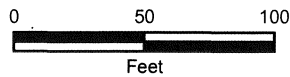
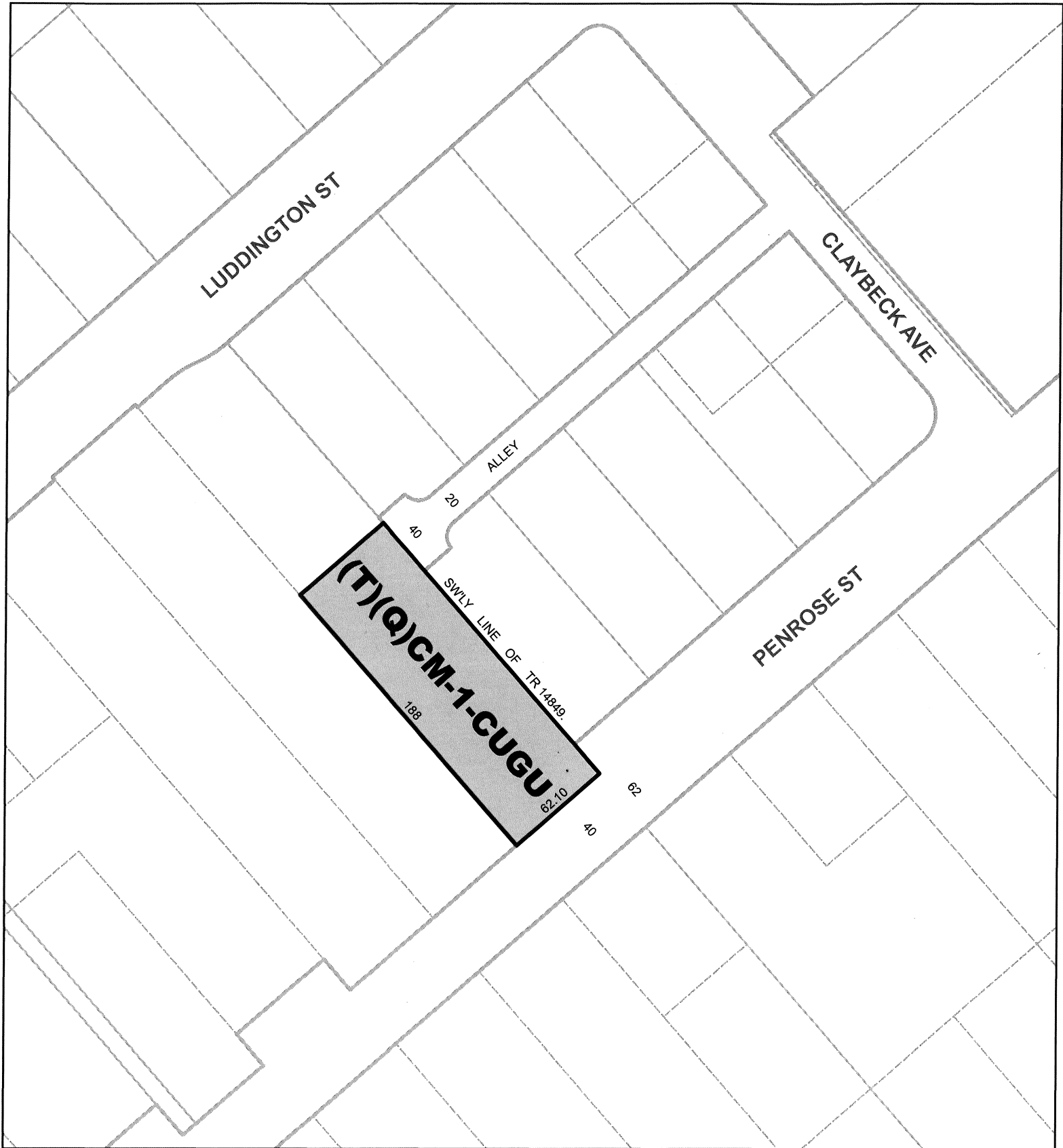


ORDINANCE NO. _____

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 zone 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:

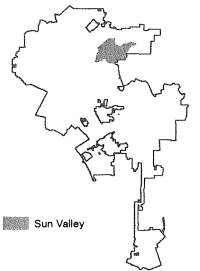


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City of Los Angeles



(Q) QUALIFIED CONDITIONS OF APPROVAL

Development Conditions:

1. **Use.** The use of the subject property shall be limited to an approximately 5,042 square foot commercial warehouse/storage building.
2. **Height.** The maximum allowable building height is one-story and 30 feet.
3. **Front Yard Setback.** A minimum 5 foot front yard setback shall be observed on Penrose Street.
4. **Plot/Site Plan.** Prior to the issuance of any building permits for the subject project, detailed development plans, including site and elevation plans, and including complete landscape and irrigation plans prepared by a licensed landscape architect or architect, shall be submitted for review by the Department of City Planning for verification of compliance with the imposed conditions. The plans submitted to Building and Safety shall be in substantial conformance with the plans dated September 3, 2019, and labeled "**Exhibit A,**" attached to the subject case file. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
5. **Automobile Parking.** Provide a minimum of eight automobile parking spaces per Los Angeles Municipal Code Section 12.21 A.4(c). As shown on "**Exhibit A,**" three parking spaces shall be provided within the approximately 793 square foot garage.
6. **Bicycle Parking.** Per Los Angeles Municipal Code Section 12.21 A.16, provide a minimum of four bicycle parking spaces including two long-term and two short-term.
7. **Landscape Plans.** Revised landscape plans shall be submitted to show the size and location of all plants. The landscape plan shall indicate landscape points for the Project as required by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. Only drought-tolerant trees and plants shall be used. Palm trees are prohibited. The final landscape plan shall be in substantial conformance with the submitted Landscape Plans dated September 3, 2019 and stamped as **Exhibit "A."**
8. **Landscaped Setback.** As shown on "**Exhibit A,**" minimum 5 foot landscaped setback along the Penrose Street frontage shall be observed.
9. **Clean Up Green Up.** The project shall meet the following Development Regulations of the Clean Up Green Up (CUGU) Ordinance No. 184,246 and Los Angeles Municipal Code Section 13.18 F:

- a. Site Planning.
 - i. All trash receptacles shall be located within a gated, covered enclosure at least six feet in height as shown on “**Exhibit A.**”
 - ii. No chain linked, barbed wire, and concertina wire fencing shall be used at the perimeter of the property.
 - b. Lighting. All outdoor lighting systems shall be directed away from the window of any residential uses and shall comply with the non-residential Light Pollution Reduction standards in the City of Los Angeles Green Building Code.
 - c. Signage. “No Idling” signage shall be posted onsite at the back of the curb and adjacent to the entrance of the driveway on Penrose Street where loading, staging or parking occurs.
 - d. Fencing. As shown on “**Exhibit A,**” 6 foot high solid concrete or masonry wall shall be constructed for the entire length of the property abutting R1-1-CUGU Zoned property. The wall shall be without openings and shall have a minimum nominal thickness of 6 inches.
 - e. Building Height. The proposed 30 foot in height structure shall be within an encroachment plan sloping upward and inward at a 45 degree angle commencing 20 feet above the existing grade as shown on “**Exhibit A.**”
 - f. Surface Lot Parking Design Layout. The loading area shall be located at the rear of the lot away from Penrose Street as shown on “**Exhibit A.**”
 - g. Surface Parking Lot Design/Tree Planting. Four trees shall be planted within the surface parking lot.
 - h. Surface Parking Lot Ground Water Recharge. The surface lot shall be graded to allow for ground water recharge into a minimum 3-foot by 3-foot unpaved planting area. This unpaved area shall be concave in design to receive runoff per Bureau of Engineering specifications and approval.
 - i. Driveway. The driveway from Penrose Street shall maintain the minimum width required by LAMC Section 12.21 A.5(f) unless otherwise required by the Los Angeles Departments of Transportation and/or Fire. The driveway shall be no more than 30 percent of the total street frontage of the property.
 - j. Noise. The project shall meet all noise requirements of Los Angeles Municipal Code Section 13.18 F as regulated by the Los Angeles Department of Building and Safety.
10. **Driveway Treatment.** The driveway surface shall be treated with decorative material or stamped or scored concrete.
11. **Open Air Storage.** No open air storage is permitted.

12. **Vehicular Use.** To the maximum extent feasible, vans will be used in lieu of trucks to access the site.
13. **Greywater.** The project shall be constructed with an operable recycled water pipe system for onsite greywater use, to be served from non-potable water sources such as showers, washbasins, or laundry and to be used as untreated subsurface irrigation for vegetation or for cooling equipment. The system specifics shall be required as determined feasible by DWP in consultation with the Department of City Planning.
14. **Roof-Top Equipment.** Any mechanical equipment (air conditioning units and other such equipment) shall be fully screened from view of any abutting properties and the public right-of-way.
15. **Lighting Design.** Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.
16. **Electric Vehicle Parking.** The project shall include at least 20 percent (20%) of the total code-required parking spaces capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. Five percent (5%) of the total code required parking spaces will be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the required 20 percent or 5 percent results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

Any parking spaces provided above LAMC requirements shall be provided with EV chargers to immediately accommodate electric vehicles within the parking areas.
17. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.
18. **Solar Ready Buildings.** The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
19. **Solar Power.** The project shall provide a minimum 760 square foot rooftop solar zone as shown on "Exhibit A." Additional solar panels may be installed on all rooftop areas and surface parking lots with the exception of areas occupied by rooftop mechanical equipment.

20. **Signs.** There shall be no off-site commercial signage on construction fencing during construction.
21. **Permeable Paving.** The project shall incorporate techniques throughout the project site including permeable paving and landscaping to avoid excessive runoff into the Los Angeles Flood Control Basin.
22. **Heat Island Effect.** To reduce the heat island effect, a minimum of 50% of the area of pathways, patios, driveways or other paved areas shall use materials with a minimum initial Solar Reflectance value of 0.35 in accordance with ASTM (American Society of Testing Materials) standards.

