandie Avenue. Extension of the 6-inch house connection laterals to the new property may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
5. An investigation by the Bureau of Engineering Central 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 Central District Office of the Bureau of Engineering (213) 482-7050.
6. 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.

Section 2. 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 _____.

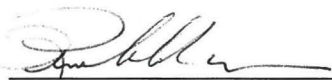
Holly L. Wolcott, City Clerk

By _____ Deputy

Approved _____

Mayor

Pursuant to Section 558 of the City Charter, the South Los Angeles Area Planning Commission on **December 6, 2016** recommended this ordinance be adopted by the City Council.



Renee Glasco, Commission Executive Assistant
South Los Angeles Area Planning Commission

File No. 16-_____