

ORDINANCE NO. 183013

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 \_\_. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications of property 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.

LUCERNE BLVD

**LQJC2-1D**

477.72

LARCHMONT BLVD

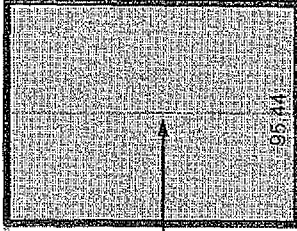
LARCHMONT BLVD

15' ALLEY

31.5

1ST ST

60

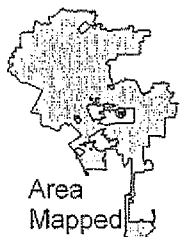


50 25 0 50 Feet



CM: 138 B 189

APCC-2013-1033-ZC




Area Mapped

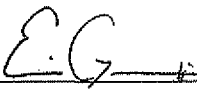
Section \_\_. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin 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 APR 30 2014.

\_\_\_\_\_  
Holly L. Wolcott, Interim City Clerk

By  Deputy

Approved 5/6/14

 Mayor

Pursuant to Section 558 of the City Charter, the Central Area Planning Commission on February 11, 2014, recommended this ordinance be adopted by the City Council.

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

File No. 14-0317

## (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.

### A. Entitlement Conditions

1. **Site Plan.** The development of the subject property shall comply with the development standards established in Ordinance No. 180,564 and shall be in substantial conformance with the site plan and elevations attached to the subject case file, whereby:
  - a. the physical culture institution shall not exceed 873 square feet,
  - b. the retail space shall not exceed 2,429 square feet, and
  - c. the Storage area shall not exceed 615 square feet.
2. **Use.** The use of the subject property shall permit physical culture institution (indoor stationary cycling studio) use and those uses permitted in the [Q]C2-1D Zone as established by Ordinance No. 167,420 and Ordinance No. 168,344.
3. **Parking.**
  - a. **Vehicles** – Parking spaces shall be provided in compliance with the L.A.M.C. Section 12.21-A 4.
  - b. **Bicycles** – Parking spaces shall be provided in compliance with the L.A.M.C. Section 12.21-A 16.
4. 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

### B. Environmental Conditions

5. Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
6. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
7. On-site signs shall be limited to the maximum allowable under the Municipal Code
8. Multiple temporary signs in store windows and along building wall are not permitted.
9. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
10. Only low- and non-VOC containing paints, sealants adhesives and solvent shall be utilized in the construction of the project.

11. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
12. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company proving services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction related waste.
13. To facilitate on-site separation and separation and recycling of demolition– and construction-related waste, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as part of the project's regular waste disposal program.
14. All waste shall be disposed of properly. Use appropriate labeled recycling bins to recycle demolition and construction materials including: solvents, water based paints, vehicle fluids, broken asphalt and concrete, bricks, metals wood and vegetation. No recyclable materials/wastes shall be taken to an appropriate landfill. Toxic waste must ne discard at a license regulated disposal site.

### **C. Administrative Conditions of Approval**

15. **Approval. Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review 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.
16. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive or have been modified.
17. **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.
18. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
19. **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.
20. **Building Plans.** Page 1 of the grants 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.

21. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
22. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.
23. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expediting processing Section.

## DECLARATION OF POSTING ORDINANCE

I, MARIA VIZCARRA, 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. 183013 – Zone change for property located at 147 North Larchmont Boulevard – APCC-2013-1033-ZC** - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **April 30, 2014**, 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, on **May 7, 2014** I 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.

Copies of said ordinance were posted conspicuously beginning on **May 7, 2014** and will be continuously posted for ten or more days.

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

Signed this **7th** day of **May, 2014** at Los Angeles, California.

  
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Maria Vizcarra, Deputy City Clerk

Ordinance Effective Date: **June 16, 2014**  
Rev. (2/21/06)

Council File No. **14-0317**