

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

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Decision Date: July 16, 2013

Appeal Period Ends: July 26, 2013

Western LUX, LLC
11601 Santa Monica Boulevard
Los Angeles, CA 90025

Michael Cohanzad (R)
11601 Santa Monica Boulevard
Los Angeles, CA 90025

Jack Little Company (E)
17621 Sherman Way
Van Nuys, CA 91406

RE: Tract Map No.: 63698-M1
Address: 920-934 Western Avenue
Community Plan: Hollywood
Zone: (Q)RAS3-1
Council District: 13
CEQA No.: ENV-2013-1006-MND

In accordance with provisions of Los Angeles Municipal Code (L.A.M.C.) Sections 17.03 and 17.11, the Advisory Agency approved the modification of Tentative Tract Map No. 63698 composed of 1 lot, located at 920-934 N. Western Avenue for a maximum **49 residential condominium units, of which 2 shall be set aside for Very Low Income Households, and 3 commercial condominium units** as shown on revised map stamp-dated June 27, 2013 in the Hollywood Community Plan. This unit density is based on the (T)(Q)RAS3-1VL Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Subdivision Counter call (213) 482-7072. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more agencies must clear a condition, the subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, the subdivider shall maintain a record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

Condition No. 3 currently reads as follows:

3. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide a copy of (T)(Q) conditions(s). Show compliance with the above conditions (s) as applicable or Department of City Planning approval is required.
 - b. Provide a copy of affidavit AFF-91-1177939-PA, AFF-91-1177978-LT. Show compliance with all conditions /requirements of the above affidavits as applicable. Termination of above affidavits (s) may be required after the map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - c. Provide a copy of CPC case CPC-2004-4884-ZC-HD. Show compliance with all the conditions/requirements of the CPC cases(s) as applicable.
 - d. Show all street dedication as required by the Bureau of Engineering. "Area" requirement shall be re-checked as per net lot area after street dedication
 - e. The Zoning as shown on the submitted map is difference from ZIMAS. Please address the discrepancy.

Notes:

Any proposed structures on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use.

An appointment is required for the issuance of clearance letter from the Department of Building and Safety. The applicant is asked to call Laura Duong at (213) 482-0434 to schedule an appointment.

Modify Condition No. 3 to now read as follows:

3. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide a copy of affidavit AFF-91-1177939-PA, AFF-91-1177978-LT.

Show compliance with all conditions /requirements of the above affidavits as applicable. Termination of above affidavits (s) may be required after the map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.

- b. Clarify the number of commercial condominium spaces proposed.
- c. Show all street dedication as required by the Bureau of Engineering. "Area" requirement shall be re-checked ar per net lot area after street dedication

Notes:

Any proposed structures on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use.

An appointment is required for the issuance of clearance letter from the Department of Building and Safety. The applicant is asked to call Laura Duong at (213) 482-0434 to schedule an appointment.

FIRE DEPARTMENT

Condition No. 5 currently reads as follows:

5. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. No proposed development utilizing cluster, group or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
 - d. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along the path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.

Modify Condition No. 5 to now read as follows:

5. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
 - c. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - d. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
 - e. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
 - f. All "Small Lot" Subdivisions are required to have automatic Fire Sprinklers installed as part of any new or future construction.
 - g. Any roof elevation changes in excess of 3 feet may require the installation of ship ladders. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification or condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you received service with a minimum amount of waiting place call (213) 482-6509. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

Condition 11 currently reads as follows:

- 11 Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of 36 dwelling units and 4 commercial condominiums with a maximum floor area of 6,943 square

feet.

- b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus 1/2 guest parking spaces per dwelling unit. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

Parking for the commercial condominiums shall be in accordance with the L.A.M.C.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 North Spring Street, Room 750).

- c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the LAMC as it applies to this subdivision and the proposed development on the site.

Not Applicable (or)

- d. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- e. The applicant shall install an air filter system(s) to reduce the effects of diminished air quality on occupants of the project.
- f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- g. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- h. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

Modify Condition No. 11 to now read as follows:

11. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the proposed development to a maximum of 49 dwelling units, of which 2 shall be set aside for Very Low Income households and 3 commercial condominiums with a maximum floor area of 6,943 square feet.
- b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus $\frac{1}{4}$ guest parking spaces per dwelling unit and provide a minimum of 24 off-street parking for the commercial floor area. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety

Parking for the commercial condominiums shall be in accordance with the L.A.M.C.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

As part of the lease agreement(s) with non-residential tenants of the project, the owner shall require parking spaces designated for non-residential uses be shared with residential tenants and their guests during non-business hours.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 North Spring Street, Room 750).

- c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the LAMC as it applies to this subdivision and the proposed development on the site.

Not Applicable.

- d. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required

front yard.

- e. The applicant shall install an 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.
- f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- g. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- h. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- i. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

- 13. Prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 11, 14, 15, & C-4 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
- 14. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - MM-1 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 and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.
 - MM-2 Every building, structure, or portion thereof, shall be maintained in a

safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.

- MM-3 The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- MM-4 Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
- MM-5 An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 12, to the satisfaction of the Department of Building and Safety.
- MM-6 Open trash receptacles shall be located a minimum of 50 feet from the property line of any residential zone or use. Trash receptacles located within an enclosed building or structure shall not be required to observe this minimum buffer.
- MM-7 Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- MM-8 All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.
- MM-9 The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- MM-10 Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s). Only low- and non-VOC-containing paints, sealants, adhesives, and solvents

shall be utilized in the construction of the project.

- MM-11 A minimum five-foot landscape buffer shall be provided on any property line abutting residential uses, as shown on the site plan labeled E-3, dated May 25, 2005, and attached to the subject case file. Landscaping shall be planted in a 3-foot to 5-foot in height raised planter to sustain landscaping planted above any structures.
- MM-12 A 6-foot-high solid decorative masonry wall adjacent to residential use and/or zones shall be constructed if no such wall exists.
- MM-13 Concrete, not metal, shall be used for construction of parking ramps.
- MM-14 The interior ramps shall be textured to prevent tire squeal at turning areas.
- MM-15 Parking lots located adjacent to residential buildings shall have a solid decorative wall adjacent to the residential.
- MM-16 Wall and floor-ceiling assemblies separating commercial tenant spaces, residential units, and public places, shall have a Sound Transmission Coefficient (STC) value of at least 50, as determined in accordance with ASTM E90 and ASTM E413.
- MM-17 All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Coefficient (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, 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.
- MM-18. 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.

- MM-19. The design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
- MM-20. The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
- MM-21. The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.
- MM-22. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- MM-23. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)
- MM-24. (Operational) Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

15. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

CM-1. 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.**

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

CM-2. 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. Wetting could reduce fugitive dust by as much as 50 percent.

CM-3. 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.

CM-4. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

CM-5. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

- CM-6. All clearing, 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.
- CM-7. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 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.
- CM-9. 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.
- CM-10. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-11. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12. 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.
- CM-13. 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.
- CM-14. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-16. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-17. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-18. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.

CM-19. 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 cloths to catch drips and spills.

FINDINGS OF FACT (CEQA)

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2013-1006-MND on July 3, 2013. The Department found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (visual character, light, shade /shadow);
- Air Quality (construction, operational);
- Biological Resources (tree removal);
- Geology and Soils (construction, seismic, liquefaction);
- Hazards and Hazardous Materials (liquefaction, methane, asbestos);
- Hydrology and Water Quality (stormwater);
- Noise (construction, operational);
- Population and Housing;
- Public Services (fire, police, schools, street improvements);
- Recreation (parks); and
- Utilities (solid waste).

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2013-1006-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition **No(s). 11, 14, 15 & C-4** of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 13.

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract Map No. 63698-M1, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) **THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted Hollywood Community Plan designates the subject property for Neighborhood Commercial land use with the corresponding zone(s) of C1, C2, C4 and P. The City Council adopted Ordinance No. 179,681 to promote mixed-use developments in commercial zones. The Director of Planning issued RAS Interpretation to Community Plan Footnotes on April 21, 2005. The property contains approximately 0.68 net acres (29,484 net square feet after required dedication) and is presently zoned (Q)RAS3-1VL. The proposed development of 49 dwelling units is allowable under the current adopted zone, L.A.M.C. Section 12.22-A.25 and the current land use designation. The project will provide much needed new home ownership opportunities for the Community Plan area.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

The project conforms with both the specific provisions and the intent of the Specific Plan for the Management of Flood Hazards (Section 5 of Ordinance No. 172,081).

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

- (b) **THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

Western Avenue is a Major Highway dedicated to an 100-foot width at the project's street frontage. The Bureau of Engineering is requiring a 2-foot dedication to complete a 52-foot wide half street dedication in accordance with Major Highway Street Standards. This project isn't subject to any specific plan requirements. The proposed project will provide 117 parking spaces in conformance with the L.A.M.C. and the Deputy Advisory Agency's parking policy for condominium projects in non-congested parking areas. As conditioned the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

- (c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The site is currently developed with minimal improvements, no structures. It's one of the few under-improved properties in the vicinity. The development of this tract is an infill of an otherwise mix-density neighborhood.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The Department of Building and Safety, Grading Division, has tentatively approved the tract map subject to control of on-site drainage in a manner acceptable to that Department in accordance with the Grading Regulations, Section 91.3000 of the LAMC.

The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits.

- (d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

Adjacent land uses are single family and low density uses to the east in the RD1.5-1XL Zone, Neighborhood commercial uses to the south in the [Q]C4-2D Zone, neighborhood commercial uses to the west in the [Q]C4-2D Zone, and a shopping center to the north in the [Q]C4-2D Zone. The proposed project would provide an appropriate transitional development between the commercial uses to the north and the commercial uses to the south. The site currently contains no dwelling units, and the proposed project would provide 49 residential condominium units, including 2 for Very Low Income Households, and three commercial condominium units. The proposed project will comply with all L.A.M.C. requirements for parking, yards, and open space. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

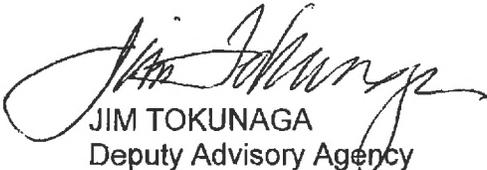
The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tentative Tract Map No. 63698-M1. All other conditions of the original approval shall remain in effect.

Michael J. LoGrande
Advisory Agency



JIM TOKUNAGA
Deputy Advisory Agency

JT:TLI:jg

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the Central Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213 482-7077

Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Blvd., Room 251
Van Nuys, CA 91401
818 374-5050

Forms are also available on-line at <http://cityplanning.lacity.org/>

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Subdivision staff at (213) 978-1362.

OWNER / SUBMITTER

WESTERN LUX, LLC
 1801 SANTA MONICA BLVD.
 LOS ANGELES, CA 90025
 TEL: 310-314-5805

SURVEYOR

JACK LITTLE INC.
 7621 SHERMAN AVE
 VAN NUYS, CA 91410
 TEL: 818-342-3277

REVISED
TENTATIVE TRACT 05369B
 FOR COMMERCIAL AND RESIDENTIAL CONDOMINIUMS
 PART OF SUBDIVISION OF LOTS 7 AND 8 OF TRACT 2228 IN THE CITY AND
 COUNTY OF LOS ANGELES AS SET FORTH IN BOOK 34, PAGE 44
 RECORDED IN THE OFFICE OF THE LOS ANGELES COUNTY REGISTER.

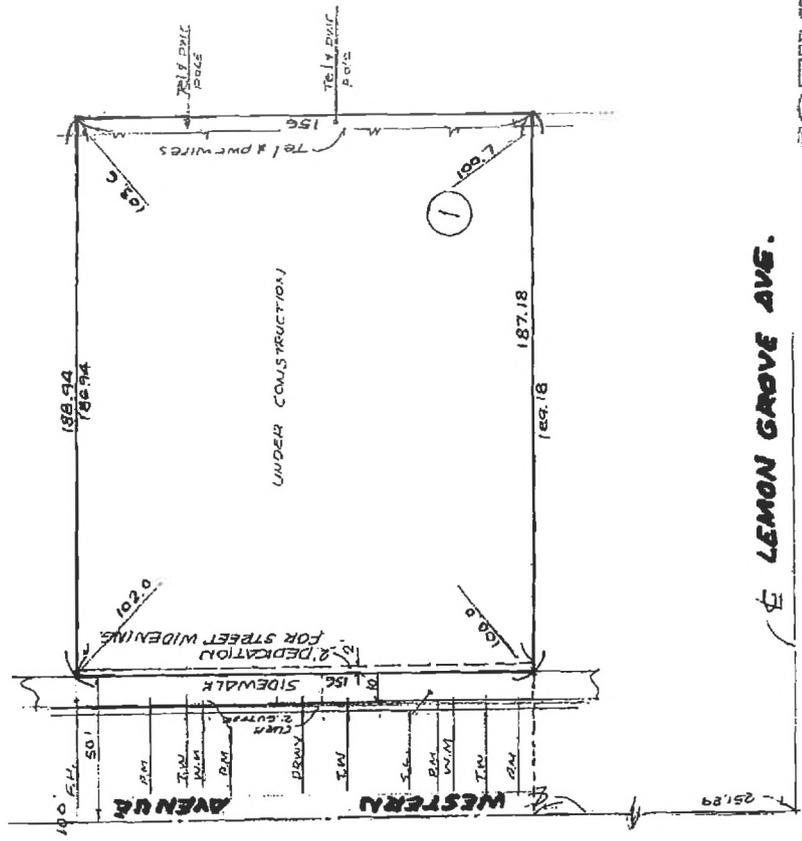
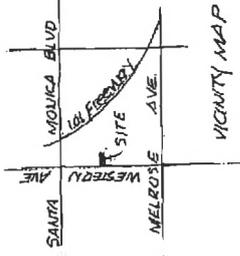
NOTES:

- (1) PROPERTY ADDRESS IS 920-934 WESTERN AVE.
- (2) PROPERTY IS ZONED (G) RA53-1VL
- (3) LOT AREA:
 GROSS TO CENTER OF STREET _____ 37,923.94
 NET, PRIOR TO DEDICATION _____ 29,493.94
 NET, AFTER 200 FOOT DEDICATION _____ 29,181.74
- (4) PROPOSED DEVELOPMENT
 PERMITTED PER ORDINANCE 17115, CPC 2004-4884-2-C-ND
 RESIDENTIAL CONDOMINIUM UNITS _____ 49
 RESIDENTIAL PARKING SPACES _____ 110
 COMMERCIAL CONDOMINIUM UNITS _____ 3
 COMMERCIAL PARKING SPACES _____ 27
- (5) BUILDING HEIGHT
 PERMITTED _____ 50 FEET



LEGEND

- AH FIRE HYDRANT
- PM PARKING METER
- SM STREET LIGHT
- WV WATER VALVE
- WM WATER METER
- DM DRIVEWAY
- (6) SEWERS ARE AVAILABLE
- (7) THERE ARE NO OAK, CALIC SYCAMORE, CALIF. BAY OR BLACK WALNUT TREES ON SUBJECT PROPERTY



WESTERN GROVE AVE.

RECEIVED
 JUN 27 2013
 CITY PLANNING
 EXPEDITED PROCESSING SECTION

OWNER / SUBMITTER

WESTERN LUX, LLC
 11601 SANTA MONICA BLVD.
 LOS ANGELES, CA 90025
 TEL: 213-914-2555

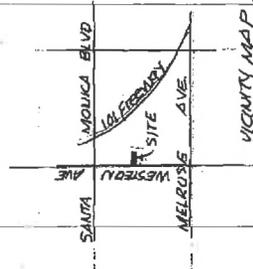
SURVEYOR

JACK LITTLE CO. INC.
 11621 SHELFMAN WAY
 VAN NUYS, CA 91416
 TEL: 818-342-3271

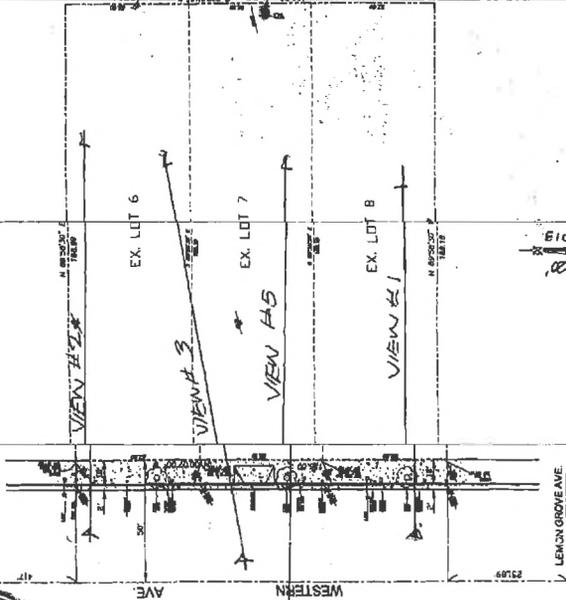


NOTES:

- (1) Property address is 15779-83 Western Ave.
- (2) Lot 15779-83 is a 100% fee simple lot.
- (3) Lot 15779-83 is a 100% fee simple lot.
- (4) Proposed development is 49 Residential Condominiums.
- (5) Related ordinance 17715.
- (6) CA 2004-4884-2C-HD copies enclosed.
- (7) There are no potentially dangerous areas on property.
- (8) There are oak, California sycamore, California Bay or Black Walnut trees on subject property.



TENTATIVE TRACT 063698
 FOR COMMERCIAL AND RESIDENTIAL CONDOMINIUMS
 BEING A SUBDIVISION OF LOTS 6, 7 AND 8 OF TRACT 2218 IN THE CITY OF AND
 COUNTY OF LOS ANGELES AS SET FORTH RECORDED IN BOOK 34, PAGE 49
 RECORDED IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.



SCALE 1"=20'
 MARCH 2013

LOS ANGELES DEPT. OF CITY PLANNING
 SUBMITTED FOR PLANNING
 TRAFFIC MAP
 APR 03 2013
 DIVISION OF PLANNING
 TRAFFIC ENGINEERING
 DIVISION OF PLANNING
 TRAFFIC ENGINEERING
 DIVISION OF PLANNING
 TRAFFIC ENGINEERING

MAR 06 2013
 DIVISION OF PLANNING
 TRAFFIC ENGINEERING

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA. 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

WILLIAM ROSCHEN
PRESIDENT
REGINA M. FREER
VICE-PRESIDENT
SEAN O. BURTON
DIEGO CARDOSO
ROBIN R. HUGHES
FR. SPENCER T. KEZIOS
RICARDO LARA
CINDY MONTANEZ
MICHAEL K. WOO
JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
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DEPUTY DIRECTOR
(213) 978-1273
FAX: (213) 978-1275
INFORMATION
(213) 978-1270
www.planning.lacity.org

July 30, 2009

Western Plaza, LLC (A) (O)
1181 Laurel Way
Beverly Hills, CA 90210

Marviros Markarian (E)
Project Engineering Group
15335 Morrison Street #305
Sherman Oaks, CA 91403

RE: Tentative Tract No. 63698
Site Address: 934 N. Western Avenue
C.D.: 13
Existing Zone(s): RAS-3
D.M.: 144 B 193
Community Plan: Hollywood
CEQA: ENV-2006-593-MND
Legal Description: Lots 6, 7, and 8,
Tract 3248

EXTENSION OF TIME

On August 24, 2006, the Deputy Advisory Agency conditionally approved this tentative tract map. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07 or 17.56-A of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants a 6-year extension, totaling 9 years, from the decision date for the recording of the final map for Tentative Tract No. 63698 located at 934 N. Western Avenue in the Hollywood Community Plan.

All tentative tract maps are automatically granted an additional one year as long as those maps were still valid as of July 15, 2008 and will expire before January 1, 2011.

Therefore, the new expiration date for the subject *tract* map is **August 24, 2016**, and no further extension of time to record a final map can be granted.

S. Gail Goldberg
Advisory Agency

MICHAEL S.Y. YOUNG
Deputy Advisory Agency

MSYY:GC:ACB

NOTE: IF THERE IS A RELATED CASE WITH
YOUR TRACT / PARCEL, THIS EXTENSION
WILL NOT EXTEND THE RELATED CASE
APPROVAL.

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
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GORDON B. HAMILTON
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(213) 978-1272

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274

FAX: (213) 978-1275

INFORMATION
(213) 978-1270

www.lacity.org/PLN

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION

JANE ELLISON USHER
PRESIDENT

ANDRES F. IRLANDO
VICE-PRESIDENT

DIEGO CARDOSO
REGINA M. FREER

ROBIN R. HUGHES
SABRINA KAY

FR. SPENCER T. KEZIOS
WILLIAM ROSCHEN
MICHAEL K. WOO

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

Decision Date: August 24, 2006

Appeal Ending Date: September 5, 2006

Western Plaza, LLC (A)
1181 Laurel Way
Beverly Hills, CA 90210

Marviros Markarian (E)
Project Engineering Group
15335 Morrison Street, #305
Sherman Oaks, CA 91403

RE: Tentative Tract No. 63698
Council District: 13
Community Plan: Hollywood
Existing Zone: RAS-3
ENV-2006-593-MND

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Tentative Tract No. 63698 composed of 1-lot, located at 920 – 934 N. Western Avenue for a maximum **36 residential condominium units and 4 commercial condominiums** as shown on revised map stamp-dated April 10, 2006 in the Hollywood Community Plan. This unit density is based on the (T)(Q)RAS3-1VL Zone. (The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Advisory Agency or a City Planner call (213) 978-1330. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 2-foot wide strip of land be dedicated along Western Avenue adjoining the subdivision to complete a 52-foot wide half street dedication in accordance with Major Highway Standards satisfactory to the City Engineer.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

2. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

3. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide a copy of (T),(Q) condition(s). Show compliance with the above condition(s) as applicable or Department of City Planning approval is required.
 - b. Provide a copy of affidavit AFF-91-1177939-PA, AFF-91-1177938-LT. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - c. Provide a copy of CPC case CPC-2004-4884-ZC-HD. Show compliance with all the conditions/requirements of the CPC case(s) as applicable.
 - d. Show all street dedication as required by Bureau of Engineering. "Area" requirements shall be re-checked as per net lot area after street dedication.
 - e. The Zoning as shown on the submitted map is different from Zimas. Please address the discrepancy.

Notes:

Any proposed structures on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Del Reyes at (213) 482-6882 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

4. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:

- a. A minimum of 40-foot reservoir space be provided between any security gate(s) and the property line.
- b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
- c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Suite 400, Station 3.

FIRE DEPARTMENT

5. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submit plot plans for Fire Department review and approval prior to recordation of Final Map.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
 - d. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.

DEPARTMENT OF WATER AND POWER

6. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING

7. Street light improvements shall be made to the satisfaction of the Bureau of Street Lighting and/or the following street lighting improvements shall be required. (This condition shall be deemed cleared at the time the City Engineer clears Condition S-3. (c).)
 - a. If street widening is required, one (1) existing street light on Western Avenue shall be relocated and upgraded. No street lighting requirements if no street widening is required.

BUREAU OF SANITATION

8. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

9. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 120 S. San Pedro Street, Room 600, Los Angeles, CA 90012, (213) 922-8363.

DEPARTMENT OF RECREATION AND PARKS

10. That the Quimby fee be based on the RAS3 Zone.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

11. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of 36 dwelling units and 4 commercial condominiums with a maximum floor area of 6,943 square feet.
 - b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus ½ guest parking spaces per dwelling. All guest spaces shall be readily

accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

Parking for the commercial condominiums shall be in accordance with the L.A.M.C.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 No. Spring Street, Room 750).

- c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.

Not Applicable

- d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- e. The applicant shall install an air filtration system(s) to reduce the effects of diminished air quality on occupants of the project.
- f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- g. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- h. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
12. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Zone Change Ordinance approved under related Case No. CPC-2004-4884-ZC-HD shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. CPC-2004-4884-ZC-HD is not approved, the subdivider shall submit a tract modification.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

13. That prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No(s). 11, 14, 15, & C-4 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
14. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - MM-1 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 decision maker.
 - MM-2 Outdoor lighting shall be designed and installed with shielding so that the light source can not be seen from adjacent residential properties.
 - MM-3 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.
 - MM-4 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.
 - MM-5 Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
 - MM-6 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.
 - MM-7 Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
 - MM-8 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.

MM-9 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.

MM-10 Guest parking lots constitute a significant portion of the impervious land coverage. To reduce the quantity of runoff, parking lots can be designed one of two ways.

- ▶ Hybrid Lot - parking stalls utilize permeable materials, such as crushed aggregate, aisles are constructed of conventional materials such as asphalt.
- ▶ 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.

MM-11 Promote natural vegetation by using parking lot islands and other landscaped areas.

~~MM-12~~ 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 Dept. of Public Works, Stormwater Management Division.

MM-13 All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN MM- All storm drain inlets and catch basins within the project area must be ") and/or graphical icons to discourage illegal dumping.

MM-14 Legibility of stencils and signs must be maintained.

MM-15 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.

MM-16 The storage area must be paved and sufficiently impervious to contain leaks and spills.

MM-17 The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.

MM-18 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.

MM-19 Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair and maintain the outlet protection after each significant rain.

MM-20 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.

MM-21 A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.

MM-22 All walls and windows in line of sight to the railroad track shall achieve a Sound Transmission Class (STC) of 50 as defined in UBC No. 35-1, 1979 edition.

MM-23 A concrete block wall 6-feet-high shall be constructed along the property lines of the railroad track.

MM-24 Incorporate into the plans the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213) 485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

MM-25 The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project site.

15. **Construction Mitigation Conditions - Prior to the issuance of a grading or building permit, or the recordation of the final map**, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to comply to (Q) Condition Nos. B.1 through B.3. of Ordinance No. 177115, and to the following mitigation measures:

CM-1. 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 developed) 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.
- CM-2 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. Wetting could reduce fugitive dust by as much as 50 percent.
- CM-3 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.
- CM-4 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-5 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-6 All clearing, 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.
- CM-7 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8 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.
- CM-9 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.
- CM-10 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-11 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12 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.
- CM-13 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.

- CM-14 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.
- CM-15 Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- CM-16 Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-17 Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.
- CM-18 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 clothes shall be used to catch drips and spills.

DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS

- C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
 2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2. That prior to recordation of the final map, the subdivider shall record an "Agreement for Development of Units for Lease or Sale ("15% Ordinance")" covenant, to benefit the Housing Authority, for certification of the development in accordance with Section 12.39A. Arrangements shall be made with the Department of Building and Safety, Zoning Section - Subdivisions (213.482.0000) to approve the covenant format, prior to recording the covenant.
- C-3. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.

C-4. That a landscape plan, prepared by a licensed landscape architect, be reviewed by the Council District and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- a. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.
 - b. Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners/property owners association a Certificate of Substantial Completion (Sec. 12.40 G LAMC.)
 - c. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
 - d. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.
- C-5. In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Municipal Code.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceed 15%.

- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree planting's shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division ((213) 485-5675) upon completion of construction to expedite tree planting.

- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - 1) Improve Western Avenue being dedicated and adjoining the tract by the construction of additional concrete sidewalk to complete a 12-foot wide full width concrete sidewalk with tree wells including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05N of the Los Angeles Municipal Code.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low-and moderate-income housing, per Section 12.39-A of the LAMC.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of

Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV-2006-593-MND on April 12, 2006. The Committee found that potential negative impact could occur from the projects's implementation due to:

- existing ambient air pollution levels.
- illumination from the parking area.
- noise from the site.
- need for landscaping.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2006-593-MND reflects the independent judgement of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition No(s). 11, 14, 15, & C-4 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The Initial Study prepared for the project identifies no potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned. However, measures are required as part of this approval which will mitigate the above mentioned impacts to a less than significant level. Furthermore, the project site, as well as the surrounding area is presently developed with structures and does not provide a natural habitat for either fish or wildlife. In light of the above, the project (qualifies) (does not qualify) for the De Minimis Exemption for Fish and Game fees (AB 3158).

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 13.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract No. 63698, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of

California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.
- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Hollywood Community Plan designates the subject property for Neighborhood Commercial land use with the corresponding zone(s) of C1, C2, C4, and P. The City Council adopted Ordinance No. 174999 to promote mixed-use developments in commercial zones. The Director of Planning issued RAS Interpretation to Community Plan Footnotes on April 21, 2005. The property contains approximately 0.68 net acres (29,484 net square feet after required dedication) and is presently zoned (T)(Q)RAS3-1VL. The zoning ordinance 177115 became effective on December 18, 2005. The proposed development of 36 dwelling units and 6,943 square feet of commercial retail is allowable under the current adopted zone and is consistent with the existing land use designation.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

The project conforms with both the specific provisions and the intent of the Specific Plan for the Management of Flood Hazards (Section 5 of Ordinance 172,081).

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

- (c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.
- (d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The site is one of the few unimproved properties in the vicinity. The development of this tract is an infill of an otherwise mix-density commercial and residential neighborhood.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

Condition No. 2 requires approval of an acceptable soils engineering report by the Department of Building and Safety, Grading Division.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned.

However, measures are required as part of this approval which will mitigate the above mentioned impact(s) to a less than significant level.

Furthermore, the project site, as well as the surrounding area (is presently) (was) developed with structures and does not provide a natural habitat for either fish or wildlife.

In light of the above, the project qualifies for the De Minimis Exemption for Fish and Game fees (AB 3158).

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which is currently being upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

- 1). In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.
- 2). Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.
- 3). The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
- 4). The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
- 5). In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tract No. 63698.

S. Gail Goldberg, AICP
Advisory Agency



EMILY GABEL-LUDDY
Deputy Advisory Agency

EGL:SP:FT:dl

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

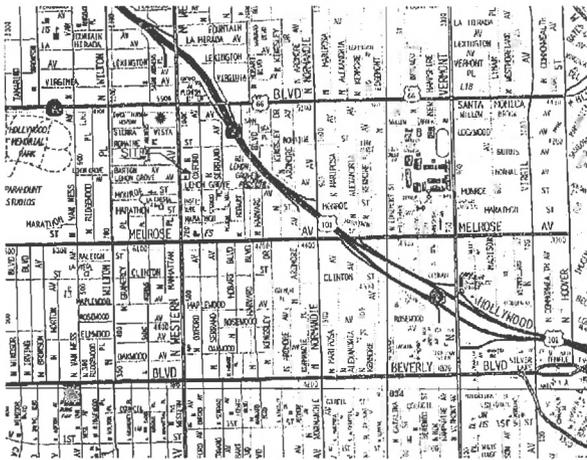
Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213.482.7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Bl., Room 251
Van Nuys, CA 91401
818.374.5050

Forms are also available on-line at www.lacity.org/pln.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

If you have any questions, please call Subdivision staff at (213) 978-1330.



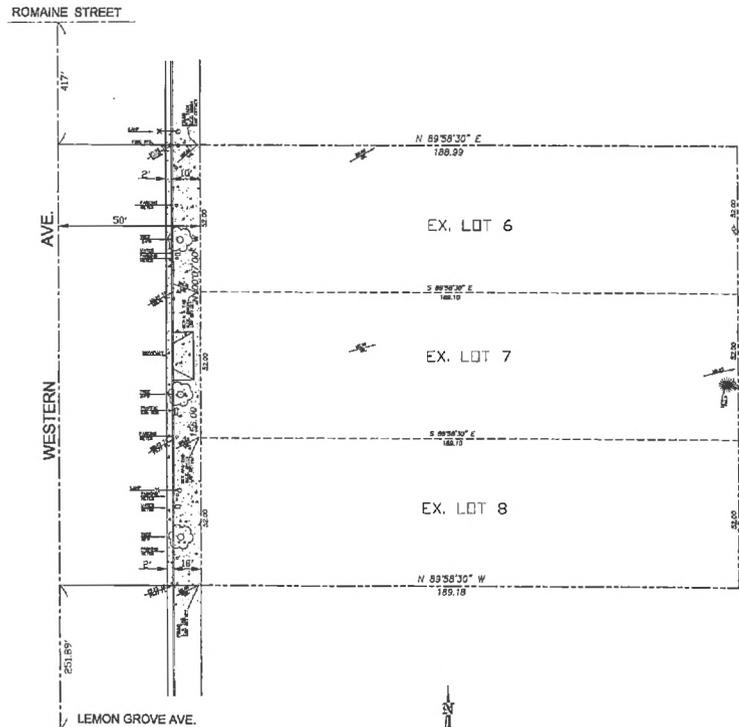
VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

LOTS 6, 7 & 8 OF TRACT NO. 3248, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 46 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTES:

1. ADDRESS: 290-294 WESTERN AVE., LOS ANGELES, CA 90029
2. EXISTING ZONE: RAS-3
PROPOSED ZONE: RAS-3
3. GROSS AREA: 29,488 S.F. (0.68 AC)
NET AREA: 29,484 S.F. (0.68 AC)
4. EXISTING: VACANT LOTS
5. PROPOSED: 1 BUILDING COMMERCIAL AND RESIDENTIAL COMMERCIAL CONDOMINIUM - 4 UNITS: 6943 S.F. RESIDENTIAL CONDOMINIUM - 36 UNITS 97 PARKING SPACES FOR RESIDENTIAL 33 PARKING SPACES COMMERCIAL.
6. NO OAK TREES.
7. PUBLIC SEWERS ARE AVAILABLE. ALL DRAINAGE TO PUBLIC STREET.
8. SITE: VACANT LOTS
9. NO HAZARDOUS AREAS ON SITE.



LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
 TENTATIVE MAP
APR 10 2006
 REVEALED MAP
 TIME EXPIRES
RECORDING FEE: DIVISION OF LAND



DATE: FEBRUARY 24, 2006
SCALE: 1"=20'



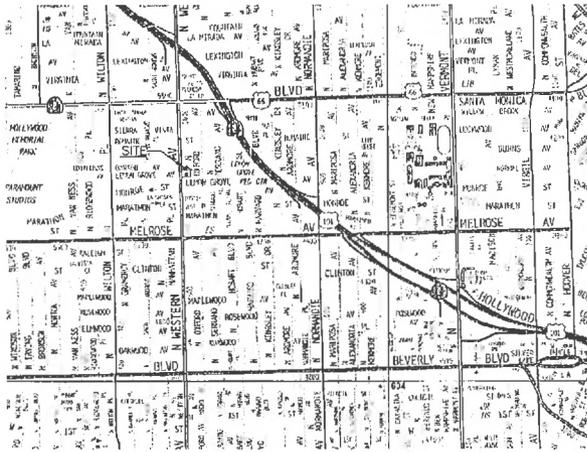
OWNER:
WESTERN PLAZA LLC
1181 LAUREL WAY
BEVERLY HILLS, CA 90210
(818) 402-9321

SUBDIVIDER:
WESTERN PLAZA LLC
1181 LAUREL WAY
BEVERLY HILLS, CA 90210
(818) 402-9321

ENGINEER:
PROJECT ENGINEERING GROUP
15355 MORRISON ST. STE.#305
SHERMAN OAKS, CA 91403
(818) 784-8110
MARDIROSO MARKARIAN R.C.E. 053434

REVISED MAP *gdy*
4-10-06

TENTATIVE TRACT No. 063698
FOR CONDOMINIUM PURPOSES



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

LOTS 6, 7 & 8 OF TRACT NO. 3248, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGES 46 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

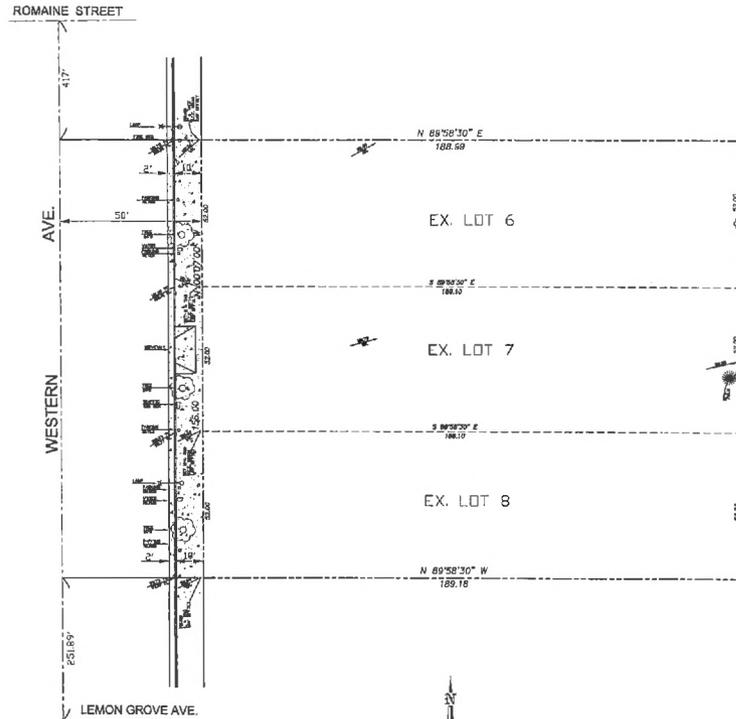
NOTES:

1. ADDRESS: 920-934 WESTERN AVE., LOS ANGELES, CA 90029
2. EXISTING ZONE: RA-3
PROPOSED ZONE: RA-3
3. GROSS AREA: 29,464 S.F. (0.68 AC)
NET AREA: 29,464 S.F. (0.68 AC)
4. EXISTING: VACANT LOTS
5. PROPOSED: 1 BUILDING COMMERCIAL AND RESIDENTIAL
4 COMMERCIAL CONDOMINIUM - 10,630 S.F.
RESIDENTIAL CONDOMINIUM - 36 UNITS
104 PARKING SPACES FOR RESIDENTIAL
29 PARKING SPACES COMMERCIAL.
6. NO OAK TREES.
7. PUBLIC SEWERS ARE AVAILABLE.
ALL DRAINAGE TO PUBLIC STREET.
8. SITE: VACANT LOTS
9. NO HAZARDOUS AREAS ON SITE.

OWNER:
WESTERN PLAZA LLC
1181 LAUREL WAY
BEVERLY HILLS, CA 90210
(818) 402-9321

SUBDIVIDER:
WESTERN PLAZA LLC
1181 LAUREL WAY
BEVERLY HILLS, CA 90210
(818) 402-9321

ENGINEER:
PROJECT ENGINEERING GROUP
15335 MORRISON ST. STE. #305
SHERMAN OAKS, CA 91403
(818) 784-8110
MARDIROS MARKARIAN R.C.E. 053434



SUPERSEDED MAP

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
 TENTATIVE MAP
 MAR 06 2006
 REVISED MAP
 FINAL MAP UNIT
 TIME EXTENSION
CITY ENGINEER
CITY CLERK

DATE: JANUARY 24, 2006
SCALE: 1"=20'
0 20' 40' 60'

TENTATIVE TRACT No. 063698
FOR CONDOMINIUM PURPOSES

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

- JANE ELLISON USHER
PRESIDENT
- ANDRES F. IRLANDO
VICE-PRESIDENT
- DIEGO CARDOSO
REGINA M. FREER
ROBIN R. HUGHES
SABRINA KAY
FR. SPENCER T. KEZIOS
WILLIAM ROSCHEN
MICHAEL K. WOO
- GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

RECEIVED
LAND DEVELOPMENT GROUP
06 FEB 14 AM 11:53

EXECUTIVE OFFICES

- MARK WINOGROND
INTERIM DIRECTOR
(213) 978-1271
- GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272
- ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274
- FAX: (213) 978-1275
- INFORMATION
(213) 978-1270
www.lacity.org/PLN

TT FEE PAID
MAR 01 2006

Filing Notification and Distribution

ADDRESS: 922 N. Western Ave.

COMMUNITY: Hollywood

DATE OF FILING AND MAP STAMP

DATE: January 25, 2006

TRACT MAP NO: 63698

DEEMED COMPLETE AND DISTRIBUTION

DATE: February 12, 2006

Hillside: () Yes (X) No

- (X) COUNCIL DISTRICT NO: 13
- (X) Neighborhood Planning (Check Office below)
 - () Valley
 - () West Los Angeles
 - () Harbor
 - (X) Metro E/S
- Department of Public Works
 - (X) Bureau of Engineering
 - (X) Bureau of Sanitation
- Department of Building and Safety
 - (X) Grading Engineer
 - (X) Zoning Engineer
- (X) Department of Transportation
- Department of Water and Power
 - (X) Underground Design
 - (X) Real Estate
 - (X) Water System
 - (X) Fire Department (mark "Fire")

- () Community Plan Revision
- (X) Department of Recreation and Parks
- (X) Department of Telecommunications
- (X) Bureau of Street Lighting (No. P.S.)
- () Community Redevelopment Agency
(See Counter Map) (No. P.S.)
- () Animal Regulation (Hillside)
- (X) Housing Department
- (X) Board of Education (No P.S.)
- (X) Los Angeles County Health Department
(No P.S.)
- () City of Beverly Hills
(See Counter Map) (No P.S.)
- () Dan O'Connell (if Mulholland Scenic Corridor)
- (X) Imaging Services
- (X) GIS - c/o Fae Tsukamoto
- (X) Bureau of Street Services (Haul Route)

The above tract has been filed with the Advisory Agency.

The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

Mark Winogron
Interim Director

EMILY GABEL-LUDDY
Deputy Director of Planning

CP-6300 (5/23/00)



FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

05-1754

CD 13

November 14, 2005

Councilmember Garcetti
City Planning Department
Attn: Mark Lopez (w/copy of Ord)
cc: Director of Planning
cc: Geographic Information Section
Attn: Fae Tsukamoto
Bureau of Street Lighting,
"B" Permit Section

Shlomo Meirie
Iraco LLC
217 N. Foothill Drive
Beverly Hills, CA 90210

Bureau of Engineering,
Land of Development Group
Department of Transportation
Traffic/Planning Sections
Department of Building and Safety
c/o Zoning Coordinator
cc: Residential Inspection
Fire Department

Tom McCarty
725 S. Figueroa St. 3090
Los Angeles, CA 90017

Western Plaza
1181 Laurel Way
Beverly Hills, CA 90210

RE: ZONE AND HEIGHT DISTRICT CHANGE FOR PROPERTY AT 922-34 NORTH WESTERN AVENUE

At the meeting of the Council held OCTOBER 25, 2005, the following action was taken:

Attached report adopted.....	<u>X</u>
Ordinance adopted.....	<u>X</u>
Ordinance number.....	<u>177115</u>
Posted date.....	<u>11-8-05</u>
Effective date.....	<u>12-18-05</u>
Mayor approved.....	<u>11-7-05</u>
Findings adopted.....	<u>X</u>
Mitigated Negative Declaration adopted.....	<u>X</u>

Frank T. Martinez

City Clerk
kw



TO THE COUNCIL OF THE
CITY OF LOS ANGELES

FILE NO. 05-1754

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

	<u>Yes</u>	<u>No</u>
Public Comments	<u>XX</u>	<u>—</u>

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to zone and height district change for property at 922-34 North Western Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the lead agency City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 05-1754 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV 2004-4885 MND].
2. ADOPT the FINDINGS of the City Planning Commission (APC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, approved by the City Planning Commission, effecting the Zone and Height District Change from C4-1D to (T)(Q)RAS3-1VL, subject to conditions of approval, for the proposed construction of 49 new multi-family apartment units (including 13 density bonus units) and up to 10,630 square-feet of retail floor area for the property at 922-34 North Western Avenue.

Applicant: Shlomo Mierie, Western Plaza, LLC CPC 2004-4884 ZC HD
4. REMOVE the (T) Tentative classification as described in detail on the sheet(s) attached to the Committee report.
5. ADVISE the applicant of "Q" Qualified classification time limit as described in the Committee report.

Fiscal Impact Statement: The Planning Department reports that there is no General Fund impact, as administrative costs are recovered through fees.

TIME LIMIT FILE - NOVEMBER 15, 2005

(LAST DAY FOR COUNCIL ACTION - NOVEMBER 15, 2005)

Summary:

At its meeting held October 11, 2005, the Planning and Land Use Management Committee recommended that Council approve the accompanying Ordinance effecting the Zone and Height District Change from C4-1D to (T)(Q)RAS3-1VL, subject to conditions of approval, for the proposed construction of 49 new multi-family apartment units (including 13 density bonus units) and up to 10,630 square-feet of retail floor area for the property at 922-34 North Western Avenue.

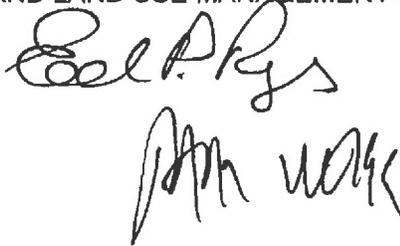
As indicated in Recommendation No. 5 and pursuant to Section 12.32-J of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

. . . whenever property remains in a "Q" Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings."

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
WEISS:	YES
CARDENAS:	YES

Handwritten signatures of committee members, including one that appears to be 'Earl P. Reyes' and another that is less legible.

BG:ys
10-19-05
Enc: CPC 2004-4884 ZC HD
Ordinance
CD 13
Attachment: "Q" and "T" Conditions of Approval

#051754

*mit Neg DEC,
REPT, ORD & FINDINGS*
ADOPTED

OCT 25 2005

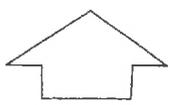
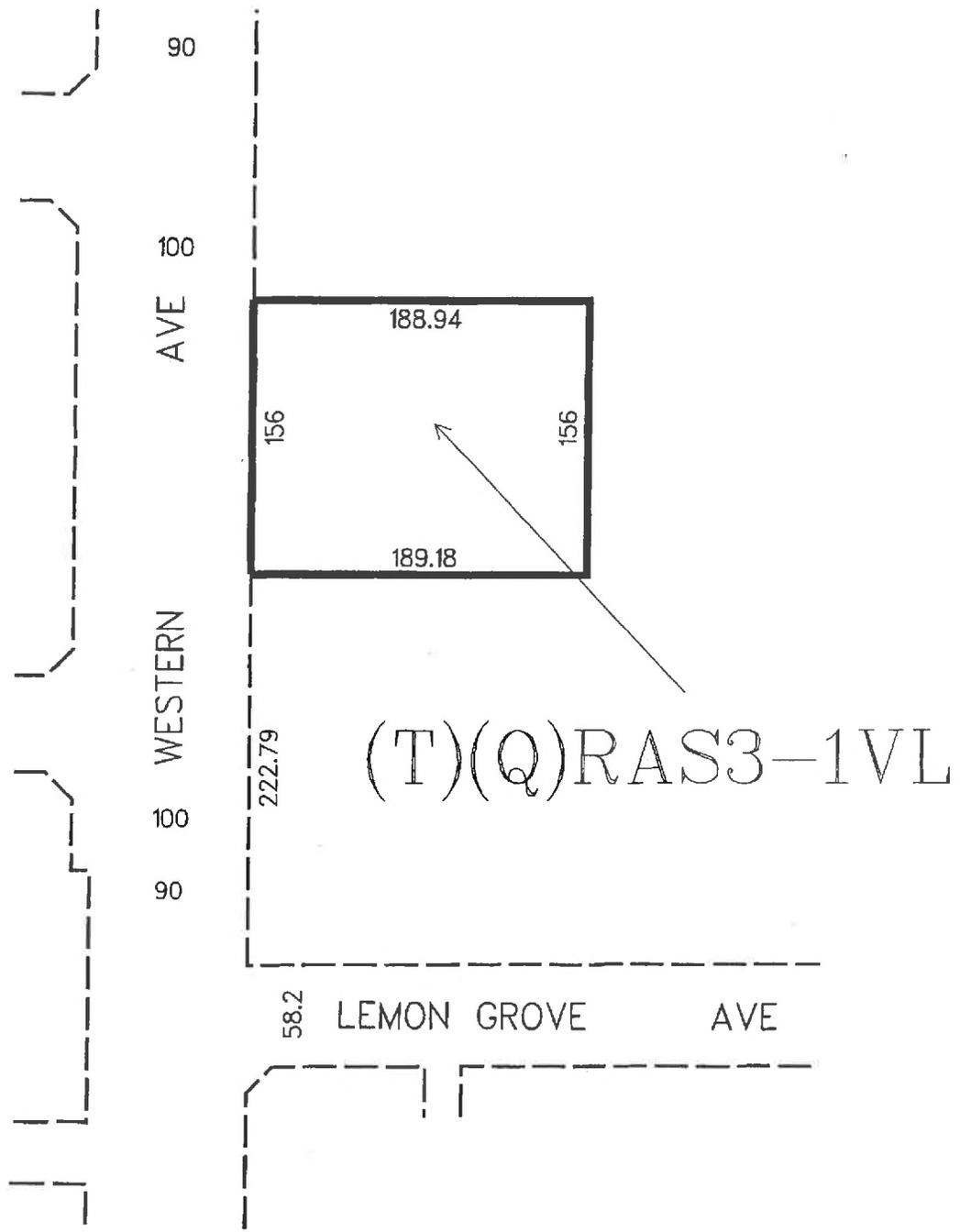
LOS ANGELES CITY COUNCIL

ORDINANCE NO. 177115

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. 144 B 193	CPC 2004-4884-ZC-HD
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LCOB/az

06/17/05

(Q) QUALIFIED CONDITIONS OF APPROVAL**A. Entitlement Conditions**

1. **Use.** The use of the subject property shall comply with the use, restrictions/limitations and area provisions of the RAS3 Residential/Accessory Services Zone, LAMC Section 12.10.5.
2. **Site Plan.** The subject property shall be developed in substantial conformance with the site plan and elevations, labeled Exhibit E-3, dated May 25, 2005 and attached to the subject case file, except as follows:
 - a. Site plan and elevations shall be revised to show that the pilasters incorporated in the design of the building should not encroach on the sidewalk.
 - b. Street trees shall be planted at-grade and tree wells shall be installed rather than planting the trees in planter boxes.
 - c. The windows facing Western Avenue shall be recessed to provide articulation of the building facade, to the satisfaction of the Department of City Planning.
 - d. Revised elevations shall be submitted showing compliance with L.A.M.C. Sections 12.21.1 A 1 and 12.21.1 B 3, regulating the height of buildings and structures in the RAS3-1VL zone and the height and setbacks of any structures on the roof, such as elevator towers, air conditioning units and other equipment, respectively.

Prior to the issuance of any permits, a detailed development plan shall be submitted for review and approval by the Planning Department. Minor deviations may be allowed in order to comply with applicable provisions of the Municipal Code, the subject conditions herein and the intent of the subject permit authorization.

3. **Floor Area.**
 - a. The total non-residential floor area on the subject property shall not exceed 10,630 square feet, as defined by Section 12.03 of the Municipal Code.
 - b. The floor area of all buildings on the subject property shall not exceed three times the buildable area of the lot (3:1 Floor Area Ratio).
4. **Density.** Not more than 49 dwelling units may be constructed on the subject property, which include a 35% density bonus above the maximum density allowed by the zone.
5. **Height.** The height of all buildings and structures on the subject property shall not exceed 50 feet, in accordance with Section 12.21.1 of the Los Angeles Municipal Code. Roof structures shall be fully screened from view of any abutting public rights-of-way.
6. **Covenant and Agreement (Affordable Housing).** Prior to the issuance of any building permits, in accordance with the Section 12.22 A 25(b) of the LAMC, the owner shall record a Covenant and Agreement satisfactory to the City of Los Angeles Housing Department or its successor agency, to preserve the affordability of the designated residential units for a minimum of 30 years from the issuance of a Certificate of Occupancy.

- a. The affordable units required to be set aside in order to achieve the density bonus are as follows:
 1. Five percent of the maximum density allowed by the zone shall be set aside for very low income households.

Or

 2. Ten percent of the maximum density allowed by the zone shall be set aside for low income households.
- b. The mix and size of the restricted affordable dwelling units shall be in proportion to the mix and size of the market rate dwelling units provided in the subject project, and suitable for occupancy by family households, as determined by the Housing Department.
- c. Prior to the issuance of a Certificate of Occupancy, the applicant shall obtain final clearance from the Housing Department that all conditions of the covenant and agreement have been met. A copy of the final clearance shall be provided to the Department of City Planning for attachment to the subject case file.
- d. The Housing Department, or its successor or assignee, shall be responsible for the ongoing monitoring and enforcement of these affordable dwelling unit requirements.

7. Parking.

- a. Parking shall be provided in accordance with applicable provisions of Sections 12.21 A 4 and 12.22 A 25(d)(2) of the Municipal Code. The number of spaces provided, their location and access shall be in substantial conformance with the site plan marked Exhibit E-3 and attached to the administrative file.
- b. Tandem parking may be used only for the spaces which are assigned and designated for a single residential unit.
- c. As part of the lease agreement(s) with non-residential tenants of the project, the owner shall require parking spaces designated for non-residential uses be shared with residential tenants and their guests during non-business hours;

Or

- d. The owner shall provide one-quarter parking space per market-rate dwelling unit for guest parking in addition to the required tenant parking. If guest parking is provided, the following shall also apply:
 - 1) Guest parking sign(s) shall be clearly posted at building entrance(s). The sign(s) shall be in large, easy to read lettering and shall indicate the general location of guest parking. Sign wording shall be to the satisfaction of the Planning Department and shall indicate the number of reserved guest parking spaces.
 - 2) If any guest parking is located behind security gates, the following shall apply:

- i A remote electronic gate opening system shall be installed so that the security gate can be opened from each residential unit served by the secured guest parking.
 - ii An electronic Intercommunication system shall be installed. The system shall be readily accessible to the drivers of guest vehicles and to the units served by the secured guest parking.
 - iii If there is a security gate, then it shall be set back from the public right-of-way so as to provide a waiting area for guest vehicles and to prohibit blockage or interference with the public right-of-way by waiting guest vehicles.
- e. Alternatives to the provisions of this condition may be approved by the Planning Department provided that the intent of readily accessible guest parking facilities and no interference with the public right-of-way is assured.

Fees:

- f. Fees for required parking may be included in the rental, lease or comparable fees charged to tenants of the project.
 - g. No additional fees may be charged for parking or guest parking.
 - h. The property owner shall require, in all lease or rental agreements with commercial tenants, that the commercial tenants must offer free parking to all of their employees.
 - i. A plan or procedure shall be prepared for use of parking facilities by tenants, customers, employees and guests, such as a parking pass or validated parking plan.
8. **Loading.** Loading and unloading activities shall not interfere with traffic on any public street. Public sidewalks, alleys and/or other public ways shall not be used for the parking or loading or unloading of vehicles. The location of loading areas shall be clearly identified on the site plan to the satisfaction of the Department of City Planning.
9. **Graffiti.** Every building, structure, or portion thereof shall be maintained in a safe and sanitary condition and good repair. The premises of every building or structure shall be maintained in good repair and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104. The exterior of all privately owned buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91.8104.15.
10. **Trash and Storage Area(s).** Solid masonry block walls, a minimum of six feet in height, shall enclose any outdoor trash and other storage areas. There shall be no openings except for gates. All outside trash containers on the subject property shall be enclosed and shall be located so as not to result in noise or odor impacts on any adjacent residential use. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
11. **Noise (Receiving, Trash, Storage areas).** Any activities associated with areas devoted to trash compacting, loading and unloading, and receiving, shall be limited as follows: Monday

through Friday, 7:00 AM to 8:00 PM; Saturday, 10:00 AM to 4:00 PM; no receiving, trash, or storage area use shall be allowed on Sunday or legal holidays.

12. **Landscaping.** All open areas not used for buildings, driveways, walks, parking areas, recreational, trash or storage facilities shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared consistent with the landscape provisions of Sections 12.40 through 12.43 of the Municipal Code by a licensed landscape architect to the satisfaction of the Planning Department.
13. **Parking Level Screening.** Above-grade parking levels shall be visually screened from frontage streets by landscaping and/or architectural features. The following standards shall be applicable to parking structure ramps:
 - a. Concrete, not metal, shall be used for construction of parking ramps.
 - b. The interior ramps shall be textured to prevent tire squeal at turning areas.
 - c. Parking lots located adjacent to residential buildings shall have a solid decorative wall adjacent to the residential.
14. **Landscape Buffer.** A minimum five-foot landscape buffer shall be provided on any property line abutting residential uses, as shown on the site plan labeled E-3, dated May 25, 2005 and attached to the subject case file. The landscaping shall be planted in a 3 foot to 5 foot in height raised planter to sustain landscaping planted above any structures.

B. Other Conditions

1. **Construction-Related Parking.** Off-street parking shall be provided for all construction-related employees generated by the proposed project. No employees or subcontractor shall be allowed to park on the surrounding residential streets for the duration of all construction activities. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any residential street in the immediate area. All construction vehicles shall be stored on site unless returned to their owners' base of operations.
2. **Construction-Related Traffic.** A circulation plan shall specifically address the routing of delivery and exiting vehicles from the project site during all phases of construction to minimize any potential impacts to adjacent residential areas resulting from development of the proposed project. If warranted, any truck haul routes and staging areas shall be subject to approval by the Department of Building and Safety and Department of Transportation (no soil is anticipated to be transported off site).
 - a. Projects involving the import/export of 1,000 cubic yards or more of dirt are subject to haul route approval by the Department of Building and Safety.
 - b. The developer should install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
 - c. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
3. **Truck Traffic Restricted Hours.** Truck traffic directed to the project site for the purpose of delivering materials or construction-machinery shall be limited to the hours beginning at

9:00 AM and ending at 3:00 PM, Monday through Friday. No truck deliveries shall occur outside of that time period. No truck queuing related to such deliveries to the project site shall occur on any local or collector street within the project vicinity outside of that time period.

4. 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.

C. Environmental Conditions

1. **Aesthetics (Lighting).** Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.
2. **Construction (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 maintain the construction area sufficiently dampened to control dust caused by grading, 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. 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 the generation of excessive amounts of dust.
 - f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

3. **Construction (Noise).** The project shall comply with the City of Los Angeles Noise Ordinance Nos. 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. Potential impacts can be mitigated to a level of insignificance by the following measures:
 - a. 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.
 - b. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously that causes high noise levels.
 - c. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
 - d. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, to insure an acceptable interior noise environment.
4. **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 and wastes shall be removed to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
 - b. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
 - c. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
 - d. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
 - e. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
 - f. 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.
5. **Explosion/Release (Asbestos Containing Materials).** Prior to the issuance of the demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no asbestos containing materials are present in the building. If asbestos containing materials 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 regulations.
6. **Air Quality (Stationary).** The applicant shall install air filtration system(s) to reduce the diminished air quality effects on occupants of the project.
7. **Stormwater and Urban Runoff Pollution Control.** The project shall comply with the following:

- a. Ordinance Nos. 172,176 and 173,494 (Stormwater and Urban Runoff Pollution Control), which require the application of Best Management Practices (BMPs).
- b. Chapter IX, Division 70 of the Municipal Code, which addresses grading, excavations, and fills.
- c. The Standard Urban Stormwater Mitigation Plan (SUSMP) approved by the Los Angeles Regional Water Quality Control Board (A copy of the SUSMP can be downloaded at <http://www.swrcb.ca.gov/rwqcb4/>).
- d. Applicable requirements associated with the National Pollutant Discharge Elimination System Permit regulations. The developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to the issuance of any building or grading permits. A General Permit for Stormwater Discharge shall be obtained from the Southern California Regional Water Quality Board, in accordance with NOI instructions.
- e. Stormwater BMPs shall be incorporated 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 shall be required from a California licensed civil engineer or licensed architect that the proposed BMPs comply with this numerical threshold standard.
- f. A Stormwater Pollution Prevention Plan shall be prepared by a California licensed civil engineer or licensed architect, to the satisfaction of the Stormwater Management Division of the Bureau of Sanitation, that shall include the following:
 - 1) Identifies the sources of sediments and other pollutants that affect the quality of storm water discharge;
 - 2) A monitoring program and reporting plan for the construction period.

The Stormwater Pollution Prevention Plan shall be retained at the construction site.
- g. Appropriate erosion control and drainage devices shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code.
- h. Any connection to the sanitary sewer shall be required to receive authorization by the Bureau of Sanitation.
- i. All storm drain inlets and catch basins within the project area shall be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- j. The owner shall record a covenant and agreement 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.
- k. Design an efficient irrigation system to minimize runoff including: (1) drip irrigation for

shrubs to limit excessive spray; (2) shutoff devices to prevent irrigation after significant precipitation; and (3) flow reducers.

8. Severe Noise Levels (Residential Only)

- a. All exterior windows having a line of sight onto Western Avenue 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.
 - b. 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.
- 9. Utilities (Solid Waste Disposal).** This project will be required to comply with the recycling regulations of Section 12.21 A.19 of the Los Angeles Municipal Code.

C. 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 Planning Department 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 are more restrictive.
- 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 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 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 Planning Department 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 City Planning Department 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 the 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 property.

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 at the Main Street entrance to Los Angeles City Hall; one copy on the bulletin board at the Main Street entrance to 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 25 2005.

FRANK T. MARTINEZ, City Clerk

By 
Deputy

Approved NOV 07 2005


Mayor

Approved as to Form and Legality

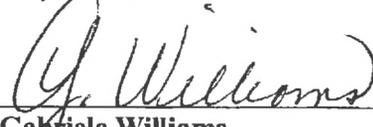
ROCKARD J. DELGADILLO, City Attorney

By _____

City Attorney

File No. 05-1754

Pursuant to Section 558 of the City Charter, the City Planning Commission on June 9, 2005, recommended that this ordinance be adopted by the City Council.


Gabriele Williams
Commission Executive Assistant II

DECLARATION OF POSTING ORDINANCE

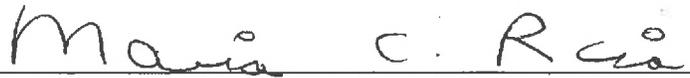
I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 177115 - Zone and height district change for property at 922-34 North Western Avenue - CPC 2004-4884-ZC-HD - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on Oct. 25, 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 Nov. 8, 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 Main Street entrance to Los Angeles City Hall East; 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 Nov. 8, 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 8th day of November 2005 at Los Angeles, California.



Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: Dec. 18, 2005 Council File No. 05-1754