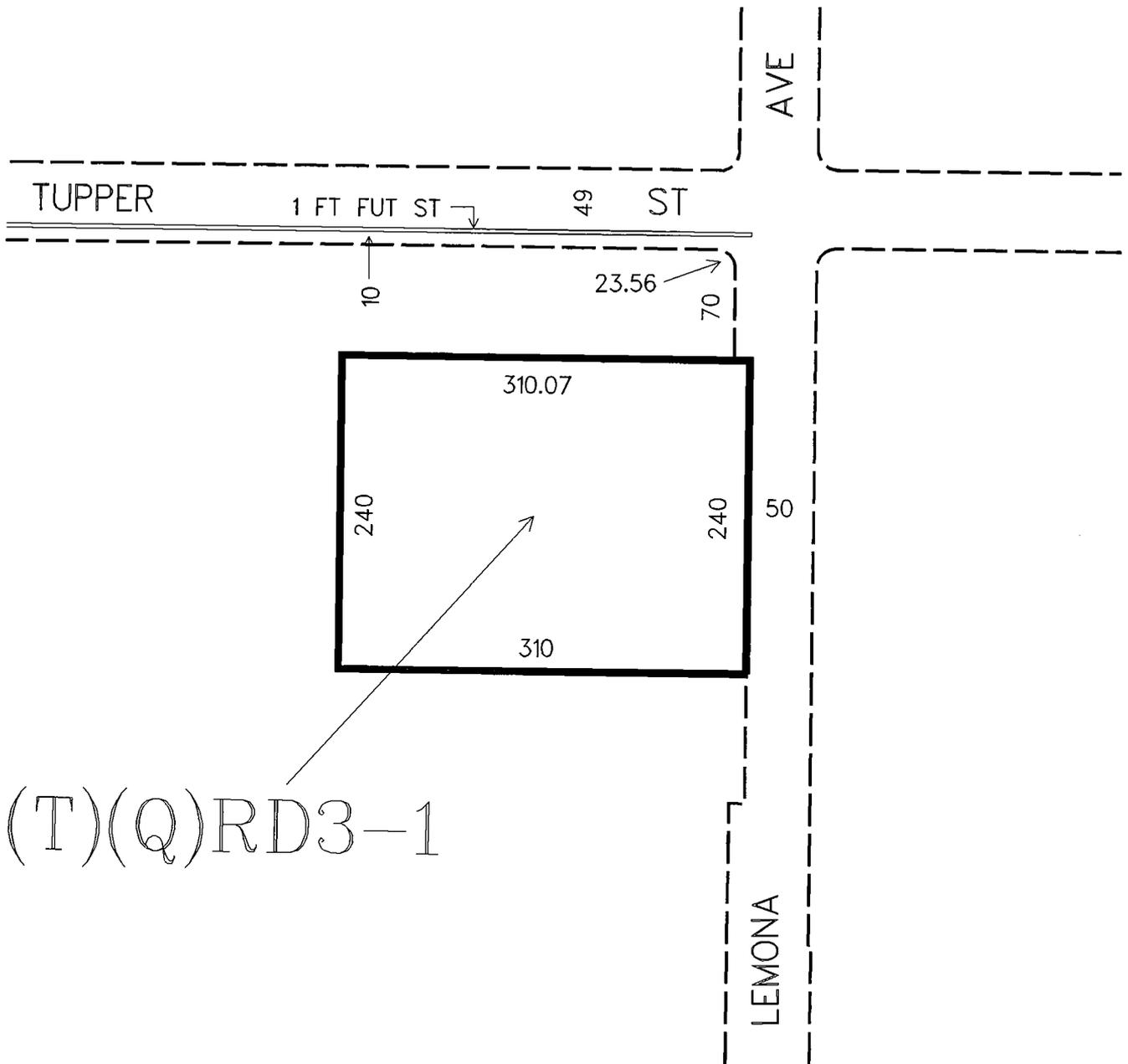


ORDINANCE NO. 176691

An ordinance amending Section .12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



NOT TO SCALE

C.M. 198 B 145, 198 B 149	APCNV 2003-9302 ZC ZAA
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AE/Scob

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G. 2 of the Los Angeles Municipal Code the following limitations are hereby imposed upon the use of that property shown in Section 1 hereof which is subject to the (Q) Qualified Classification:

Entitlement

1. **Use.** Limit the proposed development to a maximum of 24 dwelling units.
2. **Parking.** Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus 1/2 guest parking spaces per dwelling. All guest spaces shall be readily accessible, conveniently located and specifically reserved for guest parking.
3. **Height.** No building or structure located on the subject property shall exceed 45 feet in height.
4. **Landscape.** The applicant shall provide a 5-foot landscape buffer between the wall along Lemona Avenue and the sidewalk.
5. **Plans.** That Prior to the issuance of building permits, detailed development plans, including a project design plan be consistent with Chapter V of the Mission Hills-Panorama City Community Plan.
6. **Schools.** Prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District.

Environmental Conditions

Erosion/Grading/Short Term Construction Impacts: Air Quality

7. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind. (MM)
8. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust. (MM)

9. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust. (MM)
10. All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust. (MM)
11. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. (MM)

Noise

12. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible. (MM)
13. Construction 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. (MM)
14. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.(MM)
15. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. (MM)
16. The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment. (MM).

General Construction

17. 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 must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site. (MM)
18. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains. (MM)
19. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible. (MM)

20. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting. (MM)
21. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets. (MM)
22. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills. (MM)
23. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**

-Locate the sign in a conspicuous place on the subject site or structure (if development) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.

-Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.

-If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.

Stormwater Runoff

24. Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 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.
25. 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.

26. 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.
27. Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
28. 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.
29. Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
30. Paint messages that prohibits the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Department of Public Works, Stormwater Management Division.
31. All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
32. Legibility of stencils and signs must be maintained.
33. 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.
34. 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.

Administrative Conditions:

34. **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 Records Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date, shall be provided to the Planning Department.
35. **Approval verification and submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approvals, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
36. **Definition.** Any agencies, public officials, or legislation referenced in these conditions shall mean the agencies, public officials, legislation or their successors, designees or amendments to any legislation.
37. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except as such regulations are herein specifically varied or required.
38. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any other designated agency, or the agency's successor, and in accordance with any stated laws or regulations, or any amendments thereto.
39. **Mitigation Monitoring.** Prior to the issuance of any building permit the applicant shall prepare and record a covenant and agreement (Planning Department General Form CP-6770.M) in a manner satisfactory to the Planning Department, requiring the subdivider to identify (a)mitigation monitor(s) who shall require periodic status reports on the implementation of mitigation items required by conditions 7-34. The mitigation monitor(s) shall be identified as to their areas of responsibility, post-construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.

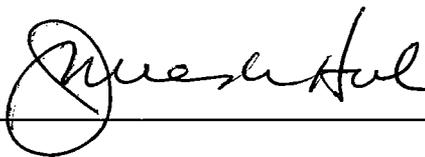
Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; 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 MAY 11 2005.

FRANK T. MARTINEZ, City Clerk

By 
Deputy

Approved MAY 23 2005


Mayor

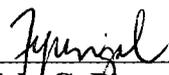
Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

Pursuant to Section 552 of the City Charter, the North Valley Area Planning Commission on August 05, 2004, recommended that this ordinance be adopted by the City Council.

By _____

City Attorney


Fely C. Pingol
Commission Executive Assistant

File No. 05-0538

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. 176691 - Zone change at 9231, 9237, and 9251 Lemona Avenue - APCNV 2003-9302 ZC ZAA - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on May 11, 2005, 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 May 31, 2005, 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 at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the ground level Los Angeles Street entrance to the Los Angeles Police Department; and 3) one copy on the bulletin board 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 May 31, 2005 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 31st day of May 2005 at Los Angeles, California.



Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: July 10, 2005 Council File No. 05-0538