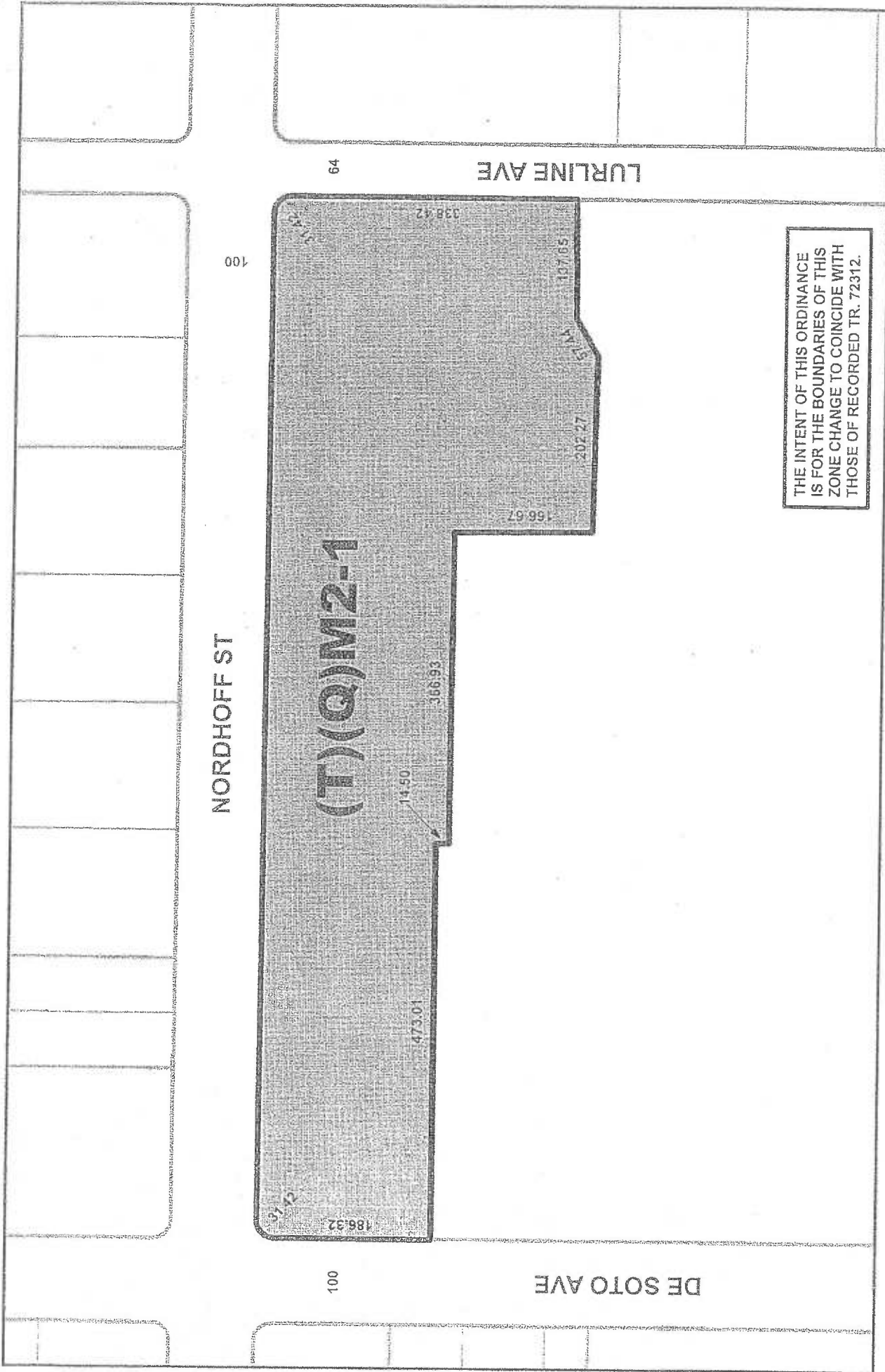


ORDINANCE NO. 183130

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.



NORDHOFF ST

LURLINE AVE

DE SOTO AVE

(T)(Q)M2-1

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR. 72312.



Area Mapped



100 50 0 100 Feet

CM: 198 B 109, 195 B 109 CPC-2013-1953 ZC CU SPR

041114

**(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. Use.**

A. Lot 1 of Tract No. Map 72312 shall be limited to those neighborhood serving uses permitted in the C1 Zone and the uses permitted in the MR2 Zone, except the residential uses shall be prohibited. Structures constructed for restaurants, fast food, and food establishments shall not be required to provide any setback area; otherwise all others shall observe the minimum setback of the MR2 Zone.

B. Lots 2-5 of Tract No. Map 72312 shall be limited to the uses permitted in the MR2 Zone. All structures on Lots 2-5 of Tract 72312 shall observe a minimum 10-foot wide setback from the property line abutting a public right-of-way.

2. **Site Plan.** The development of the property shall be in substantial conformance with this approval and the plans submitted by the applicant and attached to the case file as Exhibit B 1.

3. **Floor Area.** The total floor area of the new buildings on the subject property shall not exceed: Lot 1: 17,200 square feet, Lot 2: 53,124 square feet, Lot 3: 50,843 square feet, Lot 4: 54,341 square feet, and Lot 5: 65,664 square feet

4. **Height.** The project shall comply with the height provision of Height District 1.

**5. Parking.**

a. Parking on Lot 1 of Tract 72312 shall not exceed 94 spaces.

b. Parking on Lots 2-5 of Tract 72312 shall not exceed 208 spaces.

6. **Bicycle Parking.** The project shall provide bicycle parking in compliance with Ordinance No. 182,386 as follows:

a. a minimum of 12 bicycle parking spaces shall be provided on Lot 1, which proposes 17,200 square feet of commercial floor area,

b. a minimum of 10 bicycle parking spaces shall be provided on Lot 2, which proposes 25,654 square feet of light industrial floor area,

c. a minimum of 10 bicycle parking spaces shall be provided on Lot 3, which proposes 28,600 square feet square feet of light industrial floor area;

d. a minimum of 10 bicycle parking spaces shall be provided on Lot 4, which proposes 28,097 square feet square feet of light industrial floor area;

e. a minimum of 10 bicycle parking spaces shall be provided on Lot 5, which proposes 29,208 square feet square feet of light industrial floor area.

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 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 JUN 24 2014.

HOLLY L WOLCOTT, Interim City Clerk

By   
Deputy


Approved JUN 27 2014

  
Mayor

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

June 18, 2014  
See attached report

File No. CF-14-0608  
CPC-2013-1953-ZC-CU-SPR

  
Michael J. LoGrande  
Director of Planning

## Item #19

### CONDITIONS FOR EFFECTUATING (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, 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), the following:

#### 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 Planning Department, the applicant/developer shall provide written verification to the Planning Department 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 Planning Department.
  - a. That a 2-foot wide strip of land be dedicated along Nordhoff Street adjoining the tract to complete a 52-foot wide half right-of-way in accordance with the Major Highway standards including a 20-foot radius property line returns at the intersection with De Soto Avenue and Lurline Avenue.
  - b. That a 2-foot wide strip of land be dedicated along De Soto Avenue adjoining the tract to complete a 52-foot wide half right-of-way in accordance with the Major Highway standards.
  - c. That all the proposed tract map boundary lines be established in accordance with Section 17.07.D of the Los Angeles Municipal Code prior to the recordation of the final map satisfactory to the City Engineer.
  - d. That any fee deficit under Work Order No. EXT00502 expediting this project be paid.
  - e. Improve Nordhoff Street and De Soto Avenue adjoining the tract by the reconstruction of the existing sidewalks to complete 12-foot wide concrete sidewalks with tree wells including any necessary removal and reconstruction of the existing improvements.
  - f. Construction of necessary sewer facilities to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

- g. Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering.
- h. Street Trees- 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 tress planting shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213) 847-30770 upon completion of construction to expedite tree planting.

### 3. Department of Transportation

- a. De Soto Avenue - Los Angeles Department of Public Works, Bureau of Engineering (BOE) Standard S-470-0 dictates the standard cross section of a Class II Major Highway near an intersection requiring dual left-turn lanes to have 57-foot half right of way containing a 45-foot half-roadway that transitions along a standard flares section to a 52-foot half-right of way having a 40-foot half roadway. A variable dedication of up to seven feet shall be provided to bring this section of De Soto Avenue up to Class II Major Highway standards.
- b. Nordhoff Street – A variable dedication of up to seven feet shall be provided to bring the adjacent frontage of Nordhoff Street up to the Class II Major Highway Standards.
- c. The parking layout plan shall include the adjacent roadway curbs and show all driveway as well as any structure or off-site driveway within 25 feet of a project driveway. Driveways should be designed pursuant to BOE Standard Plan S-440-3, with the vehicular accessible width "W" shown on the plan as 30 feet for two-way access or 16 feet for one access. Note that the "W" dimension is less than that of the total curb cut, as it excludes the side slopes.
- d. A minimum 50 feet of full-height curb shall be provided between driveways.
- e. To avoid an influx of vehicles impinging on the public right-of-way, a minimum 20-foot queuing reservoir between the future property line and the first parking stall shall be required at all ingress driveways. The reservoir shall be increase to 40 feet at driveways serving 101 to 300 stalls, and 60 feet at driveway serving more than 300 stalls.
- f. To provide internal circulation, all parking areas shall be contiguous and accessible from all other similarly designated parking area without requiring the use of any public street.
- g. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of the Department of Transportation and Bureau of Engineering, Valley District for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety.

### 4. Bureau of Street Lighting

- a. No street light requirement if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights: two (2) on De Soto Avenue and nine (9) on Nordhoff Street, and two (2) on Lurline Avenue.
- i. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights of way in the

same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.

- j. Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.
- k. Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.
- l. 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 by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, 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 must be given to the City Planning Department for attachment to the subject file.

## CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

### A. Conditions of Approval

1. **Tract Map Recordation:** Prior to the issuance of the Certificate of Occupancy, the applicant shall provide proof of the recordation of the Final Tract Map 72312.
2. **Architectural Materials.**
  - a. A consistent use of architectural and building materials shall be applied throughout all exterior facades of the buildings to enhance the streetscape and identity of the site.
  - b. The proposed project shall not use architectural finishes that would produce substantial glare.
  - c. The retail windows of the project shall be clear, energy efficient insulated glass in display area.
  - d. The project shall incorporate windows and doors with well-designed trims and details as character defining features to reflect a consistent architectural theme.
  - e. The light industrial buildings shall incorporate a variation of textures, colors, material change, shadow lines or distinctive architectural treatments every 13 linear feet to avoid dull and repetitive facades.
  - f. The light industrial buildings shall organize the massing of the buildings to emphasize their entrances, corners and office space areas.
3. **Light and Glare.** The exterior of the proposed buildings shall be constructed of materials which reduce glare and reflectivity, such as high-performance tinted or deep-color glazed glass, pre-cast concrete or fabricated wall surfaces. All exterior windows should be tinted or contain a lighted reflective film to reduce illumination levels outside of the buildings.
4. **Graffiti.** Every building, structure or portion thereof shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material pursuant to Municipal Code Section 91.8104. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street, or alley, pursuant to Municipal Code Section 91.8104.15.
5. **Parking and Driveway Plan.** A preliminary parking area and driveway plan shall be prepared and submitted to the Bureau of Engineering and City Wide Planning Coordination Section of the Department of transportation in consultation with Council District Office No. 3 for approval prior to the submittal of building plans for plan check by the Department of Building and Safety.
6. **Driveway Way Access.** A 28-foot wide north-south easement between Lots 1 and 2 of Tract Map 72312 shall be maintained as a shared access driveway for employees of the Pratt and Whitney facility.
7. **Signage.** On-site signs shall be limited to the maximum allowable under the L.A.M.C. Section 12.12.2-A 6.