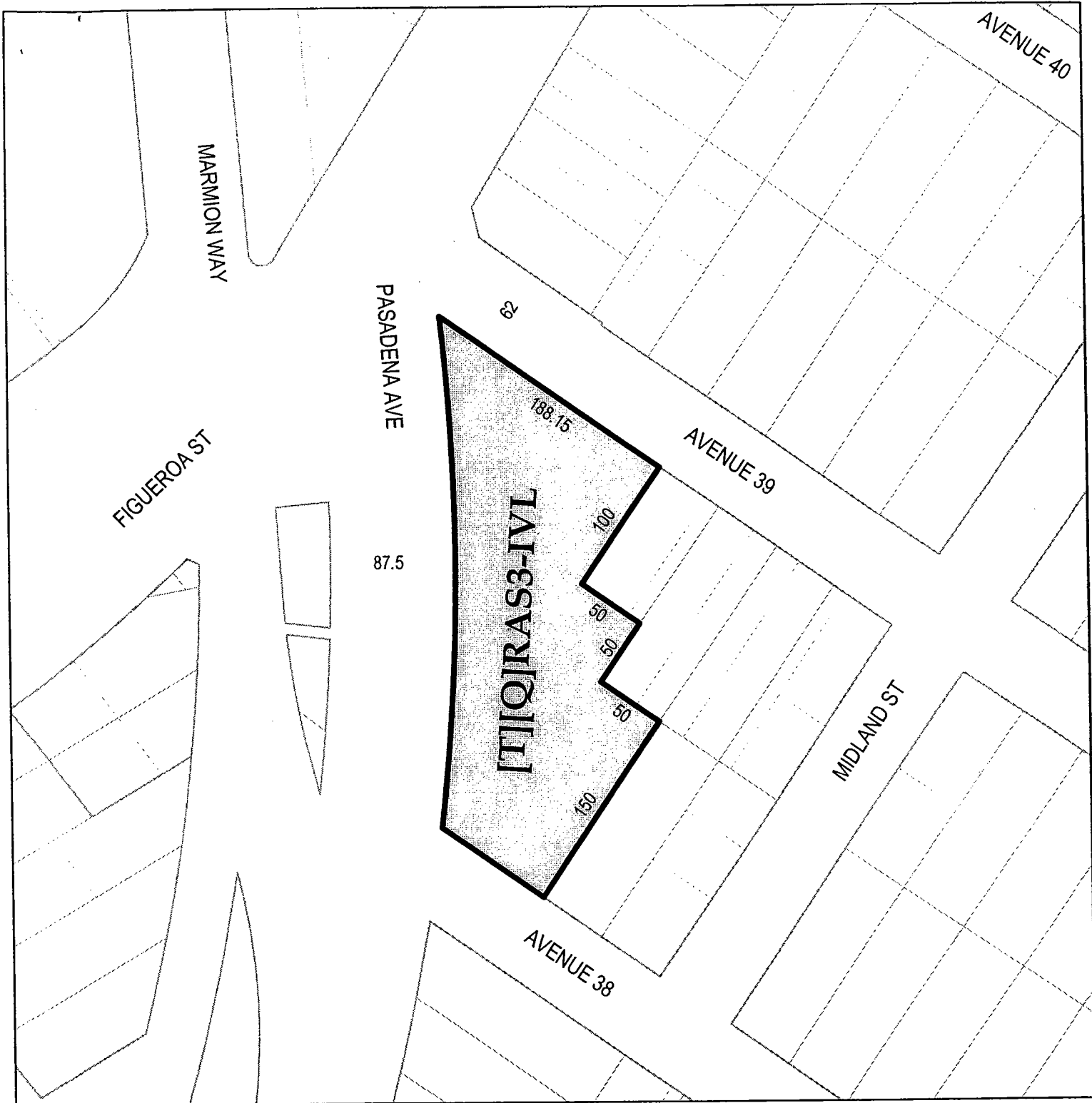


ORDINANCE NO. **179280**

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:

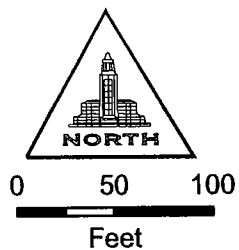
**Section 1.** Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon portions of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portions of the zoning map shall set forth the zones and height districts as shown on the attached Northeast Los Angeles Community Plan Ordinance Maps and the Table for Section 1 attached hereto and incorporated herein by this reference.



## SUBAREA 1

### Legend

 ZONE CHANGE AREA

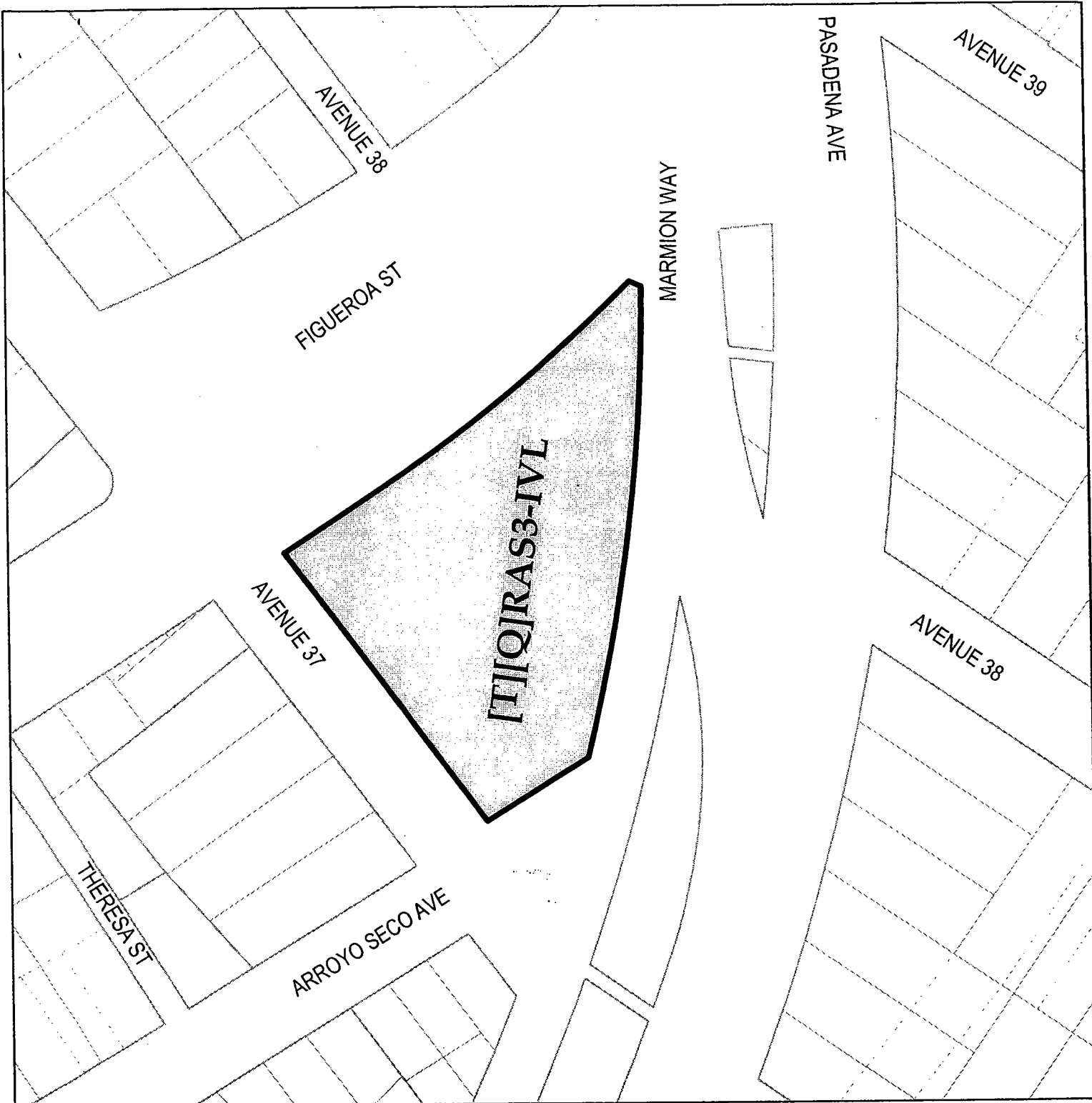


CM 144A223 & 145.5 A223

CPC 2006 - 5242 ZC GPA

DG 1/14

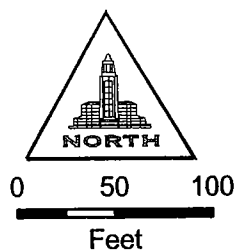
06/19/07



## SUBAREA 2

### Legend

 ZONE CHANGE AREA

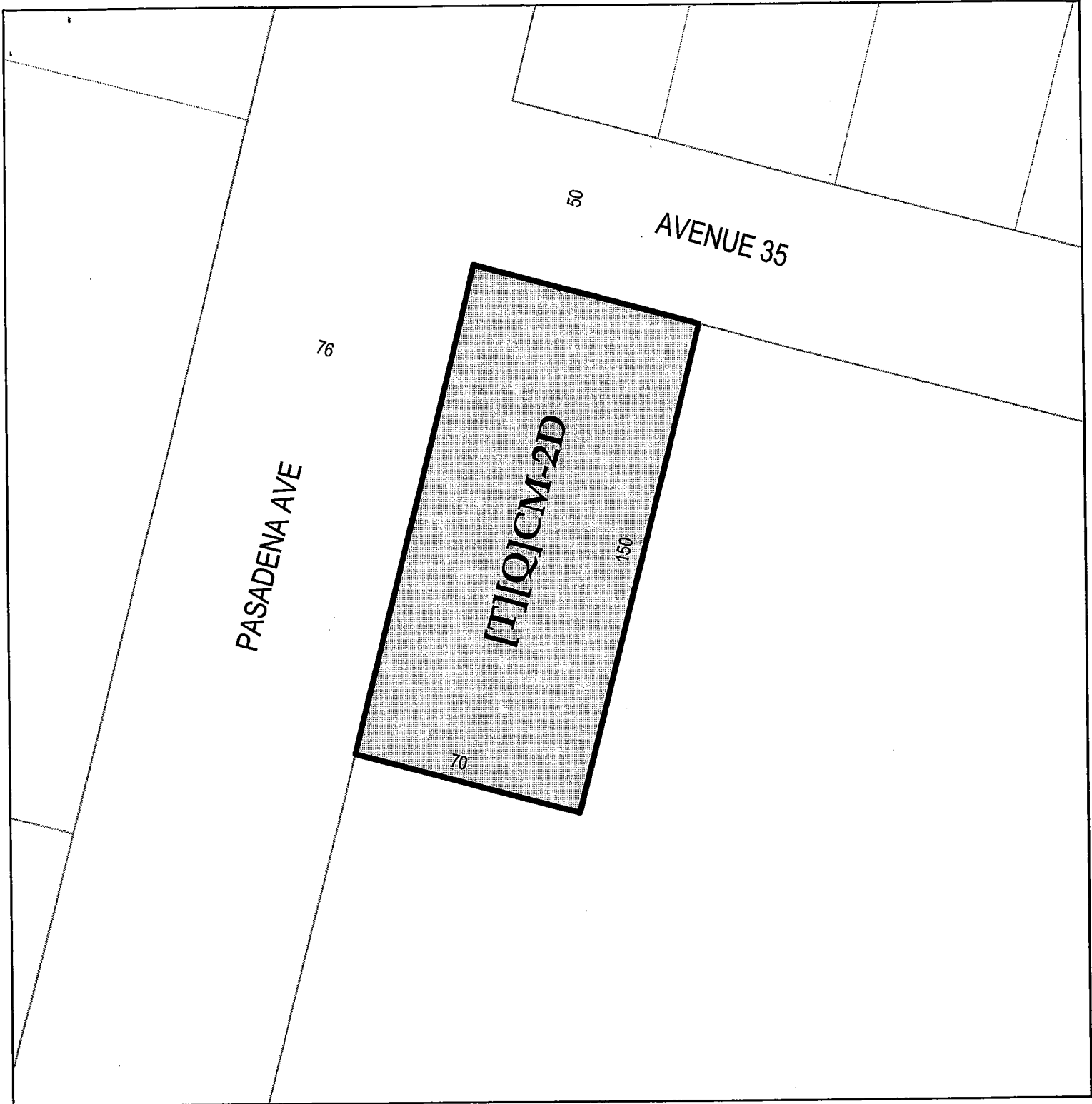


CM 144 A 223

CPC 2006 - 5242 ZC GPA

DG 1/18

06/19/07



## SUBAREA 3

### Legend

 ZONE CHANGE AREA



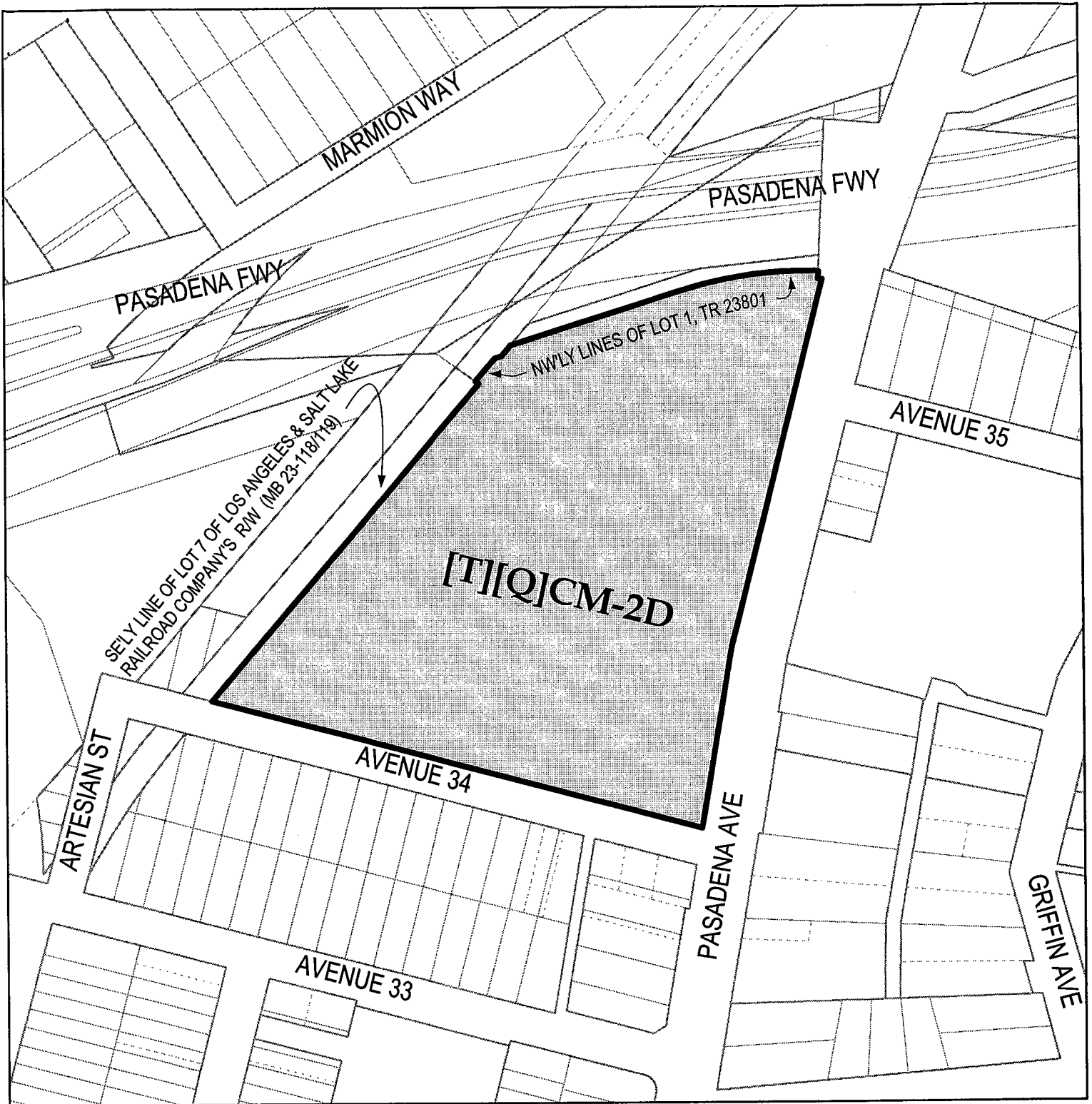
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Feet

CM 142.5 A 223

CPC 2006 - 5242 ZC GPA


DWG / 112

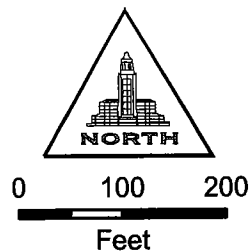
06/19/07



## SUBAREA 4

### Legend

 ZONE CHANGE AREA

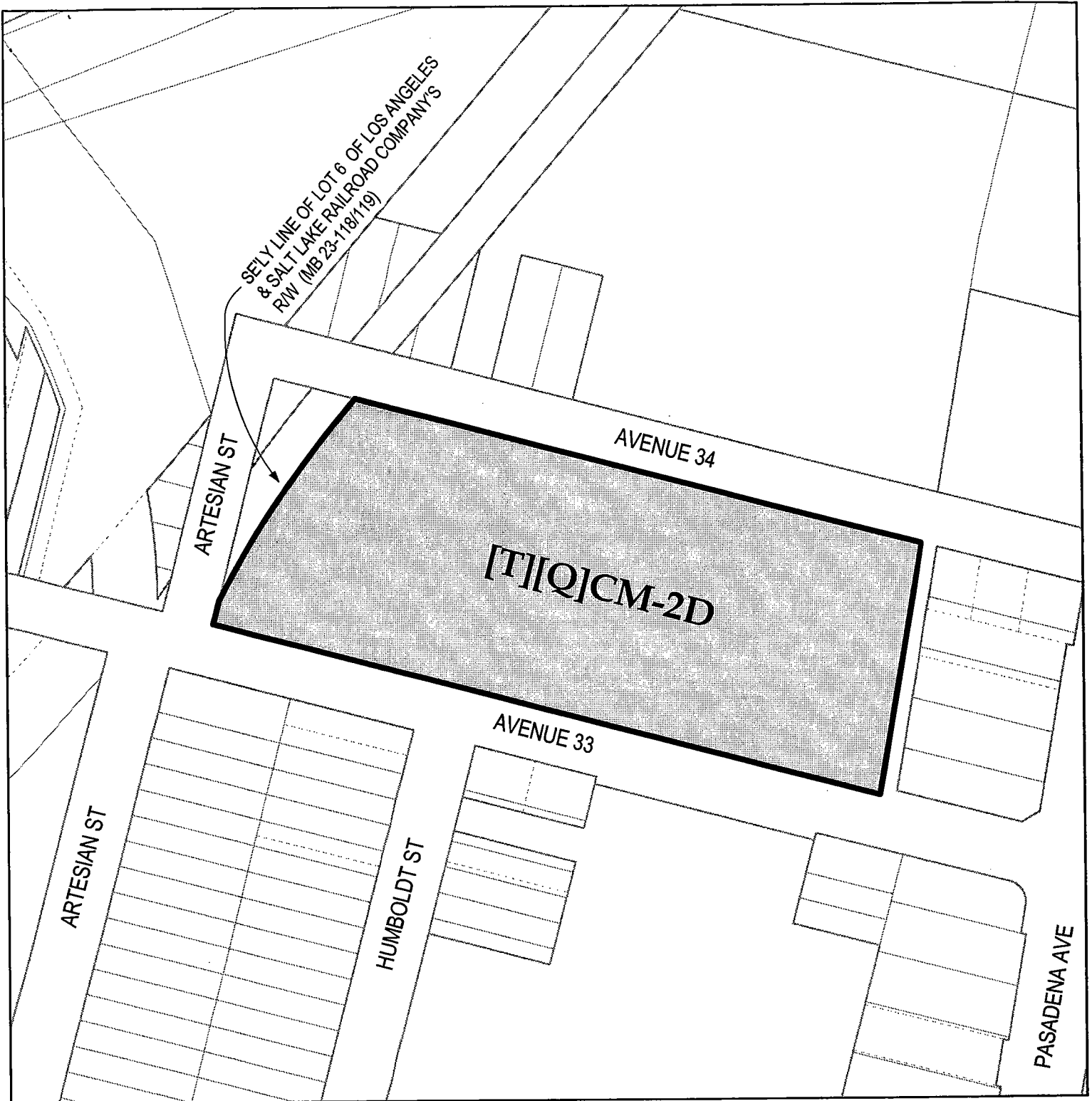


CM 142.5 A221 & 142.5 A223

CPC 2006 - 5242 ZC GPA


DIG 1/11

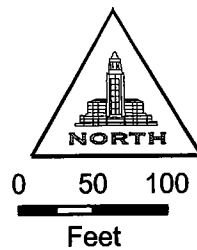
06/19/07



## SUBAREA 5

### Legend

 ZONE CHANGE AREA

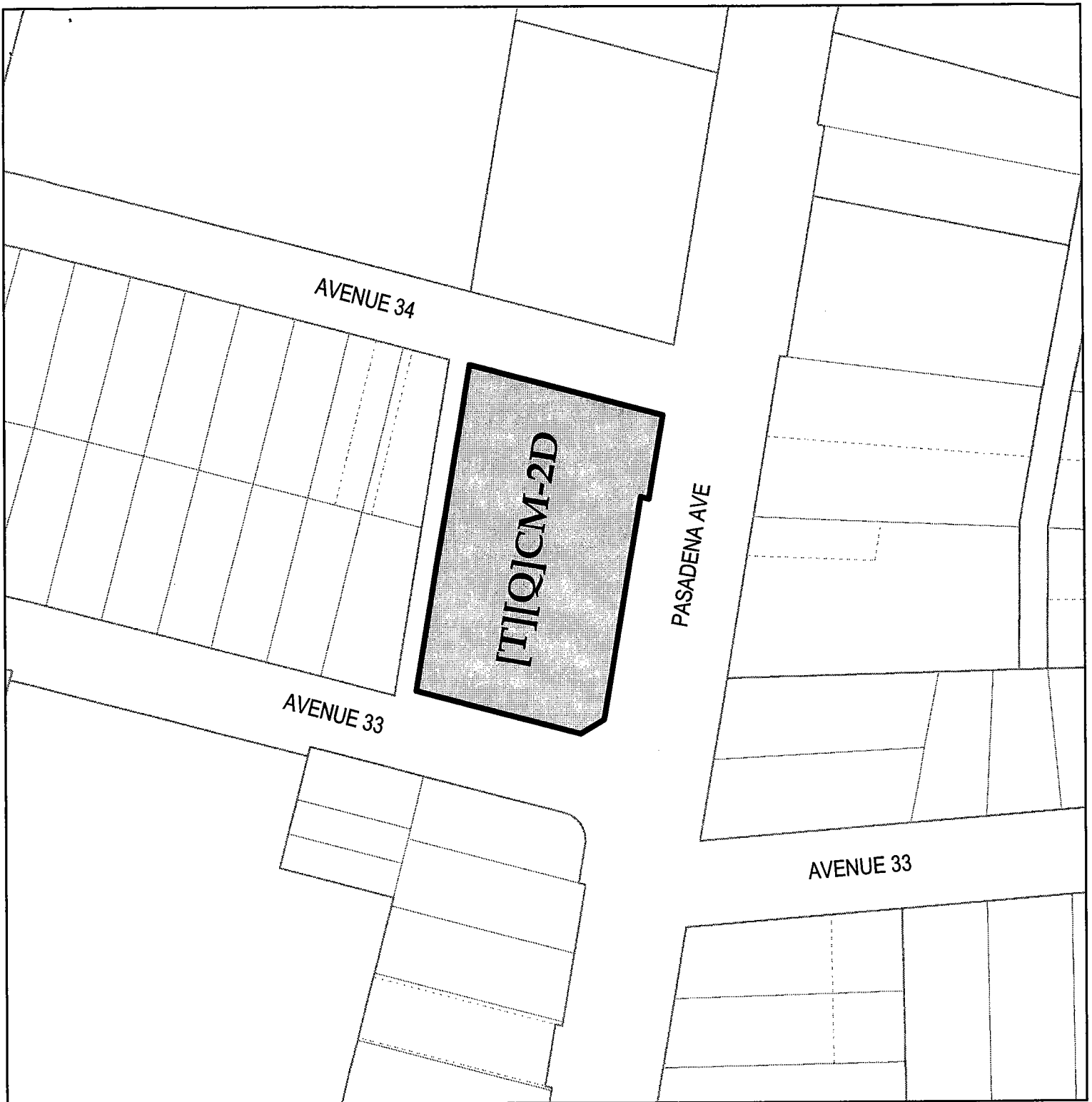


CM 142.5 A221 & 142.5A223

CPC 2006 - 5242 ZC GPA


DYG/llc

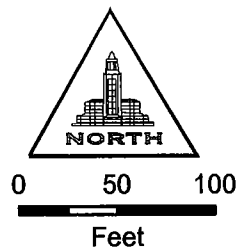
06/19/07



## SUBAREA 6

### Legend

 ZONE CHANGE AREA



CM 142.5 A 223	CPC 2006 - 5242 ZC GPA
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DG/AC

06/19/07

**Section 2.** The intent of this Ordinance is to change the zones and height districts of property in order to promote mixed-use development in close proximity to a transit station. Because of the number of parcels affected by this ordinance, the City Council has approved this form of ordinance which utilizes subarea designations, tables and a map to establish the location of the affected properties and to make the necessary changes.

Each subarea listed in the attached Table for Section 1 is shown on the attached maps. Reference is made on each map to "CM" (Cadastral Map), a map maintained on file by the Department of Building and Safety.

References in the Table for Section 1 under the column "Existing Zone and Height District" are to the zoning classification and height district classification prior to the adoption of this ordinance and are for informational purposes only, to assist in the updating of the zone map.

In the Table for Section 1, the column "New Zone and/or Height District" sets forth the change of zone and/or height district effectuated by this ordinance.

If this ordinance effectuates a height district change for a subarea, or a portion thereof, and if such a subarea, or portion thereof, is already subject to existing "Q" Qualified Conditions limiting the height or floor area, then as between the requirements of the new height district classification and the existing "Q" Qualified Conditions, the more restrictive limitations shall control.



TABLE FOR SECTION 1 – ZONE AND HEIGHT DISTRICT CHANGES

SUBAREA	EXISTING ZONE	NEW ZONE
NO.	AND HEIGHT DISTRICT	AND/OR HEIGHT DISTRICT
1	[Q]C2-1VL	[T][Q]RAS3-1VL
1	RD2-1	[T][Q]RAS3-1VL
2	[Q]C2-1VL	[T][Q]RAS3-1VL
3	M1-1	[T][Q]CM-2D
4	MR1-1	[T][Q]CM-2D
5	MR1-1	[T][Q]CM-2D
6	M1-1	[T][Q]CM-2D

**Section 3.** Pursuant to Section 12.32 K of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of that property described in Section 1, which is subject to the "Q" Qualified Classification or "D" Development Limitation.

Limitations imposed upon the use of property subject to the permanent "Q" Qualified Classification or "D" Development Limitation are imposed pursuant to Section 12.32K and 12.32G, respectively, of the Los Angeles Municipal Code. The "Q" Qualified Conditions are indicated by the symbol "Q" in brackets proceeding the proposed zoning designation (for example, [Q]C2). The "D" Development Limitations are indicated by a "D" following the height district designation (for example, C2-2D).

**SUBAREAS 3, 4, 5 AND 6****“D” Development Limitations**

**1. Floor Area.** The total floor area of all buildings on the subject lots shall be limited to a Height District 2D with a maximum FAR of 3:1. An additional FAR of 1:1 may be granted for mixed-use projects that incorporate affordable housing at income levels and dwelling unit percentages consistent with State Code. An additional FAR incentive of 0.5:1 may be granted for the inclusion of a childcare facility. Therefore, mixed-use developments which incorporate affordable housing may have a maximum FAR of 4.0:1; mixed-use developments which include a childcare facility without an affordable housing component may have a maximum FAR of 3.5:1; mixed-use developments which include both affordable housing and a childcare facility may have a maximum FAR of 4.5:1.

**SUBAREAS 1 AND 2****[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. General Conditions****1. Use Limitations.**

- a. There shall be no 100% commercial projects allowed on parcels fronting Figueroa Street or Pasadena Avenue.
- b. There shall be no 100% residential projects allowed on parcels fronting Figueroa Street or Pasadena Avenue.
- c. The following uses shall be prohibited:
  - (i) Any drive-through facilities, such as those associated with restaurants, kiosk banks and drugstores;
  - (ii) Automobile dismantling and automobile salvage yards, and automobile storage yards;
  - (iii) Outdoor storage yards for junk and salvage items, machinery or construction materials that are not associated with a retail establishment or entertainment production facility;
  - (iv) Recycling Centers;
  - (v) Off-site alcoholic beverage sales.

**2. Parking.****a. Surface Parking.**

- (i) Approval of plans by the Director of Planning shall be required for any project for which surface parking exceeds 20% of the total lot area.
- (ii) Surface parking shall be to the rear of the lots that front Pasadena Avenue or those that front Figueroa Street, or shall be placed below grade.

- b. **Shared Parking.** Residential and mixed-use commercial/residential projects shall provide parking as required by the Los Angeles Municipal Code. Commercial parking shall be made available to residents and residential visitors during off-business hours. In the event that the project is developed under the regulations contained in Section 12.22 A 25 of the Municipal Code (Affordable Housing Incentives/Density Bonuses), parking may be provided as permitted by that Section for the length of time that the residential units remain as restricted affordable units.

- (i) Tandem parking may be used only for the spaces which are assigned and designated for a single residential unit.
- (ii) Signs shall be clearly posted at project entrances directing residential visitors to commercial parking during off-business hours. The signs shall be in large, easy-to-read lettering and shall indicate the general location of the parking. Sign wording shall be to the satisfaction of the Planning Department.

## **SUBAREAS 1 AND 2**

### **B. Design Conditions**

#### **1. Site Planning**

- a. Development fronting Figueroa Street or Pasadena Avenue shall designate Figueroa Street or Pasadena Avenue as the front yard.
- b. All new buildings fronting Figueroa Street or Pasadena Avenue shall provide a pedestrian entrance for each business along Figueroa Street or Pasadena Avenue.
- c. Ground floor commercial uses shall be built to the front lot line except where publicly accessible open spaces are provided, such as plazas and outdoor dining areas, and have been incorporated into the site design.
- d. A minimum of 75 percent of all usable outdoor public space shall be located at ground level and shall be directly accessible to the general public from Figueroa Street or Pasadena Avenue beginning at dawn and ending at dusk or close of on-site businesses, whichever occurs later.
- e. Ground floor frontage along Pasadena Avenue and Figueroa Street shall be designated for commercial uses. Ground floor uses shall be designed with a minimum depth of 25 feet.

#### **2. Building Design**

- a. A break in the building wall along Figueroa Street or Pasadena Avenue shall only be permitted when vehicular access cannot be obtained from side streets or private alleyways, as determined by LADOT. The break in the wall, when permitted, shall not exceed a distance of the linear feet required for driveways and other vehicular access. When vehicular access must be taken from the primary street, the driveway entry gate shall be recessed from the sidewalk by a minimum of 20 feet.
- b. All ground floor storefronts in new buildings that are greater than 30 feet in length shall provide architectural features on the building façade that will help to create a pattern along the street frontage and avoid the presence of a monotonous façade through the use of vertical elements, such as columns, placed in a pattern, or recesses in the façade, at minimum intervals of 20 feet.
- c. All facades on new buildings shall be designed with articulation that provides relief for every 20 horizontal feet and 15 vertical feet.
- d. The front elevation of all new structures shall be stepped back a minimum of five (5) feet from the front property line at the third story and again at the fifth story.
- e. Wall openings, such as windows and doors, shall occupy at least 70 percent of the ground floor street façade along Pasadena Avenue and Figueroa Street.
- f. Storefront windows shall be a minimum of 18 vertical inches and a maximum of 36 vertical inches from sidewalk grade.

#### **3. Architectural Details**

- a. Articulation and architectural detail shall be applied equally on all building elevations.
- b. All balconies shall be flush with the exterior wall and made of an opaque materials for the first four feet.

## **SUBAREAS 1 AND 2**

- c. All balconies shall be of a usable dimension, a minimum of six feet wide.
- d. Building entrances shall meet the following criteria:
  - (i) All projects shall provide a prominent residential entry that is accessible from the public right-of-way abutting the front yard; and
  - (ii) Each commercial premise shall provide a front door that is accessible from the public right-of-way abutting the front yard.
- e. All buildings shall provide security lighting for pedestrians on the ground floor of building facades fronting public rights-of-way.
- f. Windows shall allow a minimum of 90-percent light transmission. Non-reflective glass shall be used to allow maximum visibility from the sidewalk areas into the interior of all commercial uses.
- g. Storefront windows shall be recessed at least 3 inches from the front plane of the building.
- h. Where awnings and canopies are used on storefronts greater than 25 feet in length, one awning or canopy shall be provided for each structural bay where such bays exist.
- i. Awnings and canopies shall project a maximum of 36-inches into the sidewalk.
- j. Awnings and canopies shall be attached to the building, without support poles on the sidewalk.
- k. All rooflines that exceed 40 linear feet shall provide some kind of relief either through the application of a gable, dormer, change of material or other type of articulation.

#### **4. Walls and Fences:**

- a. Exterior walls shall be treated with graffiti resistant-surfaces. Such treatment may include specialized coatings and the installation of vegetation.
- b. All free-standing walls shall provide a break in plane, or a change in material, or an opening in the surface of the wall at minimum every 20 feet in horizontal length, or by an articulation or architectural detail such as a staggered wall, an indentation, patterned block or a symmetrical spacing of columns at minimum every 20 feet.
- c. Free-standing walls or fences shall not use barbed wire or razor wire to adorn the tops of walls within view of the public right-of-way.
- d. Walls or fences in the front yard shall not exceed 42 inches in height, as measured from the lowest adjacent grade, and shall be constructed of transparent decorative materials that are integrated into the design and architecture of the building.
- e. Where taller walls or fences, up to a maximum of 6 feet in height, are required for security reasons, the fence or wall shall be located inside the setback landscape buffer, integrated into the architecture of the building and screened by landscaping or otherwise designed to be obscured from view from the public way. This condition applies to walls or fences in side or rear yards only.
- f. Fences and walls exceeding 42 inches in side or rear yards may be located at the property line only when permitted portions of the required yard are used for private or common open space, as allowed by the Los Angeles Municipal Code. Otherwise these walls and fences shall be located within the landscaped setback, per Condition C-4(e).

## **SUBAREAS 1 AND 2**

### **5. Landscaping**

- a. Open space shall be provided per LAMC.
- b. All open areas not used for buildings, driveways, surface parking areas, recreational facilities, pedestrian paths or walkways shall be attractively landscaped and include an automatic irrigation system, in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Planning Department.
- c. A minimum of five percent of the total surface area of a surface parking lot shall be landscaped with trees, shrubbery and ground cover.
- d. A minimum of 50 percent of common usable open space, including plazas and courtyards, shall be planted in ground cover, shrubs or trees. Trees shall be planted at a ratio of one tree for every 1,000 square feet of lot area. Trees shall be at minimum 24-inch box trees, and shall be planted within open space areas. Landscaped areas located on top of a parking garage or deck shall include permanent planters at least 30 inches in depth (12 inches for lawn/ground cover) and be properly irrigated and drained to the satisfaction of the Planning Department.
- e. Paved surfaces within usable public spaces shall be comprised of stamped concrete, tile or other decorative paving surfaces. Asphalt shall be prohibited as a paving surface within usable public spaces.
- f. Any portion of a parking level which exceeds grade shall be screened from the view of the public right-of-way by landscape features including trees, shrubbery, planter boxes or berms, none of which shall be shorter than three (3) feet in height. Any planter box or berm shall not be considered in calculating additional height of a structure.
- g. All surface parking areas shall include a pedestrian walkway from the primary structure served by the parking area up to a distance measuring 50 straight-line feet. The pedestrian walkway shall be paved with stamped concrete or another decorative surface in keeping with the architectural style of the surrounding structures.
- h. Landscape setbacks, where required, shall include a 24-inch box tree for every 20 feet of street frontage. Trees installed shall have a minimum canopy diameter of 20 feet at the time of maturity.
- i. Landscape setbacks, where required, shall include 90 percent ground covering through the use of turf, grass, flowering plants and shrubs.
- j. Street trees shall be 24-inch box trees planted along the street frontage, spaced 20 feet on center with root collars to prevent uplifting of sidewalks. Street tree type shall match the prevailing street tree of the street provided that it is an acceptable tree species, to the satisfaction of the Bureau of Urban Forestry.

### **6. Mechanical, Security & Trash Equipment**

- a. All service areas and loading docks shall be located at the rear of structures.
- b. All exterior rooftop and ground level mechanical equipment, including HVAC equipment, exhaust fans and satellite dishes shall be screened from public view.
- c. All service areas shall be enclosed or completely screened from public view. Enclosures shall consist of fencing, walls, or landscaping.
- d. Exterior security grills or permanently affixed security bars shall be prohibited.

## **SUBAREAS 1 AND 2**

- e. Interior security grills shall be retractable and shall recess completely into pockets that completely conceal the grill when it is retracted. Such pockets shall be integrated into the design of the building.
- f. Roll-down security grills that conceal storefront windows shall be prohibited.

### **C. Environmental Conditions**

#### **1. Aesthetics (Landscaping)**

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, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

#### **2. Aesthetics (Surface Parking)**

A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb and landscape. An automatic irrigation plan shall be approved by the City Planning Department.

#### **3. Aesthetics (Graffiti)**

The owners shall maintain the subject property clean and free of debris and rubbish and to promptly remove any graffiti from the walls, pursuant to Municipal Code Sections 91.8101-F, 91.8904-1 and 91.1707-E. Exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vines, screened by oleander trees or similar vegetation capable of covering or screening entire walls up to heights of at least 9-feet, excluding windows and signs or the walls may be covered with graffiti proof coatings.

#### **4. Aesthetics (Signage)**

On-site signs are limited to the maximum allowable under the Municipal Code. Multiple temporary signs in the store windows and along the building walls shall be prohibited.

#### **5. Aesthetics (Light)**

Outdoor lighting shall be designed and installed with shielding so that the light source cannot be seen from adjacent residential properties.

#### **6. Aesthetics (Glare)**

The exterior of the proposed building shall be constructed of materials such as high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces.

#### **7. Air Pollution (Stationary)**

RESIDENTIAL – The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.



**SUBAREAS 1 AND 2**

COMMERCIAL/INSTITUTIONAL – The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 11 or better in order to reduce the effects of diminished air quality on the occupants of the project.

**8. Air Quality (Objectionable Odors)**

The trash receptacle shall be relocated at least 50-feet away from the property line of adjacent residential properties or trash receptacles shall be located within the walls of a covered concrete block enclosure.

**9. Seismic**

The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

**10. Erosion/Grading/Short-Term Construction Impacts**

**Air Quality**

- a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403.
- b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- c. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- d. All materials transported off-site shall be either sufficiently watered or securely covered to prevent the generation of excessive amounts of dust.
- e. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

**Noise**

- 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 unfeasible.
- 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. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.
- d. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- e. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

**General Construction**

- a. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic

## **SUBAREAS 1 AND 2**

wastes must be discarded at a licensed regulated disposal site.

- b. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- c. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- d. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- e. Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited.
- f. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop cloths shall be used to catch drips and spills.

### **11. Liquefaction**

All projects shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

### **12. Explosion/Release (Asbestos Containing Materials)**

Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other State and Federal Rules and regulation.

### **13. All Runoff (All Subareas)**

- a. Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing  $\frac{3}{4}$  inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- b. Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- c. Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.

## **SUBAREAS 1 AND 2**

- d. Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- e. Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- f. Paint messages that prohibits the dumping of improper materials into the storm drain system adjacent to storm drain inlets (such as NO DUMPING – DRAINS TO OCEAN) and/or graphical icons. Prefabricated stencils can be obtained from the Department of Public Works, Stormwater Management Division.
- g. Legibility of stencils and signs must be maintained.
- h. Promote natural vegetation by using parking islands and other landscaped areas.
- i. Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- j. The storage area must be paved and sufficiently impervious to contain leaks and spills.
- k. The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- l. The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and/or per manufacturer's instructions.

### **14. Stormwater Runoff 10+ Home Subdivision/Multi Family**

- a. Install Roof runoff systems where site is suitable for installation.
- b. Surface parking lots constitute a significant portion of the impervious land coverage. To reduce the quantity of runoff, surface parking lots can be designed one of two ways;
  - (i) Hybrid Lot – parking stalls utilize permeable materials, such as crushed aggregate, aisles are constructed of conventional materials such as asphalt.
  - (ii) Parking Grove – is a variation on the permeable stall design, a grid of trees and bollards are added to delineate parking stalls. This design presents an attractive open space when cars are absent, and shade when cars are present.
- c. Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.

### **15. Stormwater Runoff Commercial and Industrial Development (Lot Size 100,000 sf)**

- a. Cover loading dock areas or design drainage to minimize run-on and run-off stormwater.
- b. Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.

**SUBAREAS 1 AND 2**

- c. Repair/maintenance bays must be indoors or designed in such a way that doesn't allow stormwater run-on or contact with stormwater runoff.
  - d. Design repair/maintenance bay drainage system to capture all washwater, leaks and spills. Connect drains to a standard sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required, obtain an Industrial Waste Discharge Permit.
  - e. Vehicle/equipment wash areas must be self-contained and/or covered, equipped with a clarifier, or other pretreatment facility, and property connected to the sanitary sewer.
  - f. The following activities are to be conducted under proper cover with drain routed to the sanitary sewer:
    - (i) Storage of industrial wastes.
    - (ii) Handling or storage of hazardous wastes.
    - (iii) Metal fabrication or Pre-cast concrete fabrication.
    - (iv) Welding, Cutting or Assembly.
    - (v) Painting, Coating or Finishing.
  - g. Store above ground liquid storage tanks (drums and dumpsters) in areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, dikes, liners, vaults, and double-wall tanks. Where used oil or dangerous waste is stored, a dead-end sump should be installed in the drain.
  - h. Toxic wastes must be discarded at a licensed regulated disposal site. Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water-tight dumpsters with lids. Use drip pans or absorbent materials whenever grease containers are emptied. Wash containers in an area with properly connected sanitary sewer.
  - i. Reduce and recycle wastes, including: paper; glass; aluminum; oil; and grease.
  - j. Reduce the use of hazardous materials and wastes by: using detergent-based or water-based cleaning systems; and avoid chlorinated compounds, petroleum distillates, phenols, and formaldehyde.
  - k. Control or reduce or eliminate flow to natural drainage systems to the maximum extent practicable.
  - l. Cleaning of vehicles and equipment to be performed within designated covered or bermed wash area paved with Portland concrete, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis (at least twice a year) to remove any solids; and the oil absorbent pads must be replaced regularly, once in fall just before the wet season, and in accordance with manufacturer's specifications.
- 16. Stormwater Runoff Food Service Industry (Restaurants, Bakeries, Food Processors)**
- a. Cleaning of oily vents and equipment to be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be:

## **SUBAREAS 1 AND 2**

designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.

- b. Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Wash containers in an area with properly connected sanitary sewer.
- c. Reduce and recycle wastes, including oil and grease.
- d. Store liquid storage tanks (drums and dumpsters) in designated paved areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, curbs, or dikes. Use drip pans or absorbent materials whenever grease containers are emptied.
- e. Infiltrate runoff before it reaches the storm drain system.
- f. Runoff must be treated prior to release into the storm drain. Three types of treatments are available, (1) dynamic flow separator; (2) a filtration or (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris, and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, cleaned at least twice a year. Infiltration methods are typically constructed on-site and are determined by various factors such as soil types and groundwater table.

**17. Stormwater Runoff Surface Parking Lots with 25 or More Spaces or 5,000 Square-feet of Lot Area (Residential, Commercial, Industrial, Public Facility)**

- a. Trash container areas must have drainage from adjoining roofs and pavement diverted around the area(s).
- b. Trash container areas must be screened or walled to prevent off-site transport of trash.
- c. Reduce impervious land coverage of parking lot areas.
- d. Infiltrate runoff before it reaches the storm drain system.
- e. Runoff must be treated prior to release into the storm drain. Three types of treatments are available, (1) dynamic flow separator; (2) filtration or (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris, and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, and cleaned at least twice a year. Infiltration methods are typically constructed on-site and are determined by various factors such as soil type and groundwater table.

**18. Increased Noise Levels (Parking Wall)**

A 6-foot-high solid decorative masonry wall, as measured from the lowest adjacent grade shall be constructed along any lot line that separates any surface parking area from an adjacent residential use.

**19. Increased Noise Levels (Retail Markets, Bars, Entertainment, etc.)**

No window openings shall be permitted along any side (excluding the front façade) of the building that is adjacent to a residential use.

**20. Severe Noise Levels (Residential Only)**

All exterior windows having a line of sight to the MTA Gold Line, Figueroa Street, Pasadena Avenue, and the I-110 (Pasadena) Freeway shall be constructed with

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double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

### **21. Public Services (Fire)**

The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

### **22. Public Services (Schools)**

- a. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- b. Haul route scheduling shall be sequenced to minimize conflicts with pedestrians, school buses and cars at arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when students are arriving or departing from the campus.
- c. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to any school.
- d. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
- e. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- f. The developer and contractors shall maintain ongoing contact with the administrator of Hillside Elementary School, Loreto Street Elementary School and Nightingale Middle School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323) 342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.

### **23. Utilities (Solid Waste)**

Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. The bins shall be picked up and recycled accordingly as a part of the project's regular solid waste removal program.

### **24. Transportation**

Individual projects of more than 50 dwelling units or 11,000 square feet of commercial or industrial uses shall undergo Site Plan Review per LAMC Section

## **SUBAREAS 1 AND 2**

16.05. Individual projects of more than 70 dwelling units or 11,000 square feet of commercial or industrial uses shall be reviewed by LADOT to determine if a traffic study will be required.

### **D. Administrative Conditions**

1. **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 Department of City Planning for placement in the subject file.
2. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions may vary.
3. **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 assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
7. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent proper.
8. **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

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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.



**SUBAREA 3****[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. General Conditions****1. Use Limitations.**

- a. There shall be no 100% Commercial and/or Industrial projects allowed.
- b. There shall be no 100% Residential projects allowed, although joint living and work quarters may satisfy the non-residential component requirement.
- c. The following uses shall be prohibited:
  - (i) Any drive-through facilities, such as those associated with restaurants, kiosk banks and drugstores;
  - (ii) Automobile dismantling and automobile salvage yards, and automobile storage yards;
  - (iii) Outdoor storage yards for junk and salvage items, machinery or construction materials that are not associated with a retail establishment or entertainment production facility;
  - (iv) Recycling Centers;
  - (v) Off-site alcoholic beverage sales.

**2. Parking.**

- a. **Surface Parking.** Approval of plans by the Director of Planning shall be required for any project for which surface parking exceeds 20% of the total lot area.
- b. **Shared Parking.** Residential and mixed-use commercial/residential projects shall provide parking as required by the Los Angeles Municipal Code. Commercial parking shall be made available to residents and residential visitors during off-business hours. In the event that the project is developed under the regulations contained in Section 12.22 A 25 of the Municipal Code (Affordable Housing Incentives/Density Bonuses), parking may be provided as permitted by that Section for the length of time that the residential units remain as restricted affordable units.
  - (i) Tandem parking may be used only for the spaces which are assigned and designated for a single residential unit.
  - (ii) Signs shall be clearly posted at project entrances directing residential visitors to commercial parking during off-business hours. The signs shall be in large, easy-to-read lettering and shall indicate the general location of the parking. Sign wording shall be to the satisfaction of the Planning Department.

**B. Design Conditions****1. Site Planning.**

- a. A minimum of 75 percent of all usable outdoor public space shall be located at ground level and shall be directly accessible to the general public from Figueroa Street or Pasadena Avenue beginning at dawn and ending at dusk or close of on-site businesses, whichever occurs later.

## **SUBAREA 3**

- b. Ground floor frontage along Pasadena Avenue shall be designated for commercial, joint living and working quarters, or industrial uses. Ground floor uses shall be designed with a minimum depth of 25 feet.
- c. Development fronting Figueroa Street or Pasadena Avenue shall designate Figueroa Street or Pasadena Avenue as the front yard.
- d. All new buildings fronting Figueroa Street or Pasadena Avenue shall provide a pedestrian entrance for each business along Figueroa Street or Pasadena Avenue.
- e. Ground floor commercial uses shall be built to the front lot line except where publicly accessible open spaces are provided, such as plazas and outdoor dining areas, and have been incorporated into the site design.

### **2. Building Design.**

- a. A break in the building wall along Figueroa Street or Pasadena Avenue shall only be permitted when vehicular access cannot be obtained from side streets or private alleyways, as determined by LADOT. The break in the wall, when permitted, shall not exceed a distance of the linear feet required for driveways and other vehicular access. When vehicular access must be taken from the primary street, the driveway entry gate shall be recessed from the sidewalk by a minimum of 20 feet.
- b. All ground floor storefronts in new buildings that are greater than 30 feet in length shall provide architectural features on the building façade that will help to create a pattern along the street frontage and avoid the presence of a monotonous façade through the use of vertical elements, such as columns, placed in a pattern, or recesses in the façade, at minimum intervals of 20 feet.
- c. All facades on new buildings shall be designed with articulation that provides relief for every 20 horizontal feet and 15 vertical feet.
- d. The front elevation of all new structures shall be stepped back a minimum of five (5) feet from the front property line at the third story and again at the fifth story.
- e. Wall openings, such as windows and doors, shall occupy at least 70 percent of the ground floor street façade along Pasadena Avenue and Figueroa Street.
- f. Storefront windows shall be a minimum of 18 vertical inches and a maximum of 36 vertical inches from sidewalk grade.

### **3. Architectural Details**

- a. Articulation and architectural detail shall be applied equally on all building elevations.
- b. All balconies shall be flush with the exterior wall and made of an opaque materials for the first four feet.
- c. All balconies shall be of a usable dimension, a minimum of six feet wide.
- d. Building entrances shall meet the following criteria:
  - (i) All projects shall provide a prominent residential entry that is accessible from the public right-of-way abutting the front yard; and
  - (ii) Each commercial premise shall provide a front door that is accessible from the public right-of-way abutting the front yard.
- e. All buildings shall provide security lighting for pedestrians on the ground floor of building facades fronting public rights-of-way.

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- f. Windows shall allow a minimum of 90-percent light transmission. Non-reflective glass shall be used to allow maximum visibility from the sidewalk areas into the interior of all commercial uses.
- g. Storefront windows shall be recessed at least 3 inches from the front plane of the building.
- h. Where awnings and canopies are used on storefronts greater than 25 feet in length, one awning or canopy shall be provided for each structural bay where such bays exist.
- i. Awnings and canopies shall project a maximum of 36-inches into the sidewalk.
- j. Awnings and canopies shall be attached to the building, without support poles on the sidewalk.
- k. All rooflines that exceed 40 linear feet shall provide some kind of relief either through the application of a gable, dormer, change of material or other type of articulation.

#### **4. Walls and Fences:**

- a. Exterior walls shall be treated with graffiti resistant-surfaces. Such treatment may include specialized coatings and the installation of vegetation.
- b. All free-standing walls shall provide a break in plane, or a change in material, or an opening in the surface of the wall at minimum every 20 feet in horizontal length, or by an articulation or architectural detail such as a staggered wall, an indentation, patterned block or a symmetrical spacing of columns at minimum every 20 feet.
- c. Free-standing walls or fences shall not use barbed wire or razor wire to adorn the tops of walls within view of the public right-of-way.
- d. Walls or fences in the front yard shall not exceed 42 inches in height, as measured from the lowest adjacent grade, and shall be constructed of transparent decorative materials that are integrated into the design and architecture of the building.
- e. Where taller walls or fences, up to a maximum of 6 feet in height, are required for security reasons, the fence or wall shall be located inside the setback landscape buffer, integrated into the architecture of the building and screened by landscaping or otherwise designed to be obscured from view from the public way. This condition applies to walls or fences in side or rear yards only.
- f. Fences and walls exceeding 42 inches in side or rear yards may be located at the property line only when permitted portions of the required yard are used for private or common open space, as allowed by the Los Angeles Municipal Code. Otherwise these walls and fences shall be located within the landscaped setback, per Condition C-4(e).

#### **5. Landscaping**

- a. Open space shall be provided per LAMC.
- b. All open areas not used for buildings, driveways, surface parking areas, recreational facilities, pedestrian paths or walkways shall be attractively landscaped and include an automatic irrigation system, in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Planning Department.

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- c. A minimum of five percent of the total surface area of a surface parking lot shall be landscaped with trees, shrubbery and ground cover.
- d. A minimum of 50 percent of common usable open space, including plazas and courtyards, shall be planted in ground cover, shrubs or trees. Trees shall be planted at a ratio of one tree for every 1,000 square feet of lot area. Trees shall be at minimum 24-inch box trees, and shall be planted within open space areas. Landscaped areas located on top of a parking garage or deck shall include permanent planters at least 30 inches in depth (12 inches for lawn/ground cover) and be properly irrigated and drained to the satisfaction of the Planning Department.
- e. Paved surfaces within usable public spaces shall be comprised of stamped concrete, tile or other decorative paving surfaces. Asphalt shall be prohibited as a paving surface within usable public spaces.
- f. Any portion of a parking level which exceeds grade shall be screened from the view of the public right-of-way by landscape features including trees, shrubbery, planter boxes or berms, none of which shall be shorter than three (3) feet in height. Any planter box or berm shall not be considered in calculating additional height of a structure.
- g. All surface parking areas shall include a pedestrian walkway from the primary structure served by the parking area up to a distance measuring 50 straight-line feet. The pedestrian walkway shall be paved with stamped concrete or another decorative surface in keeping with the architectural style of the surrounding structures.
- h. Landscape setbacks, where required, shall include a 24-inch box tree for every 20 feet of street frontage. Trees installed shall have a minimum canopy diameter of 20 feet at the time of maturity.
- i. Landscape setbacks, where required, shall include 90 percent ground covering through the use of turf, grass, flowering plants and shrubs.
- j. Street trees shall be 24-inch box trees planted along the street frontage, spaced 20 feet on center with root collars to prevent uplifting of sidewalks. Street tree type shall match the prevailing street tree of the street provided that it is an acceptable tree species, to the satisfaction of the Bureau of Urban Forestry.
- k. Landscape buffers separating surface parking areas from the public right-of-way shall be landscaped with a minimum of one 24-inch box tree for every 20 feet of street frontage. Landscape buffers shall also include, but not be limited to, ground covering, flowering plants and shrubbery.

**6. Mechanical, Security & Trash Equipment**

- a. All service areas and loading docks shall be located at the rear of structures.
- b. All exterior rooftop and ground level mechanical equipment, including HVAC equipment, exhaust fans and satellite dishes shall be screened from public view.
- c. All service areas shall be enclosed or completely screened from public view. Enclosures shall consist of fencing, walls, or landscaping.
- d. Exterior security grills or permanently affixed security bars shall be prohibited.
- e. Interior security grills shall be retractable and shall recess completely into pockets that completely conceal the grill when it is retracted. Such pockets shall be integrated into the design of the building.
- f. Roll-down security grills that conceal storefront windows shall be prohibited.

**SUBAREA 3****C. Environmental Conditions****1. Aesthetics (Landscaping)**

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, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

**2. Aesthetics (Surface Parking)**

A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb and landscape. An automatic irrigation plan shall be approved by the City Planning Department.

**3. Aesthetics (Graffiti)**

The owners shall maintain the subject property clean and free of debris and rubbish and to promptly remove any graffiti from the walls, pursuant to Municipal Code Sections 91.8101-F, 91.8904-1 and 91.1707-E. Exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vines, screened by oleander trees or similar vegetation capable of covering or screening entire walls up to heights of at least 9-feet, excluding windows and signs or the walls may be covered with graffiti proof coatings.

**4. Aesthetics (Signage)**

On-site signs are limited to the maximum allowable under the Municipal Code. Multiple temporary signs in the store windows and along the building walls shall be prohibited.

**5. Aesthetics (Light)**

Outdoor lighting shall be designed and installed with shielding so that the light source cannot be seen from adjacent residential properties.

**6. Aesthetics (Glare)**

The exterior of the proposed building shall be constructed of materials such as high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces.

**7. Air Pollution (Stationary)**

**RESIDENTIAL** – The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.

**COMMERCIAL/INSTITUTIONAL** – The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 11 or better in order to reduce the effects of diminished air quality on the occupants of the project.

**SUBAREA 3****8. Air Quality (Objectionable Odors)**

The trash receptacle shall be relocated at least 50-feet away from the property line of adjacent residential properties or trash receptacles shall be located within the walls of a covered concrete block enclosure.

**9. Seismic**

The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

**10. Erosion/Grading/Short-Term Construction Impacts****Air Quality**

- a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403.
- b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- c. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- d. All materials transported off-site shall be either sufficiently watered or securely covered to prevent the generation of excessive amounts of dust.
- e. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

**Noise**

- 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 unfeasible.
- 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. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.
- d. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- e. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

**General Construction**

- a. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- b. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

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- c. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- d. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- e. Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited.
- f. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop cloths shall be used to catch drips and spills.

**11. Liquefaction**

All projects shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

**12. Explosion/Release (Asbestos Containing Materials)**

Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other State and Federal Rules and regulation.

**13. All Runoff (All Subareas)**

- a. Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing  $\frac{3}{4}$  inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- b. Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- c. Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- d. Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- e. Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.

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- f. Paint messages that prohibits the dumping of improper materials into the storm drain system adjacent to storm drain inlets (such as NO DUMPING – DRAINS TO OCEAN) and/or graphical icons. Prefabricated stencils can be obtained from the Department of Public Works, Stormwater Management Division.
- g. Legibility of stencils and signs must be maintained.
- h. Promote natural vegetation by using parking islands and other landscaped areas.
- i. Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- j. The storage area must be paved and sufficiently impervious to contain leaks and spills.
- k. The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- l. The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and/or per manufacturer's instructions.

**14. Stormwater Runoff 10+ Home Subdivision/Multi Family**

- a. Install Roof runoff systems where site is suitable for installation.
- b. Surface parking lots constitute a significant portion of the impervious land coverage. To reduce the quantity of runoff, surface parking lots can be designed one of two ways;
  - (i) Hybrid Lot – parking stalls utilize permeable materials, such as crushed aggregate, aisles are constructed of conventional materials such as asphalt.
  - (ii) Parking Grove – is a variation on the permeable stall design, a grid of trees and bollards are added to delineate parking stalls. This design presents an attractive open space when cars are absent, and shade when cars are present.
- c. Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.

**15. Stormwater Runoff Commercial and Industrial Development (Lot Size 100,000 sf)**

- a. Cover loading dock areas or design drainage to minimize run-on and run-off stormwater.
- b. Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
- c. Repair/maintenance bays must be indoors or designed in such a way that doesn't allow stormwater run-on or contact with stormwater runoff.
- d. Design repair/maintenance bay drainage system to capture all washwater, leaks and spills. Connect drains to a standard sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain



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system is prohibited. If required, obtain an Industrial Waste Discharge Permit.

- e. Vehicle/equipment wash areas must be self-contained and/or covered, equipped with a clarifier, or other pretreatment facility, and property connected to the sanitary sewer.
- f. The following activities are to be conducted under proper cover with drain routed to the sanitary sewer:
  - (i) Storage of industrial wastes.
  - (ii) Handling or storage of hazardous wastes.
  - (iii) Metal fabrication or Pre-cast concrete fabrication.
  - (iv) Welding, Cutting or Assembly.
  - (v) Painting, Coating or Finishing.
- g. Store above ground liquid storage tanks (drums and dumpsters) in areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, dikes, liners, vaults, and double-wall tanks. Where used oil or dangerous waste is stored, a dead-end sump should be installed in the drain.
- h. Toxic wastes must be discarded at a licensed regulated disposal site. Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water-tight dumpsters with lids. Use drip pans or absorbent materials whenever grease containers are emptied. Wash containers in an area with properly connected sanitary sewer.
- i. Reduce and recycle wastes, including: paper; glass; aluminum; oil; and grease.
- j. Reduce the use of hazardous materials and wastes by: using detergent-based or water-based cleaning systems; and avoid chlorinated compounds, petroleum distillates, phenols, and formaldehyde.
- k. Control or reduce or eliminate flow to natural drainage systems to the maximum extent practicable.
- l. Cleaning of vehicles and equipment to be performed within designated covered or bermed wash area paved with Portland concrete, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis (at least twice a year) to remove any solids; and the oil absorbent pads must be replaced regularly, once in fall just before the wet season, and in accordance with manufacturer's specifications.

**16. Stormwater Runoff Food Service Industry (Restaurants, Bakeries, Food Processors)**

- a. Cleaning of oily vents and equipment to be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.

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- b. Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Wash containers in an area with properly connected sanitary sewer.
  - c. Reduce and recycle wastes, including oil and grease.
  - d. Store liquid storage tanks (drums and dumpsters) in designated paved areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, curbs, or dikes. Use drip pans or absorbent materials whenever grease containers are emptied.
  - e. Infiltrate runoff before it reaches the storm drain system.
  - f. Runoff must be treated prior to release into the storm drain. Three types of treatments are available, (1) dynamic flow separator; (2) a filtration or (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris, and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, cleaned at least twice a year. Infiltration methods are typically constructed on-site and are determined by various factors such as soil types and groundwater table.
- 17. Stormwater Runoff Surface Parking Lots with 25 or More Spaces or 5,000 Square-feet of Lot Area (Residential, Commercial, Industrial, Public Facility)**
- a. Trash container areas must have drainage from adjoining roofs and pavement diverted around the area(s).
  - b. Trash container areas must be screened or walled to prevent off-site transport of trash.
  - c. Reduce impervious land coverage of parking lot areas.
  - d. Infiltrate runoff before it reaches the storm drain system.
  - e. Runoff must be treated prior to release into the storm drain. Three types of treatments are available, (1) dynamic flow separator; (2) filtration or (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris, and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, and cleaned at least twice a year. Infiltration methods are typically constructed on-site and are determined by various factors such as soil type and groundwater table.
- 18. Increased Noise Levels (Parking Wall)**
- A 6-foot-high solid decorative masonry wall, as measured from the lowest adjacent grade shall be constructed along any lot line that separates any surface parking area from an adjacent residential use.
- 19. Increased Noise Levels (Retail Markets, Bars, Entertainment, etc.)**
- No window openings shall be permitted along any side (excluding the front façade) of the building that is adjacent to a residential use.

**SUBAREA 3****20. Severe Noise Levels (Residential Only)**

All exterior windows having a line of sight to the MTA Gold Line, Figueroa Street, Pasadena Avenue, and the I-110 (Pasadena) Freeway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

**21. Public Services (Fire)**

The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**22. Public Services (Schools)**

- a. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- b. Haul route scheduling shall be sequenced to minimize conflicts with pedestrians, school buses and cars at arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when students are arriving or departing from the campus.
- c. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to any school.
- d. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
- e. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- f. The developer and contractors shall maintain ongoing contact with the administrator of Hillside Elementary School, Loreto Street Elementary School and Nightingale Middle School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323) 342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.

**23. Utilities (Solid Waste)**

Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. The bins shall be picked up and recycled accordingly as a part of the project's regular solid waste removal program.

**SUBAREA 3****24. Transportation.**

Individual projects of more than 50 dwelling units or 11,000 square feet of commercial or industrial uses shall undergo Site Plan Review per LAMC Section 16.05. Individual projects of more than 70 dwelling units or 11,000 square feet of commercial or industrial uses shall be reviewed by LADOT to determine if a traffic study will be required.

**D. Administrative Conditions**

- 1. 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 Department of City Planning for placement in the subject file.
- 2. Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions may vary.
- 3. 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 assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
- 4. Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
- 5. Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
- 6. Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
- 7. Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent proper.
- 8. Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding

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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.

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### **[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. General Conditions**

##### **1. Use Limitations**

- a. There shall be no 100% Commercial and/or Industrial projects allowed.
- b. There shall be no 100% Residential projects allowed.
- c. A minimum of 50% of the non-residential floor area shall be limited to Neighborhood Retail and Neighborhood Services as permitted by LAMC 13.07C.
- d. The following uses shall be prohibited:
  - (i) Any drive-through facilities, such as those associated with restaurants, kiosk banks and drugstores;
  - (ii) Automobile dismantling and automobile salvage yards, and automobile storage yards;
  - (iii) Outdoor storage yards for junk and salvage items, machinery or construction materials that are not associated with a retail establishment or entertainment production facility;
  - (iv) Recycling Centers;
  - (v) Off-site alcoholic beverage sales.
- e. Property owners shall satisfy any requirements from the State Department of Toxic Substances Control (DTSC) in relation to potential contamination on the subject site. Prior to the issuance of any clearances by the Department of City Planning (DCP), property owners shall provide to DCP a letter from DTSC that establishes DTSC's satisfaction that the subject site currently meets DTSC requirements for the proposed use or, alternatively, that establishes DTSC's satisfaction with the property owner's contamination testing plan for the proposed use.

##### **2. Parking.**

- a. **Surface Parking.** Approval of plans by the Director of Planning shall be required for any project for which surface parking exceeds 20% of the total lot area.
- b. **Surface and Below-Grade Parking.** Parking for commercial uses or guests may be located at grade, but shall not be adjacent to Pasadena Avenue; parking for residences shall be located below grade.
- c. **Shared Parking.** Residential and mixed-use commercial/residential projects shall provide parking as required by the Los Angeles Municipal Code. Commercial parking shall be made available to residents and residential visitors during off-business hours. In the event that the project is developed under the regulations contained in Section 12.22 A 25 of the Municipal Code (Affordable Housing Incentives/Density Bonuses), parking may be provided as permitted by that Section for the length of time that the residential units remain as restricted affordable units.
  - (i) Tandem parking may be used only for the spaces which are assigned and designated for a single residential unit.
  - (ii) Signs shall be clearly posted at project entrances directing residential visitors to commercial parking during off-business hours. The signs

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shall be in large, easy-to-read lettering and shall indicate the general location of the parking. Sign wording shall be to the satisfaction of the Planning Department.

### **B. Design Conditions**

#### **1. Site Planning**

- a. Development fronting Figueroa Street or Pasadena Avenue shall designate Figueroa Street or Pasadena Avenue as the front yard.
- b. All new buildings fronting Figueroa Street or Pasadena Avenue shall provide a pedestrian entrance for each business along Figueroa Street or Pasadena Avenue.
- c. Ground floor commercial uses shall be built to the front lot line except where publicly accessible open spaces are provided, such as plazas and outdoor dining areas, and have been incorporated into the site design.
- d. All projects shall be subject to approval of plans by the Director of Planning, to be conducted by the Community Planning Bureau.
- e. A minimum A minimum of 30% of the Subarea shall be devoted to publicly accessible open space and pedestrian paths that shall be accessible beginning at dawn and ending at dusk or close of on-site businesses, whichever occurs later.
- f. All new buildings that abut Pasadena Avenue shall provide a pedestrian entrance for each business along Pasadena Avenue.
- g. For surface parking areas, the applicant shall provide drainage bioswales along any boundary abutting the Arroyo Seco, and shall design parking areas, landscaped areas and rooftops to direct drainage into the bioswales.
- h. Courtyards.
  - (i) For buildings fronting Pasadena Avenue with over 150 linear feet in width or depth, a front courtyard shall be provided adjacent to the front yard setback at ground level, with a minimum width and depth of 20 linear feet, respectively, and a minimum total area of 700 square feet.
  - (ii) Required courtyards shall be open to the sky and not be located within 40 linear feet of a side property line.
  - (iii) Any courtyard fencing shall be predominantly open or transparent in design, shall not exceed 36 inches in height and shall be recessed a minimum of 5 feet.
  - (iv) Required courtyards shall be located no more than three (3) vertical feet from sidewalk grade.
  - (v) A minimum of 20 percent of each courtyard shall consist of planted ground cover, shrubs, trees, water features or permanent planter boxes.
  - (vi) Courtyards shall contain pedestrian amenities, such as shade trees, landscaped trellises, benches, trash bins, etc.
- i. A minimum of 75 percent of all usable outdoor public space shall be located at ground level and shall be directly accessible to the general public from Pasadena Avenue and/or Avenue 34.
- j. Ground floor frontage along Pasadena Avenue shall be designated for commercial or industrial uses. Ground floor uses shall be designed with a minimum depth of 25 feet.

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- k. Non-residential uses fronting onto Pasadena Avenue shall maintain a presence and a secondary pedestrian entrance on the interior of the lot.

### **2. Pedestrian Access**

Pedestrian paths shall divide Subarea 4 into a minimum of four sections.

- a. There shall be an east/west and a north/south pedestrian path through Subarea 4.
- b. The paths shall be aligned through the midpoint of Subarea 4 and cross each other at a perpendicular angle.
- c. The required pedestrian paths shall be a minimum of 16 feet in width and may include up to 2 feet of landscaping on each side.
- d. The required pedestrian paths shall be comprised of attractive hardscape materials or appropriate permeable alternatives. The use of asphalt is prohibited.
- e. Developments on parcels that abut the required pedestrian paths shall contribute their proportional share of said paths.
- f. Pedestrian paths shall be illuminated with pedestrian-scale lighting installed on either side of each pedestrian path at a minimum interval of one fixture every 20 linear feet.
- g. These pedestrian paths shall be open and accessible to the public from dawn until dusk or the close of on-site businesses, whichever occurs later.
- h. These pedestrian paths may count toward the Code-required open space.
- i. These pedestrian paths may be included in the buildable area for the purposes of calculating the floor area ratio (FAR).

### **3. Building Design**

- a. A break in the building wall along Figueroa Street or Pasadena Avenue shall only be permitted when vehicular access cannot be obtained from side streets or private alleyways, as determined by LADOT. The break in the wall, when permitted, shall not exceed a distance of the linear feet required for driveways and other vehicular access. When vehicular access must be taken from the primary street, the driveway entry gate shall be recessed from the sidewalk by a minimum of 20 feet.
- b. All ground floor storefronts in new buildings that are greater than 30 feet in length shall provide architectural features on the building façade that will help to create a pattern along the street frontage and avoid the presence of a monotonous façade through the use of vertical elements, such as columns, placed in a pattern, or recesses in the façade, at minimum intervals of 20 feet.
- c. All facades on new buildings shall be designed with articulation that provides relief for every 20 horizontal feet and 15 vertical feet.
- d. The front elevation of all new structures shall be stepped back a minimum of five (5) feet from the front property line at the third story and again at the fifth story.
- e. Wall openings, such as windows and doors, shall occupy at least 70 percent of the ground floor street façade along Pasadena Avenue and Figueroa Street.
- f. Storefront windows shall be a minimum of 18 vertical inches and a maximum of 36 vertical inches from sidewalk grade.



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### **4. Architectural Details**

- a. Articulation and architectural detail shall be applied equally on all building elevations.
- b. All balconies shall be flush with the exterior wall and made of an opaque materials for the first four feet.
- c. All balconies shall be of a usable dimension, a minimum of six feet wide.
- d. Building entrances shall meet the following criteria:
  - (i) All projects shall provide a prominent residential entry that is accessible from the public right-of-way abutting the front yard; and
  - (ii) Each commercial premise shall provide a front door that is accessible from the public right-of-way abutting the front yard.
- e. All buildings shall provide security lighting for pedestrians on the ground floor of building facades fronting public rights-of-way.
- f. Windows shall allow a minimum of 90-percent light transmission. Non-reflective glass shall be used to allow maximum visibility from the sidewalk areas into the interior of all commercial uses.
- g. Storefront windows shall be recessed at least 3 inches from the front plane of the building.
- h. Where awnings and canopies are used on storefronts greater than 25 feet in length, one awning or canopy shall be provided for each structural bay where such bays exist.
- i. Awnings and canopies shall project a maximum of 36-inches into the sidewalk.
- j. Awnings and canopies shall be attached to the building, without support poles on the sidewalk.
- k. All rooflines that exceed 40 linear feet shall provide some kind of relief either through the application of a gable, dormer, change of material or other type of articulation.

### **5. Walls and Fences:**

- a. Exterior walls shall be treated with graffiti resistant-surfaces. Such treatment may include specialized coatings and the installation of vegetation.
- b. All free-standing walls shall provide a break in plane, or a change in material, or an opening in the surface of the wall at minimum every 20 feet in horizontal length, or by an articulation or architectural detail such as a staggered wall, an indentation, patterned block or a symmetrical spacing of columns at minimum every 20 feet.
- c. Free-standing walls or fences shall not use barbed wire or razor wire to adorn the tops of walls within view of the public right-of-way.
- d. Walls or fences in the front yard shall not exceed 42 inches in height, as measured from the lowest adjacent grade, and shall be constructed of transparent decorative materials that are integrated into the design and architecture of the building.
- e. Where taller walls or fences, up to a maximum of 6 feet in height, are required for security reasons, the fence or wall shall be located inside the setback landscape buffer, integrated into the architecture of the building and screened by landscaping or otherwise designed to be obscured from view from the public way. This condition applies to walls or fences in side or rear yards only.

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- f. Fences and walls exceeding 42 inches in side or rear yards may be located at the property line only when permitted portions of the required yard are used for private or common open space, as allowed by the Los Angeles Municipal Code. Otherwise these walls and fences shall be located within the landscaped setback, per Condition C-4(e).

**6. Landscaping**

- a. Open space shall be provided per LAMC.
- b. All open areas not used for buildings, driveways, surface parking areas, recreational facilities, pedestrian paths or walkways shall be attractively landscaped and include an automatic irrigation system, in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Planning Department.
- c. A minimum of five percent of the total surface area of a surface parking lot shall be landscaped with trees, shrubbery and ground cover.
- d. A minimum of 50 percent of common usable open space, including plazas and courtyards, shall be planted in ground cover, shrubs or trees. Trees shall be planted at a ratio of one tree for every 1,000 square feet of lot area. Trees shall be at minimum 24-inch box trees, and shall be planted within open space areas. Landscaped areas located on top of a parking garage or deck shall include permanent planters at least 30 inches in depth (12 inches for lawn/ground cover) and be properly irrigated and drained to the satisfaction of the Planning Department.
- e. Paved surfaces within usable public spaces shall be comprised of stamped concrete, tile or other decorative paving surfaces. Asphalt shall be prohibited as a paving surface within usable public spaces.
- f. Any portion of a parking level which exceeds grade shall be screened from the view of the public right-of-way by landscape features including trees, shrubbery, planter boxes or berms, none of which shall be shorter than three (3) feet in height. Any planter box or berm shall not be considered in calculating additional height of a structure.
- g. All surface parking areas shall include a pedestrian walkway from the primary structure served by the parking area up to a distance measuring 50 straight-line feet. The pedestrian walkway shall be paved with stamped concrete or another decorative surface in keeping with the architectural style of the surrounding structures.
- h. Landscape setbacks, where required, shall include a 24-inch box tree for every 20 feet of street frontage. Trees installed shall have a minimum canopy diameter of 20 feet at the time of maturity.
- i. Landscape setbacks, where required, shall include 90 percent ground covering through the use of turf, grass, flowering plants and shrubs.
- j. Street trees shall be 24-inch box trees planted along the street frontage, spaced 20 feet on center with root collars to prevent uplifting of sidewalks. Street tree type shall match the prevailing street tree of the street provided that it is an acceptable tree species, to the satisfaction of the Bureau of Urban Forestry.

**SUBAREA 4****7. Mechanical, Security & Trash Equipment**

- a. All service areas and loading docks shall be located at the rear of structures.
- b. All exterior rooftop and ground level mechanical equipment, including HVAC equipment, exhaust fans and satellite dishes shall be screened from public view.
- c. All service areas shall be enclosed or completely screened from public view. Enclosures shall consist of fencing, walls, or landscaping.
- d. Exterior security grills or permanently affixed security bars shall be prohibited.
- e. Interior security grills shall be retractable and shall recess completely into pockets that completely conceal the grill when it is retracted. Such pockets shall be integrated into the design of the building.
- f. Roll-down security grills that conceal storefront windows shall be prohibited.

**C. Environmental Conditions****1. Aesthetics (Landscaping)**

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, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

**2. Aesthetics (Surface Parking)**

A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb and landscape. An automatic irrigation plan shall be approved by the City Planning Department.

**3. Aesthetics (Graffiti)**

The owners shall maintain the subject property clean and free of debris and rubbish and to promptly remove any graffiti from the walls, pursuant to Municipal Code Sections 91.8101-F, 91.8904-1 and 91.1707-E. Exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vines, screened by oleander trees or similar vegetation capable of covering or screening entire walls up to heights of at least 9-feet, excluding windows and signs or the walls may be covered with graffiti proof coatings.

**4. Aesthetics (Signage)**

On-site signs are limited to the maximum allowable under the Municipal Code. Multiple temporary signs in the store windows and along the building walls shall be prohibited.

**5. Aesthetics (Light)**

Outdoor lighting shall be designed and installed with shielding so that the light source cannot be seen from adjacent residential properties.

**SUBAREA 4****6. Aesthetics (Glare)**

The exterior of the proposed building shall be constructed of materials such as high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces.

**7. Air Pollution (Stationary)**

**RESIDENTIAL** – The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.

**COMMERCIAL/INSTITUTIONAL** – The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 11 or better in order to reduce the effects of diminished air quality on the occupants of the project.

**8. Air Quality (Objectionable Odors)**

The trash receptacle shall be relocated at least 50-feet away from the property line of adjacent residential properties or trash receptacles shall be located within the walls of a covered concrete block enclosure.

**9. Seismic**

The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

**10. Erosion/Grading/Short-Term Construction Impacts****Air Quality**

- a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403.
- b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- c. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- d. All materials transported off-site shall be either sufficiently watered or securely covered to prevent the generation of excessive amounts of dust.
- e. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

**Noise**

- 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 unfeasible.
- 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. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.

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- d. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- e. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

### **General Construction**

- a. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- b. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- c. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- d. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- e. Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited.
- f. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop cloths shall be used to catch drips and spills.

### **11. Liquefaction**

All projects shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

### **12. Explosion/Release (Asbestos Containing Materials)**

Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other State and Federal Rules and regulation.

### **13. All Runoff (All Subareas)**

- a. Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing  $\frac{3}{4}$  inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning

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Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.

- b. Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- c. Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- d. Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- e. Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- f. Paint messages that prohibits the dumping of improper materials into the storm drain system adjacent to storm drain inlets (such as NO DUMPING – DRAINS TO OCEAN) and/or graphical icons. Prefabricated stencils can be obtained from the Department of Public Works, Stormwater Management Division.
- g. Legibility of stencils and signs must be maintained.
- h. Promote natural vegetation by using parking islands and other landscaped areas.
- i. Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- j. The storage area must be paved and sufficiently impervious to contain leaks and spills.
- k. The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- l. The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and/or per manufacturer's instructions.

### **14. Stormwater Runoff 10+ Home Subdivision/Multi Family**

- a. Install Roof runoff systems where site is suitable for installation.
- b. Surface parking lots constitute a significant portion of the impervious land coverage. To reduce the quantity of runoff, surface parking lots can be designed one of two ways;
  - (i) Hybrid Lot – parking stalls utilize permeable materials, such as crushed aggregate, aisles are constructed of conventional materials such as asphalt.
  - (ii) Parking Grove – is a variation on the permeable stall design, a grid of trees and bollards are added to delineate parking stalls. This design presents an attractive open space when cars are absent, and shade when cars are present.

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- c. Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.

**15. Stormwater Runoff Commercial and Industrial Development (Lot Size 100,000 sf)**

- a. Cover loading dock areas or design drainage to minimize run-on and run-off stormwater.
- b. Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
- c. Repair/maintenance bays must be indoors or designed in such a way that doesn't allow stormwater run-on or contact with stormwater runoff.
- d. Design repair/maintenance bay drainage system to capture all washwater, leaks and spills. Connect drains to a standard sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required, obtain an Industrial Waste Discharge Permit.
- e. Vehicle/equipment wash areas must be self-contained and/or covered, equipped with a clarifier, or other pretreatment facility, and property connected to the sanitary sewer.
- f. The following activities are to be conducted under proper cover with drain routed to the sanitary sewer:
  - (i) Storage of industrial wastes.
  - (ii) Handling or storage of hazardous wastes.
  - (iii) Metal fabrication or Pre-cast concrete fabrication.
  - (iv) Welding, Cutting or Assembly.
  - (v) Painting, Coating or Finishing.
- g. Store above ground liquid storage tanks (drums and dumpsters) in areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, dikes, liners, vaults, and double-wall tanks. Where used oil or dangerous waste is stored, a dead-end sump should be installed in the drain.
- h. Toxic wastes must be discarded at a licensed regulated disposal site. Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water-tight dumpsters with lids. Use drip pans or absorbent materials whenever grease containers are emptied. Wash containers in an area with properly connected sanitary sewer.
- i. Reduce and recycle wastes, including: paper; glass; aluminum; oil; and grease.
- j. Reduce the use of hazardous materials and wastes by: using detergent-based or water-based cleaning systems; and avoid chlorinated compounds, petroleum distillates, phenols, and formaldehyde.
- k. Control or reduce or eliminate flow to natural drainage systems to the maximum extent practicable.
- l. Cleaning of vehicles and equipment to be performed within designated covered or bermed wash area paved with Portland concrete, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis (at least twice a year) to

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remove any solids; and the oil absorbent pads must be replaced regularly, once in fall just before the wet season, and in accordance with manufacturer's specifications.

- 16. Stormwater Runoff Food Service Industry (Restaurants, Bakeries, Food Processors)**
  - a. Cleaning of oily vents and equipment to be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.
  - b. Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Wash containers in an area with properly connected sanitary sewer.
  - c. Reduce and recycle wastes, including oil and grease.
  - d. Store liquid storage tanks (drums and dumpsters) in designated paved areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, curbs, or dikes. Use drip pans or absorbent materials whenever grease containers are emptied.
  - e. Infiltrate runoff before it reaches the storm drain system.
  - f. Runoff must be treated prior to release into the storm drain. Three types of treatments are available, (1) dynamic flow separator; (2) a filtration or (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris, and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, cleaned at least twice a year. Infiltration methods are typically constructed on-site and are determined by various factors such as soil types and groundwater table.
- 17. Stormwater Runoff Surface Parking Lots with 25 or More Spaces or 5,000 Square-feet of Lot Area (Residential, Commercial, Industrial, Public Facility)**
  - a. Trash container areas must have drainage from adjoining roofs and pavement diverted around the area(s).
  - b. Trash container areas must be screened or walled to prevent off-site transport of trash.
  - c. Reduce impervious land coverage of parking lot areas.
  - d. Infiltrate runoff before it reaches the storm drain system.
  - e. Runoff must be treated prior to release into the storm drain. Three types of treatments are available, (1) dynamic flow separator; (2) filtration or (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris, and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, and cleaned at least twice a year. Infiltration methods are typically constructed on-site and are determined by various factors such as soil type and groundwater table.



**SUBAREA 4****18. Increased Noise Levels (Parking Wall)**

A 6-foot-high solid decorative masonry wall, as measured from the lowest adjacent grade shall be constructed along any lot line that separates any surface parking area from an adjacent residential use.

**19. Increased Noise Levels (Retail Markets, Bars, Entertainment, etc.)**

No window openings shall be permitted along any side (excluding the front façade) of the building that is adjacent to a residential use.

**20. Severe Noise Levels (Residential Only)**

All exterior windows having a line of sight to the MTA Gold Line, Figueroa Street, Pasadena Avenue, and the I-110 (Pasadena) Freeway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

**21. Public Services (Fire)**

The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**22. Public Services (Schools)**

- a. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- b. Haul route scheduling shall be sequenced to minimize conflicts with pedestrians, school buses and cars at arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when students are arriving or departing from the campus.
- c. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to any school.
- d. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
- e. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- f. The developer and contractors shall maintain ongoing contact with the administrator of Hillside Elementary School, Loreto Street Elementary School and Nightingale Middle School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from

**SUBAREA 4**

either the administrators or from the LAUSD's Transportation Branch (323) 342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.

**23. Utilities (Solid Waste)**

Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. The bins shall be picked up and recycled accordingly as a part of the project's regular solid waste removal program.

**24. Transportation and Air Quality**

Individual projects of more than 50 dwelling units or 11,000 square feet of commercial or industrial uses shall undergo Site Plan Review per LAMC Section 16.05. The Site Plan Review shall include an assessment of air quality impacts. Individual projects of more than 70 dwelling units or 11,000 square feet of commercial or industrial uses shall be reviewed by LADOT to determine if a traffic study will be required.

**D. Administrative Conditions**

- 1. 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 Department of City Planning for placement in the subject file.
- 2. Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions may vary.
- 3. 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 assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
- 4. Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
- 5. Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
- 6. Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.

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7. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent proper.
8. **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.

**SUBAREAS 5 AND 6****[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. General Conditions****1. Use Limitations**

- a. There shall be no 100% Commercial and/or Industrial projects allowed.
- b. There shall be no 100% Residential projects allowed, although joint living and work quarters may satisfy the non-residential requirements of Subarea 5.
- c. The following uses shall be prohibited:
  - (i) Any drive-through facilities, such as those associated with restaurants, kiosk banks and drugstores;
  - (ii) Automobile dismantling and automobile salvage yards, and automobile storage yards;
  - (iii) Outdoor storage yards for junk and salvage items, machinery or construction materials that are not associated with a retail establishment or entertainment production facility;
  - (iv) Recycling Centers;
  - (v) Off-site alcoholic beverage sales.
- d. Property owners shall satisfy any requirements from the State Department of Toxic Substances Control (DTSC) in relation to potential contamination on the subject site. Prior to the issuance of any clearances by the Department of City Planning (DCP), property owners shall provide to DCP a letter from DTSC that establishes DTSC's satisfaction that the subject site currently meets DTSC requirements for the proposed use or, alternatively, that establishes DTSC's satisfaction with the property owner's contamination testing plan for the proposed use.

**2. Parking.**

- a. **Surface parking.**
  - (i) Surface parking shall be located to the rear of the project site or below grade.
  - (ii) Approval of plans by the Director of Planning shall be required for any project for which surface parking exceeds 20% of the total lot area.
- b. **Shared Parking.** Residential and mixed-use commercial/residential projects shall provide parking as required by the Los Angeles Municipal Code. Commercial parking shall be made available to residents and residential visitors during off-business hours. In the event that the project is developed under the regulations contained in Section 12.22 A 25 of the Municipal Code (Affordable Housing Incentives/Density Bonuses), parking may be provided as permitted by that Section for the length of time that the residential units remain as restricted affordable units.
  - (i) Tandem parking may be used only for the spaces which are assigned and designated for a single residential unit.
  - (ii) Signs shall be clearly posted at project entrances directing residential visitors to commercial parking during off-business hours. The signs shall be in large, easy-to-read lettering and shall indicate the general

## **SUBAREAS 5 AND 6**

location of the parking. Sign wording shall be to the satisfaction of the Planning Department.

### **B. Design Conditions**

#### **1. Site Planning**

- a. Courtyards.
  - (i) For buildings with over 150 linear feet in width or depth, a front courtyard shall be provided adjacent to the front yard setback at ground level, with a minimum width and depth of 20 linear feet, respectively, and a minimum total area of 700 square feet.
  - (ii) Required courtyards shall be open to the sky and not be located within 40 linear feet of a side property line.
  - (iii) Any courtyard fencing shall be predominantly open or transparent in design.
  - (iv) A required courtyard shall be located no more than three (3) vertical feet from sidewalk grade.
  - (v) A minimum of 20 percent of each courtyard shall consist of planted ground cover, shrubs, trees, water features, or permanent planter boxes.
  - (vi) Courtyards shall contain pedestrian amenities, such as shade trees, landscaped trellises, benches, trash cans, etc.
- b. A minimum of 75 percent of all usable outdoor public space shall be located at ground level and shall be directly accessible to the general public from abutting public rights-of-way.
- c. Ground floor frontage along Pasadena Avenue shall be commercial or industrial. Ground floor frontage not facing Pasadena Avenue shall be commercial, industrial, or joint living and work quarters. All ground floor uses shall be designed with a minimum depth of 25 feet.
- d. Development fronting Figueroa Street or Pasadena Avenue shall designate Figueroa Street or Pasadena Avenue as the front yard.
- e. All new buildings fronting Figueroa Street or Pasadena Avenue shall provide a pedestrian entrance for each business along Figueroa Street or Pasadena Avenue.
- f. Ground floor commercial uses shall be built to the front lot line except where publicly accessible open spaces are provided, such as plazas and outdoor dining areas, and have been incorporated into the site design.

#### **2. Building Design**

- a. A break in the building wall along Figueroa Street or Pasadena Avenue shall only be permitted when vehicular access cannot be obtained from side streets or private alleyways, as determined by LADOT. The break in the wall, when permitted, shall not exceed a distance of the linear feet required for driveways and other vehicular access. When vehicular access must be taken from the primary street, the driveway entry gate shall be recessed from the sidewalk by a minimum of 20 feet.
- b. All ground floor storefronts in new buildings that are greater than 30 feet in length shall provide architectural features on the building façade that will help to create a pattern along the street frontage and avoid the presence of a monotonous façade through the use of vertical elements, such as columns,

## **SUBAREAS 5 AND 6**

placed in a pattern, or recesses in the façade, at minimum intervals of 20 feet.

- c. All facades on new buildings shall be designed with articulation that provides relief for every 20 horizontal feet and 15 vertical feet.
- d. The front elevation of all new structures shall be stepped back a minimum of five (5) feet from the front property line at the third story and again at the fifth story.
- e. Wall openings, such as windows and doors, shall occupy at least 70 percent of the ground floor street façade along Pasadena Avenue and Figueroa Street.
- f. Storefront windows shall be a minimum of 18 vertical inches and a maximum of 36 vertical inches from sidewalk grade.

### **3. Architectural Details**

- a. Articulation and architectural detail shall be applied equally on all building elevations.
- b. All balconies shall be flush with the exterior wall and made of an opaque materials for the first four feet.
- c. All balconies shall be of a usable dimension, a minimum of six feet wide.
- d. Building entrances shall meet the following criteria:
  - (i) All projects shall provide a prominent residential entry that is accessible from the public right-of-way abutting the front yard; and
  - (ii) Each commercial premise shall provide a front door that is accessible from the public right-of-way abutting the front yard.
- e. All buildings shall provide security lighting for pedestrians on the ground floor of building facades fronting public rights-of-way.
- f. Windows shall allow a minimum of 90-percent light transmission. Non-reflective glass shall be used to allow maximum visibility from the sidewalk areas into the interior of all commercial uses.
- g. Storefront windows shall be recessed at least 3 inches from the front plane of the building.
- h. Where awnings and canopies are used on storefronts greater than 25 feet in length, one awning or canopy shall be provided for each structural bay where such bays exist.
- i. Awnings and canopies shall project a maximum of 36-inches into the sidewalk.
- j. Awnings and canopies shall be attached to the building, without support poles on the sidewalk.
- k. All rooflines that exceed 40 linear feet shall provide some kind of relief either through the application of a gable, dormer, change of material or other type of articulation.

### **4. Walls and Fences:**

- a. Exterior walls shall be treated with graffiti resistant-surfaces. Such treatment may include specialized coatings and the installation of vegetation.
- b. All free-standing walls shall provide a break in plane, or a change in material, or an opening in the surface of the wall at minimum every 20 feet in horizontal length, or by an articulation or architectural detail such as a staggered wall, an indentation, patterned block or a symmetrical spacing of columns at minimum every 20 feet.

**SUBAREAS 5 AND 6**

- c. Free-standing walls or fences shall not use barbed wire or razor wire to adorn the tops of walls within view of the public right-of-way.
- d. Walls or fences in the front yard shall not exceed 42 inches in height, as measured from the lowest adjacent grade, and shall be constructed of transparent decorative materials that are integrated into the design and architecture of the building.
- e. Where taller walls or fences, up to a maximum of 6 feet in height, are required for security reasons, the fence or wall shall be located inside the setback landscape buffer, integrated into the architecture of the building and screened by landscaping or otherwise designed to be obscured from view from the public way. This condition applies to walls or fences in side or rear yards only.
- f. Fences and walls exceeding 42 inches in side or rear yards may be located at the property line only when permitted portions of the required yard are used for private or common open space, as allowed by the Los Angeles Municipal Code. Otherwise these walls and fences shall be located within the landscaped setback, per Condition C-4(e).

**5. Landscaping**

- a. Open space shall be provided per LAMC.
- b. All open areas not used for buildings, driveways, surface parking areas, recreational facilities, pedestrian paths or walkways shall be attractively landscaped and include an automatic irrigation system, in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Planning Department.
- c. A minimum of five percent of the total surface area of a surface parking lot shall be landscaped with trees, shrubbery and ground cover.
- d. A minimum of 50 percent of common usable open space, including plazas and courtyards, shall be planted in ground cover, shrubs or trees. Trees shall be planted at a ratio of one tree for every 1,000 square feet of lot area. Trees shall be at minimum 24-inch box trees, and shall be planted within open space areas. Landscaped areas located on top of a parking garage or deck shall include permanent planters at least 30 inches in depth (12 inches for lawn/ground cover) and be properly irrigated and drained to the satisfaction of the Planning Department.
- e. Paved surfaces within usable public spaces shall be comprised of stamped concrete, tile or other decorative paving surfaces. Asphalt shall be prohibited as a paving surface within usable public spaces.
- f. Any portion of a parking level which exceeds grade shall be screened from the view of the public right-of-way by landscape features including trees, shrubbery, planter boxes or berms, none of which shall be shorter than three (3) feet in height. Any planter box or berm shall not be considered in calculating additional height of a structure.
- g. All surface parking areas shall include a pedestrian walkway from the primary structure served by the parking area up to a distance measuring 50 straight-line feet. The pedestrian walkway shall be paved with stamped concrete or another decorative surface in keeping with the architectural style of the surrounding structures.

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- h. Landscape setbacks, where required, shall include a 24-inch box tree for every 20 feet of street frontage. Trees installed shall have a minimum canopy diameter of 20 feet at the time of maturity.
- i. Landscape setbacks, where required, shall include 90 percent ground covering through the use of turf, grass, flowering plants and shrubs.
- j. Street trees shall be 24-inch box trees planted along the street frontage, spaced 20 feet on center with root collars to prevent uplifting of sidewalks. Street tree type shall match the prevailing street tree of the street provided that it is an acceptable tree species, to the satisfaction of the Bureau of Urban Forestry.

### **6. Mechanical, Security & Trash Equipment**

- a. All service areas and loading docks shall be located at the rear of structures.
- b. All exterior rooftop and ground level mechanical equipment, including HVAC equipment, exhaust fans and satellite dishes shall be screened from public view.
- c. All service areas shall be enclosed or completely screened from public view. Enclosures shall consist of fencing, walls, or landscaping.
- d. Exterior security grills or permanently affixed security bars shall be prohibited.
- e. Interior security grills shall be retractable and shall recess completely into pockets that completely conceal the grill when it is retracted. Such pockets shall be integrated into the design of the building.
- f. Roll-down security grills that conceal storefront windows shall be prohibited.

### **B. Environmental Conditions**

#### **1. Aesthetics (Landscaping)**

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, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

#### **2. Aesthetics (Surface Parking)**

A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb and landscape. An automatic irrigation plan shall be approved by the City Planning Department.

#### **3. Aesthetics (Graffiti)**

The owners shall maintain the subject property clean and free of debris and rubbish and to promptly remove any graffiti from the walls, pursuant to Municipal Code Sections 91.8101-F, 91.8904-1 and 91.1707-E. Exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vines, screened by oleander trees or similar vegetation capable of covering or screening entire walls up to heights of at least 9-feet, excluding windows and signs or the walls may be covered with graffiti proof coatings.



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4. **Aesthetics (Signage)**  
On-site signs are limited to the maximum allowable under the Municipal Code. Multiple temporary signs in the store windows and along the building walls shall be prohibited.
5. **Aesthetics (Light)**  
Outdoor lighting shall be designed and installed with shielding so that the light source cannot be seen from adjacent residential properties.
6. **Aesthetics (Glare)**  
The exterior of the proposed building shall be constructed of materials such as high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces.
7. **Air Pollution (Stationary)**  
RESIDENTIAL – The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.  
  
COMMERCIAL/INSTITUTIONAL – The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 11 or better in order to reduce the effects of diminished air quality on the occupants of the project.
8. **Air Quality (Objectionable Odors)**  
The trash receptacle shall be relocated at least 50-feet away from the property line of adjacent residential properties or trash receptacles shall be located within the walls of a covered concrete block enclosure.
9. **Seismic**  
The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.
10. **Erosion/Grading/Short-Term Construction Impacts**  
**Air Quality**
  - a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403.
  - b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
  - c. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
  - d. All materials transported off-site shall be either sufficiently watered or securely covered to prevent the generation of excessive amounts of dust.
  - e. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

**SUBAREAS 5 AND 6****Noise**

- 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 unfeasible.
- 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. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.
- d. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- e. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

**General Construction**

- a. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- a. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- c. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- d. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- e. Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited.
- f. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop cloths shall be used to catch drips and spills.

**11. Liquefaction**

All projects shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

**12. Explosion/Release (Asbestos Containing Materials)**

Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement

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consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other State and Federal Rules and regulation.

**13. All Runoff (All Subareas)**

- a. Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing  $\frac{3}{4}$  inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- b. Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- c. Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- d. Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- e. Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- f. Paint messages that prohibits the dumping of improper materials into the storm drain system adjacent to storm drain inlets (such as NO DUMPING – DRAINS TO OCEAN) and/or graphical icons. Prefabricated stencils can be obtained from the Department of Public Works, Stormwater Management Division.
- g. Legibility of stencils and signs must be maintained.
- h. Promote natural vegetation by using parking islands and other landscaped areas.
- i. Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- j. The storage area must be paved and sufficiently impervious to contain leaks and spills.
- k. The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- l. The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and/or per manufacturer's instructions.

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- 14. Stormwater Runoff 10+ Home Subdivision/Multi Family**
- a. Install Roof runoff systems where site is suitable for installation.
  - b. Surface parking lots constitute a significant portion of the impervious land coverage. To reduce the quantity of runoff, surface parking lots can be designed one of two ways;
    - (i) Hybrid Lot – parking stalls utilize permeable materials, such as crushed aggregate, aisles are constructed of conventional materials such as asphalt; or
    - (ii) Parking Grove – is a variation on the permeable stall design, a grid of trees and bollards are added to delineate parking stalls. This design presents an attractive open space when cars are absent, and shade when cars are present.
  - c. Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- 15. Stormwater Runoff Commercial and Industrial Development (Lot Size 100,000 sf)**
- a. Cover loading dock areas or design drainage to minimize run-on and run-off stormwater.
  - b. Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
  - c. Repair/maintenance bays must be indoors or designed in such a way that doesn't allow stormwater run-on or contact with stormwater runoff.
  - d. Design repair/maintenance bay drainage system to capture all washwater, leaks and spills. Connect drains to a standard sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required, obtain an Industrial Waste Discharge Permit.
  - e. Vehicle/equipment wash areas must be self-contained and/or covered, equipped with a clarifier, or other pretreatment facility, and property connected to the sanitary sewer.
  - f. The following activities are to be conducted under proper cover with drain routed to the sanitary sewer:
    - (i) Storage of industrial wastes.
    - (ii) Handling or storage of hazardous wastes.
    - (iii) Metal fabrication or Pre-cast concrete fabrication.
    - (iv) Welding, Cutting or Assembly.
    - (v) Painting, Coating or Finishing.
  - g. Store above ground liquid storage tanks (drums and dumpsters) in areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, dikes, liners, vaults, and double-wall tanks. Where used oil or dangerous waste is stored, a dead-end sump should be installed in the drain.
  - h. Toxic wastes must be discarded at a licensed regulated disposal site. Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water-tight dumpsters with lids. Use drip pans or absorbent materials whenever grease containers are emptied. Wash containers in an area with properly connected sanitary sewer.

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- i. Reduce and recycle wastes, including: paper; glass; aluminum; oil; and grease.
- j. Reduce the use of hazardous materials and wastes by: using detergent-based or water-based cleaning systems; and avoid chlorinated compounds, petroleum distillates, phenols, and formaldehyde.
- k. Control or reduce or eliminate flow to natural drainage systems to the maximum extent practicable.
- l. Cleaning of vehicles and equipment to be performed within designated covered or bermed wash area paved with Portland concrete, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis (at least twice a year) to remove any solids; and the oil absorbent pads must be replaced regularly, once in fall just before the wet season, and in accordance with manufacturer's specifications.

**16. Stormwater Runoff Food Service Industry (Restaurants, Bakeries, Food Processors)**

- a. Cleaning of oily vents and equipment to be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.
- b. Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Wash containers in an area with properly connected sanitary sewer.
- c. Reduce and recycle wastes, including oil and grease.
- d. Store liquid storage tanks (drums and dumpsters) in designated paved areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, curbs, or dikes. Use drip pans or absorbent materials whenever grease containers are emptied.
- e. Infiltrate runoff before it reaches the storm drain system.
- f. Runoff must be treated prior to release into the storm drain. Three types of treatments are available, (1) dynamic flow separator; (2) a filtration or (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris, and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, cleaned at least twice a year. Infiltration methods are typically constructed on-site and are determined by various factors such as soil types and groundwater table.

**17. Stormwater Runoff Surface Parking Lots with 25 or More Spaces or 5,000 Square-feet of Lot Area (Residential, Commercial, Industrial, Public Facility)**

- a. Trash container areas must have drainage from adjoining roofs and pavement diverted around the area(s).
- b. Trash container areas must be screened or walled to prevent off-site transport of trash.

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- c. Reduce impervious land coverage of parking lot areas.
- d. Infiltrate runoff before it reaches the storm drain system.
- e. Runoff must be treated prior to release into the storm drain. Three types of treatments are available, (1) dynamic flow separator; (2) filtration or (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris, and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, and cleaned at least twice a year. Infiltration methods are typically constructed on-site and are determined by various factors such as soil type and groundwater table.

**18. Increased Noise Levels (Parking Wall)**

A 6-foot-high solid decorative masonry wall, as measured from the lowest adjacent grade shall be constructed along any lot line that separates any surface parking area from an adjacent residential use.

**19. Increased Noise Levels (Retail Markets, Bars, Entertainment, etc.)**

No window openings shall be permitted along any side (excluding the front façade) of the building that is adjacent to a residential use.

**20. Severe Noise Levels (Residential Only)**

All exterior windows having a line of sight to the MTA Gold Line, Figueroa Street, Pasadena Avenue, and the I-110 (Pasadena) Freeway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

**21. Public Services (Fire)**

The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**22. Public Services (Schools)**

- a. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- b. Haul route scheduling shall be sequenced to minimize conflicts with pedestrians, school buses and cars at arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when students are arriving or departing from the campus.
- c. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to any school.

**SUBAREAS 5 AND 6**

- d. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
- e. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- f. The developer and contractors shall maintain ongoing contact with the administrator of Hillside Elementary School, Loreto Street Elementary School and Nightingale Middle School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323) 342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.

**23. Utilities (Solid Waste)**

Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. The bins shall be picked up and recycled accordingly as a part of the project's regular solid waste removal program.

**24. Transportation**

Individual projects of more than 50 dwelling units or 11,000 square feet of commercial or industrial uses shall undergo Site Plan Review per LAMC Section 16.05. Individual projects of more than 70 dwelling units or 11,000 square feet of commercial or industrial uses shall be reviewed by LADOT to determine if a traffic study will be required.

**D. Administrative Conditions**

- 1. **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 Department of City Planning for placement in the subject file.
- 2. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions may vary.
- 3. **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 assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
- 4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.

**SUBAREAS 5 AND 6**

5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
7. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent proper.
8. **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.

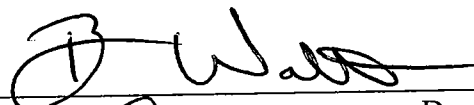
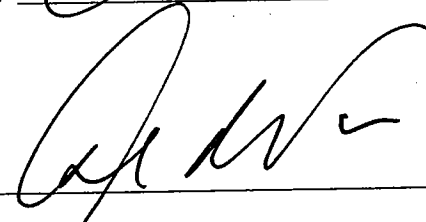


Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board 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 this ordinance was passed by the Council of the City of Los Angeles, at its meeting of OCT 02 2007.

FRANK T. MARTINEZ, City Clerk

Approved OCT 18 2007

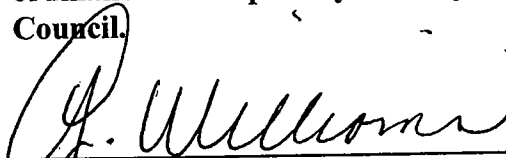
By   
Deputy  
  
Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By \_\_\_\_\_  
City Attorney

Pursuant to Section 558 of the City Charter, the City Planning Commission on June 14, 2007, recommended this ordinance be adopted by the City Council.

  
Gabriele Williams  
Commission Executive Assistant II

File No. 07-2796

## DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, 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. 179280 - General Plan Amendment and zone change for locations surrounding the Heritage Square\Arroyo Station, generally bounded by Marmion Way to the north, Pasadena Avenue to the east, Avenue 33 to the south, and Figueroa Street to the west - CPC 2006-5242 ZC GPA - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on October 2, 2007, 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 October 19, 2007 I posted a true copy of said ordinance at each of 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 Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on October 19, 2007 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 19th day of October 2007 at Los Angeles, California.

  
Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: November 28, 2007

Council File No. 07-2796