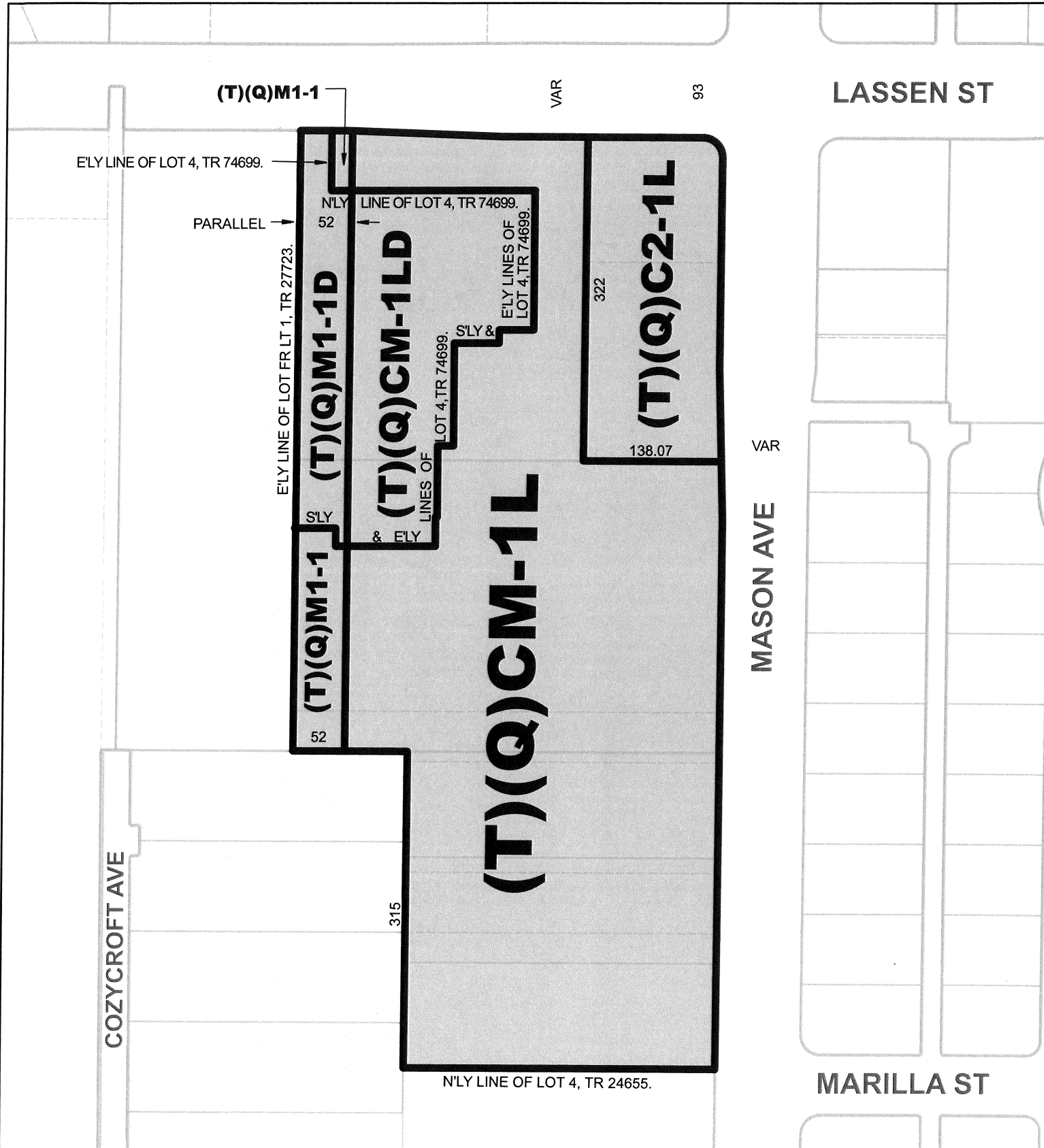


ORDINANCE NO. 185352

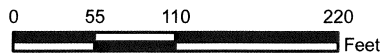
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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 of properties 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.



THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THESE ZONE CHANGES TO COINCIDE WITH THOSE OF RECORDED TR 74699.



CPC-2016-5001-ZC-HD-CUB-CU-SPR

CF/ *[Signature]*

080717

City of Los Angeles



CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

(As Modified by the City Council Planning and Land Use Management Committee Meeting on
November 21, 2017)

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. Improvements Required -

Lassen Avenue – Improve Lassen adjoining the tract by the repair and continued maintenance of existing concrete sidewalks with tree wells including any necessary repair of the existing driveway approach, curb return, or curb, satisfactory to the City Engineer. Where a conflict may arise with Conditions of Approval for VTT 74699, this condition shall prevail.

Mason Street – Improve Mason Street adjoining the tract by the repair and continued maintenance of existing concrete sidewalks with tree wells including any necessary repair of the existing driveway approach, curb return, or curb to the satisfaction of the City Engineer. Where a conflict may arise with Conditions of Approval for VTT 74699, this condition shall prevail.

3. Department of Transportation

- a. Intersection Improvements at Mason Avenue/Lassen Street. Restripe Lassen Street to install a right-turn only lane on the eastbound approach to the Mason Avenue intersection within the existing roadway width.
- b. The project shall prohibit street parking along the south side of Lassen Street west of Mason Avenue adjacent to the project site.

- c. Changes to the existing traffic signal equipment needed in conjunction with the recommended improvement would also be implemented as part of the mitigation measure. This intersection improvement is conceptually acceptable to DOT's West Valley District Office.
- d. Site Access and Internal Circulation. The conceptual site plan shows that vehicular access to the site will be provided via three driveways along the west side of Mason Avenue and two driveways along Lassen Street. The most easterly driveway on Lassen Street should be restricted to right-turns in and right-turns out only. The most southerly one-way ingress driveway on Mason Avenue would require a covenant and agreement between the developer and the neighbor property since it would be a shared driveway.
- e. The review of this study does not constitute approval of the driveway dimensions, access and circulation scheme. Final DOT approval is normally required prior to the issuance of any associated building permits. Approval is given when DOT receives an acceptable site and access plan and payment of all applicable application fees. For the fastest possible final review and approval process, plans should be submitted to DOT Valley Development Review, 6262 Van Nuys Blvd., Suite 320, Van Nuys 91401, prior to plan check submission to the Department of Building and Safety.

4. Bureau of Street Lighting

- a. Prior to the issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation of annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
- b. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights; six (6) on Mason Avenue and three (3) on Lassen Avenue.

5. Urban Forestry Division

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.

Note – All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at 213-847-3077.

(Q) QUALIFIED CLASSIFICATIONS

(As Modified by the City Council Planning and Land Use Management Committee Meeting on November 21, 2017)

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, as shown on the attached Zoning Map, 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 uses as permitted in the C2 and CM Zones as defined in LAMC Sections 12.14 and 12.17.1, respectively, except as modified by the conditions of approval contained in Case No. CPC-2016-5001-VZC-HD-CU-CUB-SPR or subsequent action.
2. **Development.** The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", dated November 20, 2017, except as may be revised as a result of this action.
3. The total floor area shall not exceed 142,607 square feet for the entirety of the site, with the following limitations:
 - a. 124 guest rooms
 - b. 10,350 square feet of restaurant use
 - c. 6,400 square feet of drive-through fast-foot restaurant use
 - d. 2,000 square feet of drive-through coffee shop use
 - e. 20,125 square feet of gym use
 - f. 17,000 square feet of retail uses
4. The applicant shall remit funds to be deposited into the North West Valley Project Mitigation Fund No. 56P-14 in the amounts specified, within 30-days of the respective benchmarks as follows:
 - a. \$25,000 upon issuance of building permits for Building 1, Building 6, and Building 7, as identified on the approved site plan; and,
 - b. \$25,000 upon issuance of Certificates of Occupancy for Building 1, Building 6, and Building 7, as identified on the approved site plan;
 - c. \$25,000 upon issuance of Certificates of Occupancy for Building 4, as identified on the approved site plan.

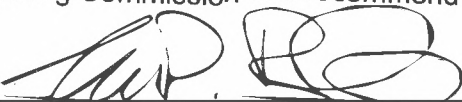
“D” DEVELOPMENT LIMITATIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, as shown on the attached Zoning Map, subject to the “D” Development Limitations.

1. **Height.** Any structures within the CM-1LD and M1-1D Zones shall not exceed a maximum height of four stories and 54 feet.

Sec. __. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Pursuant to Section 559 of the City Charter, **I DISAPPROVE** this ordinance on behalf of the City Planning Commission and recommend that it **NOT BE ADOPTED**.

By 
Vincent P. Bertoni, AICP
Director of Planning

Date 12-5-17

File No. 17-1043

I hereby certify that the foregoing ordinance was passed by a **vote of not less than two-thirds of all its members** by the Council of the City of Los Angeles.

CITY CLERK

MAYOR





Ordinance Passed 12/12/2017

Approved 12/12/2017


Ordinance Effective Date: 01/30/2018
Council File No.: 17-1043

DECLARATION OF POSTING ORDINANCE

I, Ottavia Smith state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 185352 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on 12/12/2017, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, I conspicuously posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records beginning on 12/21/2017 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.



Deputy Clerk

Date: 12/21/2017

Ordinance Effective Date: 01/30/2018

Council File No.: 17-1043