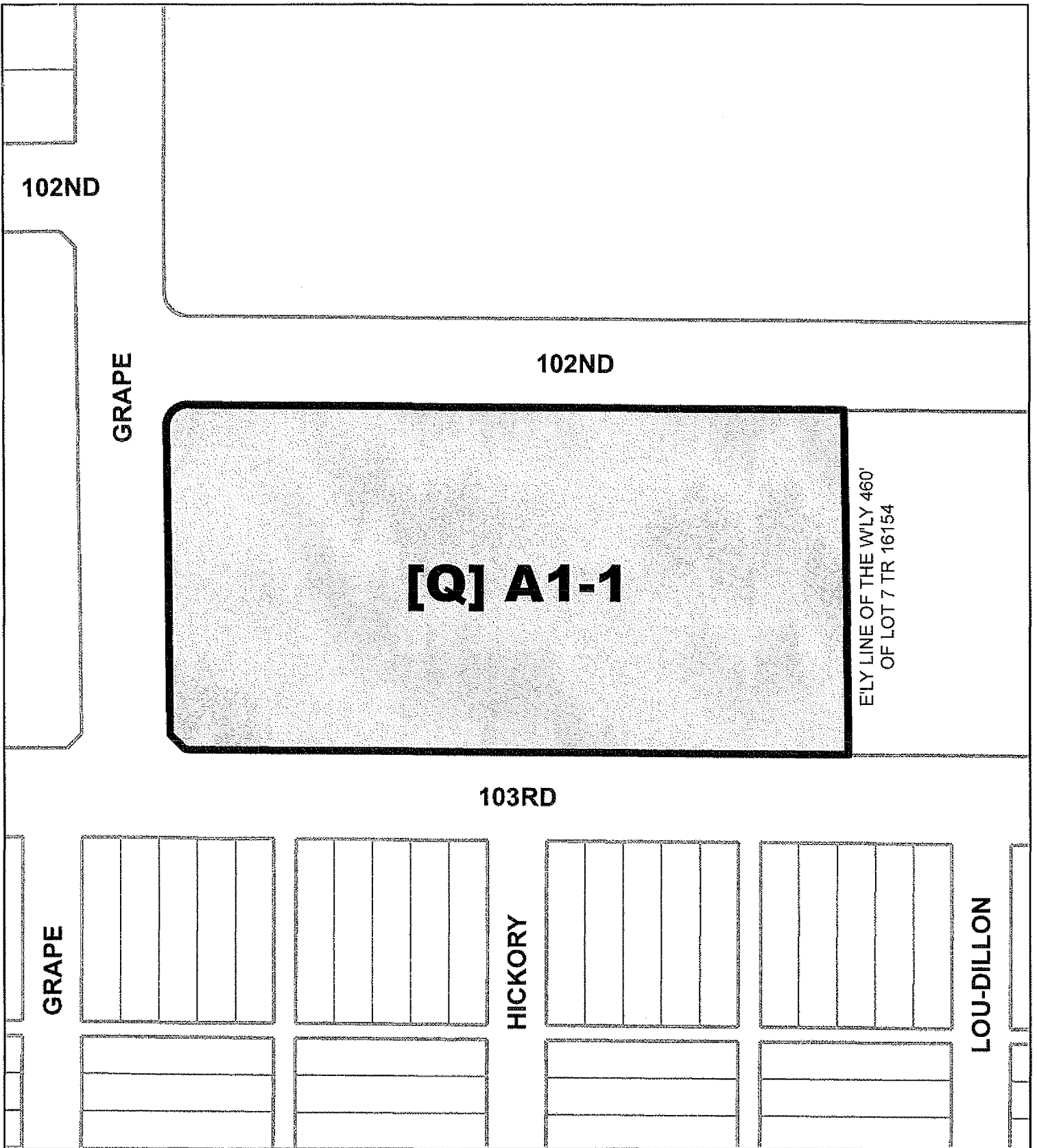


ORDINANCE NO. 182475

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 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:



[Q] A1-1

ELY LINE OF THE WLY 460'
OF LOT 7 TR 16154

102ND

102ND

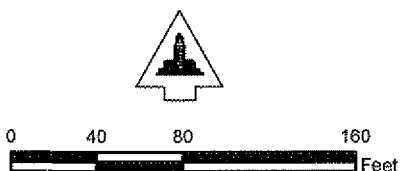
GRAPE

103RD

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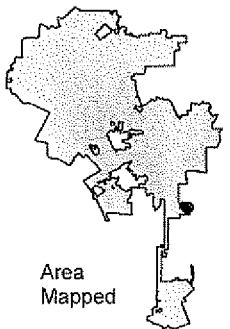
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C.M. 091 5A 215	CPC-2010-0031-SP-AD
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CF/ *[Signature]*

021113



Area Mapped

Section 2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, the following limitations are hereby imposed upon the use of that property described in Section I hereof, which property is subject to the "Q" Qualified Classification. Limitations imposed upon the use of property subject to the permanent "Q" Qualified Classification are imposed pursuant to Section 12.32 K of the Los Angeles Municipal Code.

A. The requirements of the A1 Zone, as modified by the provisions herein, shall apply to the subject lot, except as modified below:

B. Only the following uses may be permitted:

1. Agricultural uses, limited to the growing and harvesting of crops, orchards, gardens and nurseries.
2. Dwelling for farmer resident and family, or agriculture students at a rate of 2 units per acre; students must be enrolled in agriculture educational classes.
3. Accessory buildings and uses that support the above mentioned agricultural uses that include, but are not limited to:
 - a. Retail store for display and sale of products grown on premises, and from community gardens certified by the Farmer's Association,
 - b. Storage sheds,
 - c. Cannery (Small, human-powered, single-can, operation accessory to onsite agricultural business; not automated,
 - d. Agricultural laboratories,
 - e. Classrooms,
 - f. Commercial teaching kitchen,
 - g. Refrigeration units,
 - h. Greenhouses,
 - i. Garages for farm related equipment,
 - j. Barns, and related structures that are not detrimental to the public welfare,
 - k. Living quarters for visiting interns with kitchenettes,
 - l. Hydroponic agricultural enterprise
 - m. Aquaculture,
 - n. Nursery, flower, plant or trees, and
 - o. Outdoor community education events

Such accessory buildings shall have a minimum height of 20 feet if developed as separate buildings

4. Booths, market stand, or other market facilities for the display and commercial sale of agricultural products grown as described in 3.a above, provided that each stand: is approved by the Department of Building and Safety; does not exceed an area of 200 square feet; does not house refrigeration units; and is located within 15 feet of any street or highway. Such stands shall have a maximum height of 10 feet.
5. Community Center related to agricultural and health and wellness events and programing, also containing:
 - a. Educational classrooms (as accessory to permitted use)
 - b. Office (as accessory to permitted use)
6. Playground,
7. Compost station or similar use dedicated to composting and storing food and yard waste,
8. Water reclamation unit for onsite use,
9. Solar panels (mounted on stands or poles) for onsite use of energy,
10. Wireless broadband POP (Point of Presence)
11. Designated onsite parking to exclusively serve onsite permanent uses:
 - a. Minimum parking: 0.5 parking spaces per 1,000 square foot;
 - b. Maximum parking: 1 parking space per 1,000 square feet,

- C. Yard Requirements: The following yards shall be provided and maintained in connection with any development activities on the site:
 - 1. Front Yard. A minimum front yard of 10 feet shall be provided.
 - 2. Side Yard. A minimum side yard of 10 feet shall be provided.
 - 3. Rear Yard. There shall be a rear yard of not less than 15 feet in depth from the lot line of adjacent residential uses, otherwise, there shall be rear yard of not less than 5 feet in depth.

- D. Parking Requirements: There shall be a maximum of two off-street parking spaces per every 1,000 square feet of building. Bicycle parking shall be provided at a minimum of 1 bicycle space per 5,000 square feet of agricultural production area.

- E. Height. A maximum height of 35 feet applies to the entire site.

Section 3. **URGENCY CLAUSE.** The City Council finds and declares that this Plan Amendment and this Ordinance Correction is required for the immediate protection of the public peace, health and safety for the following reasons: The subject Plan Designation and Zone Change area are necessary to allow for the ongoing use and maintenance of an established community garden and farm land use, and to facilitate the timely reception of funding sources that would allow for improvements at the site that are beneficial to Watts and Jordan Downs community. For these reasons, the subject Zone Change Ordinance shall become effective upon publication pursuant to 253 of the Los Angeles City Charter.

Based upon the above findings, the corrected ordinance is deemed to be consistent with the public necessity, convenience, general welfare and good planning and zoning practice.

Sec. 4. 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 this ordinance was passed by the Council of the City of Los Angeles, at its meeting of FEB 27 2013.

JUNE LAGMAY, City Clerk


By  Deputy

Approved MAR 04 2013

 Mayor

Pursuant to Section 559 of the City Charter,
I approve this ordinance on behalf of the
City Planning Commission and recommend
that it be adopted...

February 12, 2013
See Attached Report


Michael LoGrande
Director of Planning

File No. 13-0174