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## BOARD RESOLUTION

Council File: **10-0224**

Work Order: **VAC-E1401152**

Sept. 17, 2013

We declare that on August 7, 2013 a Brown Act noticed public meeting was held by the Eagle Rock Neighborhood Council at which a quorum was present, and the following motion was passed unanimously:

**Resolved, the Eagle Rock Neighborhood Council recommends that the City Council approve alley vacation VAC-E1401152, contained in Council File 10-0224, subject to the 31 conditions attached to this resolution.**

Included in the attachment are 7 conditions detailed in the communication from Councilmember Huizar dated August 7, 2013, attached to the Council file. The remaining 24 conditions are reportedly incorporated in the applicant's building plans submitted to DBS; however, since these plans are not readily available to be viewed by the general public, we include them here, because they reflect the wishes of Eagle Rock Stakeholders, and representations made to Stakeholders by the applicants at a well-attended public meeting about the project.

Respectfully Submitted,

David Greene  
Vice President, Eagle Rock Neighborhood Council

cc: Nate Hayward, Field Deputy - Northeast, Office of Councilmember José Huizar

**Council File 10-0224 / VAC-E1401152**

**Conditions to be fulfilled by Property Development Centers (PDC) relative to the construction of two new commercial buildings for the existing Vons grocery store located at 7307 North Figueroa Street in Eagle Rock:**

1. Improve La Loma Road between Figueroa Street and Colorado Boulevard by road widening and/or restriping to the satisfaction of the Department of Transportation
2. Move the electrical room of building "B" further to the west and create a landscape area at the corner of Figueroa and La Loma
3. Provide bike racks outside both new buildings and existing grocery store.
4. Provide staircase for pedestrian access from La Loma Road near the rear of building "A"
5. Install a staircase north of building "B" to provide access to La Loma Road with additional hardscape and landscaping at the bottom of the stairs to enhance the pedestrian environment.
6. Install a staircase east of building "B" to provide access to Figueroa Street with additional hardscape and landscaping at the bottom of the stairs to enhance the pedestrian environment.
7. Provide an ADA accessible entrance to the property from the Figueroa Street
8. Provide a design option for a rear entrance on building "B" facing the La Loma Road and Figueroa intersection for the consideration of potential tenants.
9. Install seating at the public plaza behind building "B" on the corner of La Loma Road and Figueroa Street
10. Install a no-vehicle traffic buffer area in front of the existing grocery store for better pedestrian visibility.
11. Install a cart containment system to prevent carts from being taken off the property.
12. Provide a security plan for the existing store and new development to the satisfaction of CD 14 and LAPD
13. Provide and maintain new decorative mosaic trash receptacles at each pedestrian point of access to the site, including those on the public right of way.
14. Maintain sidewalks along the perimeter of the facility in a clean and sanitary manner including the abatement of weeds, graffiti, trash and other unsightly items.
15. Incorporate the (2) historic Helms Bakery crests into the facade design of building "B" at the corner of La Loma Road and Figueroa street with a plaques on the East face of building "B" that provides cultural-historical information about the former Helms Bakery building.
16. Existing Vons to undergo premium upgrade and remodel with regards to the interior products, fixtures, design elements, lighting, and layout.
17. Use stone treatments and facade elements consistently throughout all new and existing buildings on the premises.
18. Place any recycling center in the rear of the existing building away from La Loma Road and Figueroa Street.
19. Plant 24 inch box trees (8-10 feet tall) in the tree wells in the parking lot the satisfaction of the Urban Forestry Division.
20. Install an 'Eagle Rock Monument' at the public plaza behind building "B" on the corner of La Loma Road and Figueroa Street
21. Plant native and drought tolerant plants around the perimeter of the facility and in landscaped areas and seasonal planter beds throughout the parking lot and along all pedestrian walkways.
22. Install an irrigation system to ensure trees, shrubs and plants throughout the property, including those installed in the parking lot are maintained.
23. Install vegetative treatment on the wall between subject site and adjacent residential properties.
24. Install new pedestrian-scale lighting on the facility that faces downward and has a design consistent with the character of the facility and of the neighborhood.
25. Install street lighting around the facility that illuminates vehicular and pedestrian access, faces downward and has a design consistent with the character of the facility and of the neighborhood
26. Install architectural facade lighting to illuminate architectural features of the buildings and enhance the pedestrian environment.
27. Install pedestrian-scale and security lighting at the public plaza behind building "B" on the corner of La Loma Road and Figueroa Street
28. Maintain construction fence free of debris and graffiti.
29. Maintain right of way adjacent to construction fence free of trash, dirt, and construction related debris on a daily basis.
30. Relocate trailer and portable toilets to the back of existing grocery building away from neighboring residential properties.
31. Prepare a poster or board with project information and renderings regarding project construction to be posted on the interior of the existing grocery store.