

ORDINANCE NO. 183195

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.

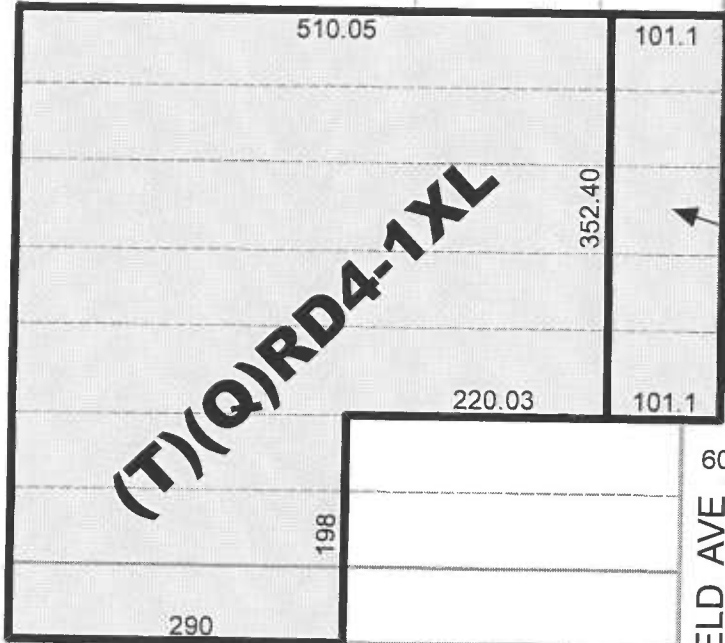
THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR. 72271

PARTHENIA ST

BRYANT ST

WINNETKA AVE

PENFIELD AVE



(T)(Q)R1-1

100

390.01

31.41

62

CHASE ST

30

60



C.M. 192 B 113, 195 B 113	CPC-2013-2078-GPA-ZC-BL-ZV-SPR
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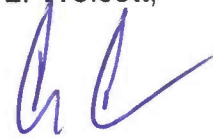
052814

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 AUG 20 2014.

Holly L. Wolcott, City Clerk



By _____ Deputy

Approved AUG 27 2014



Mayor

Pursuant to Section 558 of the City Charter, the City Planning Commission on April 24, 2014, recommended this ordinance be adopted by the City Council.



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

File No. 14-0962

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.

Dedications and Improvements. 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).

Responsibilities/Guarantees.

1. Bureau of Engineering. Prior to the 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 the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
 - a. Street Dedication.
 - (1) That a 30-foot and variable width strip of land be dedicated along Penfield Avenue adjoining the tract to complete a 30-foot wide half right-of-way including partial elbow section at the intersection with Bryant Street
 - (2) That a 2-foot wide strip of land be dedicated along Winnetka Avenue adjoining the tract to complete a 52-foot wide right-of-way in accordance with Major Highway Standards.
 - b. Street Improvement.
 - (1) Improve Penfield Avenue adjoining the subdivision by the construction of the followings:
 - i. A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
 - ii. Suitable surfacing to join the existing pavements and to complete an 18-foot half roadway or (36-foot minimum total roadway).
 - iii. Any necessary removal and reconstruction of existing improvements.
 - iv. The necessary transitions to join the existing improvements.
 - v. Suitable improvements of the partial elbow section.

- (2) Improve Winnetka Avenue adjoining the subdivision by the construction of a 12-foot full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.
 - (3) That Board of Public Works approval be obtained, prior to the recordation of the final map, for the removal of any tree in the existing or proposed right-of-way area. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.
2. Department of Water and Power. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements in a letter dated November 6, 2013 attached to the file. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering.
3. Bureau of Street Lighting.
 - a. If new street light(s) are required, then prior to the recordation of the final map or 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 or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
 - b. Construct new street light: three (3) on Penfield Avenue and if street widening per BOE improvements conditions, relocate and upgrade street lights; three (3) on Winnetka Avenue.
4. Bureau of Sanitation. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering.
5. Bureau of Street Services, Urban Forestry Division. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as require 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 planting, the applicant or contractor shall notify the Urban Forestry Division (213) 847-3077 upon completion of construction to expedite tree planting.
6. Department of Transportation.
 - a. A minimum 40-foot reservoir space shall be provided from the property line or to the satisfaction of the Department of Transportation.
 - b. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320, Van Nuys CA 91401.

7. Fire Department.

- a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
- b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- c. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- d. Private roadways for general access use shall have a minimum width of 20 feet.
- e. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- f. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- g. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
- h. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- i. Standard cut-corners will be used on all turns.
- j. Submit plot plans indicating access road and turning area for Fire Department approval.
- k. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- l. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- m. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- n. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- o. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
- p. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

- q. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - r. Site plans shall include all overhead utility lines adjacent to the site.
 - s. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
8. Information Technology Agency. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, (213) 978-0856.
9. 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.

Notice: Certificates of Occupancies for the subject properties 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.

(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.

Entitlement Conditions

1. **Use.** The use of the subject property shall be limited to those uses permitted in the RD4 and R1 Zones as defined in Sections 12.09.1 and 12.08 of the Los Angeles Municipal Code ("LAMC").
2. **Density.**
 - a. A maximum of 59 detached residential dwelling units shall be permitted on the portion zoned RD4.
 - b. A maximum of five single-family lots shall be permitted on the portion zoned R1.
3. **Height.** The height of the building on the subject property shall not exceed 30 feet as defined in LAMC Section 12.21.1-A,1. Any structures on the roof, such as air condition units and other equipment, shall be fully screened from view of any abutting properties with single-family dwellings.
4. **Parking.** A minimum of two covered off-street parking spaces shall be provided in accordance with LAMC Section 12.21-A,4(a) and ½ guest parking space per unit. In addition:
 - a. Garage floors shall be constructed with textured surfaces to minimize tire squeal noises.
 - b. Guest parking spaces shall be clearly marked. The signage shall be in easy to read lettering.
 - c. Shade trees shall be planted adjacent to guest parking spaces to provide 50 percent shading at full growth.
5. **Open Space.** A minimum of 35,292 square feet of open space shall be required in excess of the amount otherwise required pursuant to Municipal Code Section 12.21-G,2.
6. **Flood Hazard.** The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172,081 (effective 7/3/98).

Administrative Conditions

7. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews 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.
8. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.