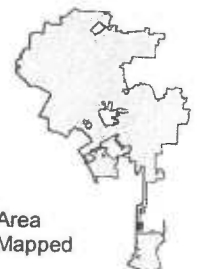
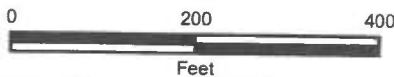
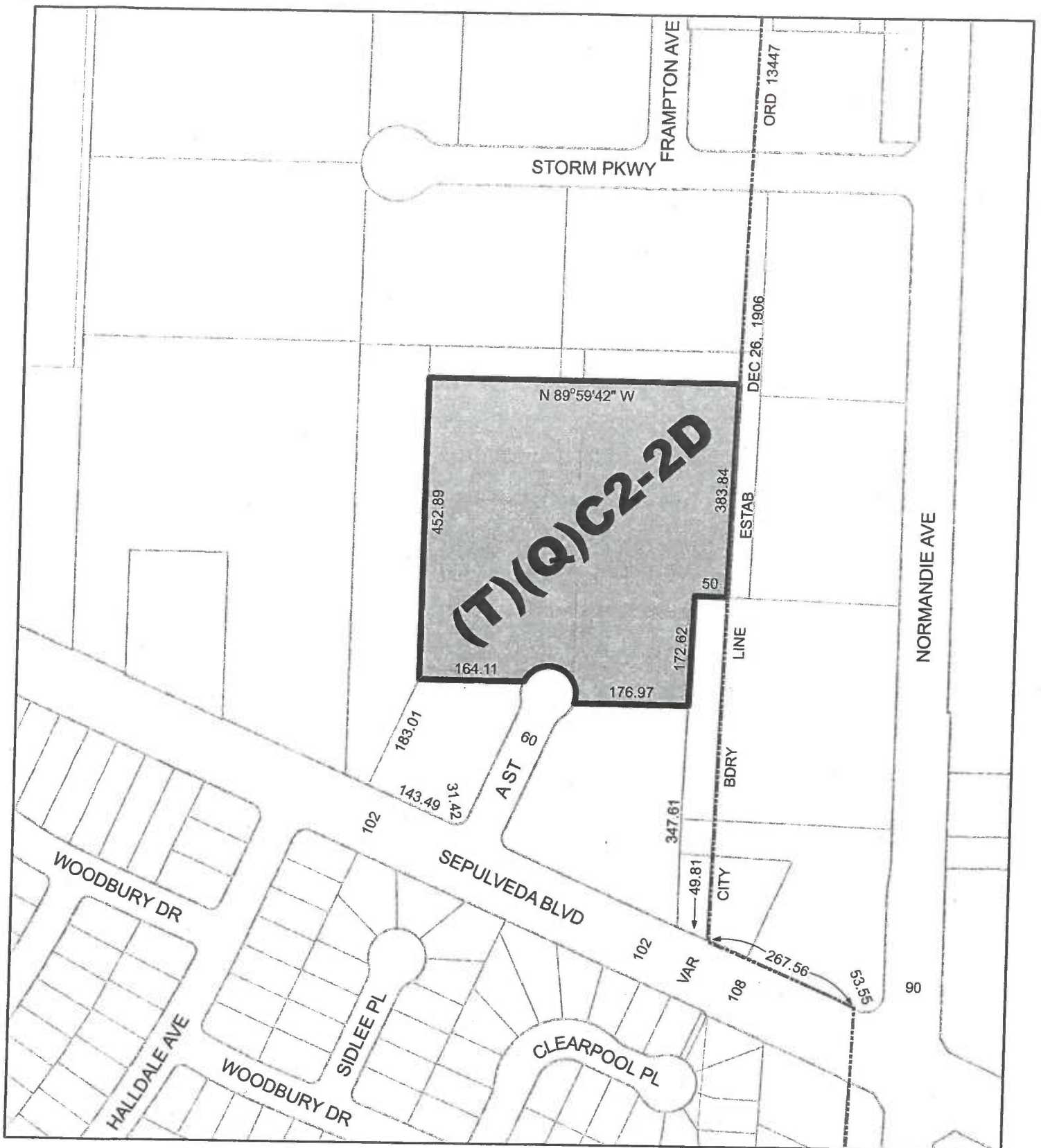


ORDINANCE NO. 183466

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:



C.M. 045 B 193, 045 B 197
042 B 193, 042 B 197

CPC-2009-0542-GPA-ZC-HD-ZV-ZAA-SPR

012915

AAJ

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 FEB 25 2015.

HOLLY L WOLCOTT, City Clerk

By  _____
Deputy

Approved 2/27/15 _____

 _____
Mayor

Pursuant to Sec. 559 of the City Charter, I **disapprove** this ordinance on behalf of the City Planning Commission and recommend that it not be adopted....

February 19, 2015



Michael J. LoGrande
Director of Planning

File No. C.F. 14-0869
CPC-2009-0542-GPA-ZC-HD-ZV-ZAA-SPR

(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 use and development of the property shall be in substantial conformance with the Plot plan and elevations marked **Revised Exhibit A (consistent with EIR Alternative D)**, and attached to the administrative file. Prior to the issuance of building permits, revised, detailed development plans that show compliance with all conditions of approval, including complete landscape and irrigation plans, shall be submitted to the Department of City Planning Department for review.
2. **Use.** Use of the subject property shall be limited to the use and area provisions of the C2-2D zone; multifamily residential shall be permitted.
3. **Parking.** Pursuant to LAMC Section 12.21A4(x)(3)(a) the Project need not provide more than 792 parking spaces.
4. **Residential Density.** Not more than 352 residential units may be constructed on the property.
5. **Open Space.** A minimum of 119,140 square feet of open space shall be provided on site.
6. **Landscape Plan.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with the landscape plan prepared by a licensed landscape architect to the satisfaction of the Department of City Planning Department. (MM)
 - a. Landscaped peninsulas between parking stalls shall be added to and planted with shade producing trees to create shade coverage meeting the City's Landscaping Ordinance # 170,978 subsection K 1. H.
 - b. Mature landscaping shall be planted along the lot lines abutting adjacent properties.
 - c. Pedestrian walkways shall connect doorways and entrances from one building to another and from each building to ground level amenities and the cul-de-sac sidewalks. Walkways on site shall be constructed with a distinct paving material, variegated color and pattern, such that the pathways are differentiated from the driveway surface and enhance pedestrian
7. **Setbacks.** The project shall maintain a 51 foot rear yard setback between the northern property line and any habitable structure on site.
8. **Balconies.** The balcony railings facing lot lines abutting other properties shall be made of solid material. Balconies shall not project into the required setbacks.

B. Environmental Conditions

9. **Aesthetics (Landscape Plan).** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in

accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.

10. Aesthetics (Vandalism)

- a. 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.
- b. 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.

11. Aesthetics (Signage on Construction Barriers)

- a. The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
- b. Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- c. The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.
- d. The Applicant shall ensure through appropriate postings and daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.

12. Aesthetics (Signage) On-site signs shall be limited to the maximum allowable under the Municipal Code.

13. Aesthetics (Light). Project lighting shall be directed onto the site, and all lighting shall be shielded from adjacent roadways and off-site properties. Atmospheric light pollution shall be minimized by using lighting fixtures that cut-off light directed to the sky.

14. Aesthetics (Glare). The proposed buildings shall incorporate non-reflective exterior building materials (such as plaster and masonry) in their design. Any glass to be incorporated into the façade of the buildings shall be either of low-reflectivity, or accompanied by a non-glare coating.

15. Land Use Planning. The Project Applicant shall provide all prospective residents of the proposed apartment project with a disclosure statement acknowledging the Project is located adjacent to areas designated, zoned for, and improved with industrial land uses, including, at minimum, the following details:

- a. The surrounding M3 zone (City of Los Angeles to the north and west) allows any use in the M2 zone except for any R zone use, dwelling units or guest rooms, and hospitals. Thus, it allows industrial uses, storage yards, and limited commercial manufacturing.
- b. The surrounding M-2 zone (County of Los Angeles to the east) allows heavy manufacturing and all other uses, with the exception of heavy industry needing a CUP. Residential uses and school uses are prohibited
- c. Signed disclosure statements shall be procured by the leasing agent prior to the execution of any residential lease agreements.

16. Sidewalks. All new sidewalks along the project's street frontages shall be paved with pervious (permeable) concrete or interlocking pavers to create a distinctive pedestrian environment and to increase the opportunity for stormwater infiltration on the site.

17. Increased Noise Levels (Landscape Buffer)

- a. A minimum four-foot wide landscape buffer shall be planted adjacent to the residential use.
- b. A landscape plan prepared by a licensed Landscape Architect shall be submitted for review and approval by the decision maker.

18. Increased Noise Levels (Demolition, Grading, and Construction Activities)

- a. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- b. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- c. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- d. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. The use of those pieces of construction equipment or construction methods with the greatest peak noise generation potential shall be minimized to the extent feasible. Examples include the use of drills, jackhammers, and pile drivers.
- e. Noise and groundborne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.
- f. Equipment warm-up areas, water tanks, and equipment storage areas shall be located as far as possible from the surrounding residential uses.
- g. The Project Contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- h. Flexible sound control curtains shall be placed around drilling apparatuses and drill rigs used within the Project Site, if sensitive receptors are located at, or within, 50 feet.

19. Increased Noise Levels.

- a. The proposed residences shall comply with the Noise Insulation Standards of Title 24 of the California Code of Regulations, which insure an acceptable interior noise environment. Specifically, the design standards shall be established to maintain noise levels at interior spaces to be within the 45 dBA noise standards. Measures can include, but not be limited to, using construction techniques/materials with a sound transmission class (STC) rating of 32 in habitable rooms/areas, installing sound-rated interior walls between uses, or other site planning and building placement that could reduce or eliminate the line-of-sight between the noise source and residential uses. The applicant shall verify, through an acoustical engineer, that installed sound insulation is sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.
- b. The Project Applicant shall construct an 8-foot-high masonry block or sound wall along the northern, eastern, and western property lines to attenuate sound trespass from the adjacent industrial land uses. Landscaping in front of the wall shall be attractively maintained. On the south-facing side of the site, west of the Fontaine Way cul-de-sac, which is approximately 250 feet from the noise source at Sepulveda, a 10-foot buffer zone between the property line and the residential units shall be provided.
- c. The Project Applicant shall provide all prospective residents of the proposed apartment project with a disclosure statement acknowledging the Project is located adjacent to an area zoned for and improved with industrial land uses that have the potential to generate noise levels during the late evenings and early morning hours.

Signed disclosure statements shall be procured by the leasing agent prior to the execution of any residential lease agreements.

20. Public Services (Fire).

- a. During demolition and construction, LAFD access from major roadways and internal roadways shall remain clear and unobstructed.
- b. The Project Applicant shall submit a plot plan to the LAFD for review and approval of the Project, which shall provide the capacity of the fire mains serving the Project Site and projected demands. Any required upgrades shall be identified and implemented prior to building permit sign-off.
- c. The design of the Project Site shall provide adequate access for Fire Department equipment and personnel to the structure.
- d. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along the path of travel, except for dwelling units, where travel distances shall be computed to the front door of the unit.
- e. The Project Applicant shall submit plot plans for LAFD approval of access and fire hydrants.
- f. The Project shall provide adequate off-site public and on-site private fire hydrants.
- g. Fire Code requirements that would be implemented as part of the Project include compliance with all applicable State and local codes and ordinances, fire lane design (including width and clearances), fire hydrant locations, fire hydrant flow rates, access roads, turning areas, distances from street or fire lane to condominiums and hotels, requirements for accommodating LAFD equipment, and load bearing requirements for fire access areas to accommodate LAFD equipment.

21. Public Services (Police).

- a. The Project Applicant shall employ security features, such as fencing, security lighting, and roaming security guards, which would serve to minimize the need for LAPD services during construction.
- b. The Project design shall address access control to proposed structures including parking areas, security lighting, landscaping planning and minimization of dead space to eliminate areas of concealment, and provision of security patrol throughout the Project Site if needed. The Design Out Crime Guidelines: Crime Prevention Through Environmental Design, The Design Out Crime Guidelines: Crime Prevention Through Environmental Design, published by LAPD, shall be used for reference. All crime prevention features shall be reviewed and approved by the LAPD prior to the issuance of a building permit.
- c. Upon completion of the Project, the Applicant shall provide the LAPD's Central Area Commanding Officer with a diagram of all portions of the Project Site that includes access routes and any other applicable information that may facilitate police response.
- d. For each construction phase and on-going during operations, an Emergency Procedures Plan shall be developed to address emergency concerns and practices. The plan shall be subject to review by the LAPD.

22. Transportation. At the sole financing by the Project Applicant, the Project Applicant shall be responsible for the following:

- a. **Sepulveda Blvd.** The westbound/eastbound approaches on Sepulveda Boulevard at Normandie Avenue shall be modified to provide a second left-turn only lane. (The resultant approach lane configuration would provide two left-turn lanes, two through lanes, and one shared through/right-turn lane.)
- b. To accommodate the proposed left-turn lanes, the existing median islands on both the westbound and eastbound legs of the intersection along Sepulveda Boulevard shall be reconstructed and the existing eastbound and westbound roadway striping shall be modified for transitional purposes.