

PAGE 1 OF 5 ORDINANCE NO. 162,508

ZONE CHANGE ORDINANCE SHEET

From C2-1, (Q)C2-1, and CM-1
To EQ1C2-2D

Cancells previous publication on
6-29-87 (eff. date: July 30, 1987)

C.P.C. NO. 84-598 ZCPUBLISHED DATE July 28, 1988EFFECTIVE DATE Aug. 28, 1988D.M.-C.M. NO. 204-101/105/109
²⁰¹⁻¹⁰¹PLATTED BY *DATE PLATTED *Z.M. NO. 391 and 392PLATTED BY *DATE PLATTED *

* = Compared against previous
publication (eff. date: 7-30-87).

The difference is the printing
arrangement of condition and
none on the ordinance map.

②
8-25-88

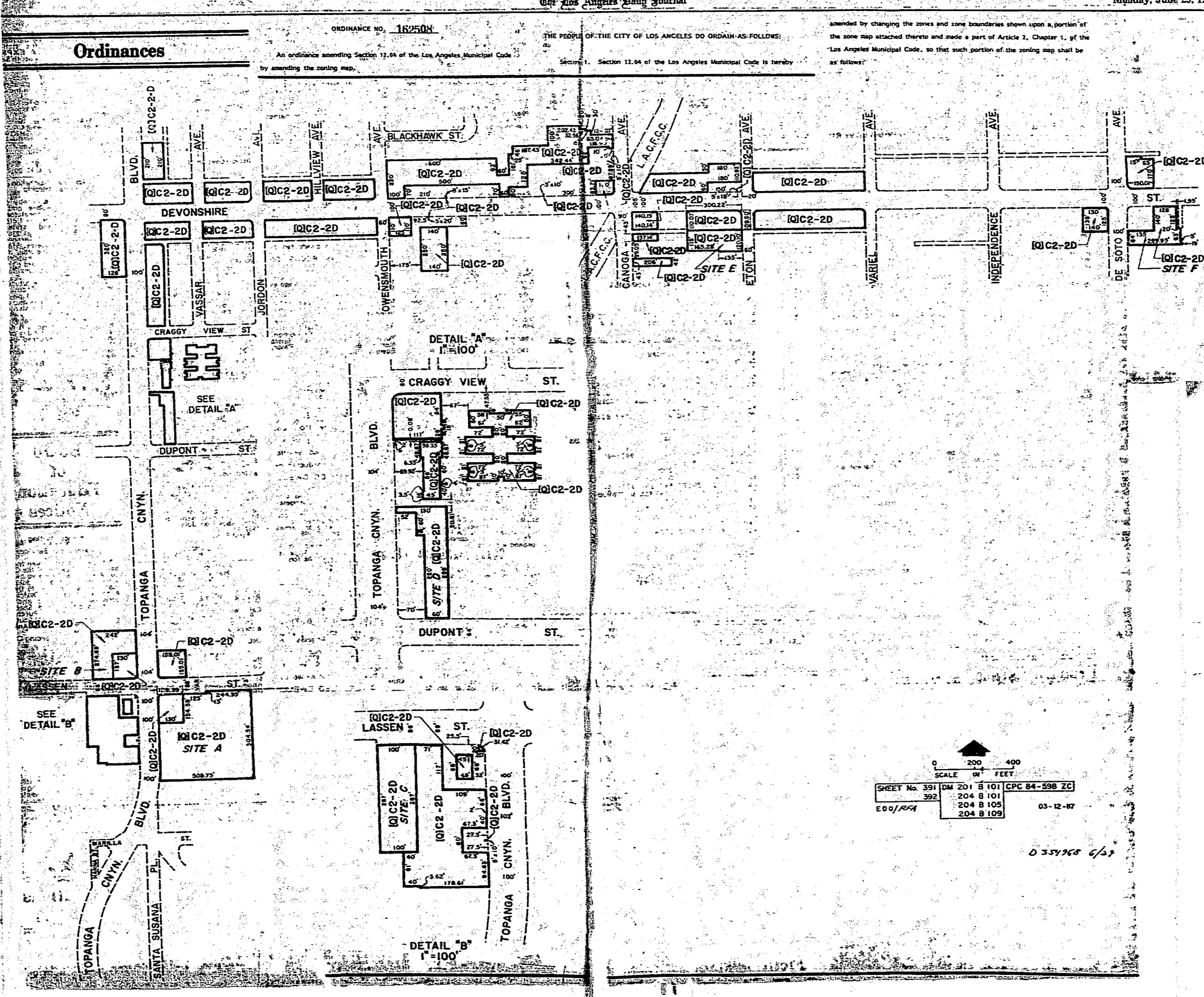
Also see CPC 30,379

Ord. No. 158,734 (4-2-84) and
Ord. No. 162,884 (11-28-87)
for zone change on South-East
corner of Lassen Street and
Topanga Canyon Boulevard.

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Monday, June 29, 1987

The Los Angeles Daily Journal



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All lighting shall be directed onto the site and no floodlighting shall be located as to be seen directly by the adjacent residential areas. This condition shall not preclude the installation of low-level security lighting.

Site B

Any building on the C2-1 zoned portion of the subject property shall be restricted to one story in height. To the extent feasible, oak or olive trees on the southerly 20 feet of the subject property shall not be removed. The total floor area of the building shall be limited to a maximum of 24,000 square feet of floor space, with the balance of the site limited to parking and landscaping as shown on Exhibit PC-5-16. (See City Plan Case No. 26836 or Council File No. 77-4294). All landscaping of the site shall be based upon a plan prepared by a licensed landscape architect and substantially conforming to Exhibit PC-5-16, approved by the Department of City Planning. All landscaped areas shall be equipped with sprinklers and maintained in a first-class condition at all times. No flashing signs shall be permitted. At least 90 parking spaces be provided, as shown on Exhibit PC-5-16. The architectural style for the building shall conform to the style as shown on Exhibit PC-5-16. All lighting shall be diverted away from adjacent residential properties. Prior to the issuance of building permits for the commercially zoned site, satisfactory arrangements shall be made to provide necessary drainage and sewer facilities and fees, dedication of streets abutting the C2 zoned portion of the site, including street lights and street trees, all to the satisfaction of the Bureau of Engineering, provision of fire hydrants to the satisfaction of the Fire Department, and driveway location plans being submitted to the Traffic Department and the West Valley District Office of the Bureau of Engineering for approval and approved copies thereof provided for inclusion in the files of C.P. 77-4294 and CPC 26836.

Site C

No structure built on the subject site shall exceed one-story in height or more than 15 feet above the natural grade. All buildings constructed on the site shall have a floor area not to exceed 12,000 square feet. The subject property shall be developed generally in accordance with the plot plan, Exhibit A-1, attached to City Plan Case No. 27615, on file in the Los Angeles City Planning Department, except as the City Council may subsequently approve a modification of the plan, or, as the subject property may be required to meet the provisions set down by the Municipal Code and the conditions herein. All open areas not used for buildings, driveways, parking areas, recreational facilities, or walks shall be attractively landscaped in accordance with a landscape development plan prepared by a licensed landscape architect or architect. All landscaped areas shall be equipped with automatic sprinklers and shall be maintained in a first-class condition at all times. All types of plants selected and required watering systems for such landscaping shall, to the extent possible, conserve water and shall be consistent with any water conservation ordinance enacted by the City.

The development of the subject property shall provide for the protection and preservation of as many large, mature trees as possible. Also, all existing trees (by size and type) shall be shown on the landscape plan, including those to be removed. The development on the subject property shall provide for three parking spaces per 1,000 square feet of gross floor area. A six-foot high decorative masonry wall shall be constructed along the west property line of the subject site. All signs shall be of an identifying nature only, and shall not be of a flashing or animated type and shall be arranged and located so as not to be a distraction to vehicular traffic. All lighting shall be directed onto the site, and no floodlighting shall be located as to be seen directly by the adjacent residential areas. This condition shall not preclude the installation of low-level security lighting.

Site D

There shall be no buildings exceeding two stories or 25 feet in height. All open areas of the subject property not used for buildings, driveways, parking areas, recreational facilities, or walks shall be attractively landscaped in accordance with a landscape plan prepared by a licensed landscape architect. All lighting shall be directed onto the site, and no floodlighting shall be designed to eliminate any glare to adjoining and adjacent residential properties. This condition shall not preclude the installation of low-level security lighting. The westerly 130-foot portion of the subject property to be utilized for commercial purposes, shall observe a ratio of one square foot of parking for each square foot of gross floor area in commercial buildings. Prior to issuance of building permits, detailed development plans, including landscape plans, shall be submitted to and approved by the Department of City Planning. Prior to the issuance of building permits on the (Q)C2-2 and (Q)P-1 zoned portion of the subject property, parking area and driveway plans shall be submitted to and approved by the City Engineer and Traffic Department and a copy thereof attached to the file.

Site E

No structure on the subject property shall exceed two stories or 25 feet in height. Prior to the issuance of building permits, detailed development plans, including a complete landscape plan, shall be submitted to the Department of City Planning for approval.

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An average 10-foot landscaped-buffer setback along the easterly 135 feet of the south property line shall be required, and include landscaping, as follows:

(a) Trees, 15 gallons and 10 feet tall at the time of planting, of a type similar to those contained in Section 7 of the Planning Department's Technical Report on "Shrubs and Trees for Landscaping and Screening".

(b) Trees, planted at a maximum of 20 feet apart.

A solid decorative masonry block wall, a minimum of 5 feet 9 inches and a maximum of 6 feet in height measured from the finished grade of the higher side, shall be constructed along the easterly 135 feet of the south property line of the subject site.

Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert as defined by Ordinance No. 153,478, indicating the location, size, type and condition of all existing trees on the site, shall be submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Maintenance. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement of a minimum of 24-inch box trees on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site.

All development on the property shall provide off-street parking on the basis of one parking space for each 250 square feet of gross floor area enclosed within the walls of buildings, exclusive of floor area devoted to off-street parking as defined under Section 12.21-A.

A solid decorative masonry block fence, a minimum of 5 feet 9 inches and a maximum of 6 feet in height, measured from the finished grade of the higher side, shall be constructed along the easterly and southerly property lines of the subject site.

All signs shall be of an identifying nature only and shall not be of a flashing or animated type and shall be arranged and located so as not to be a distraction to vehicular traffic or adjacent residential areas. Further, the plans for such signs shall be submitted to and approved by the Department of City Planning prior to the issuance of any permits for their construction.

All billboards shall be removed from the subject property.

Sec. 2. Pursuant to Section 12.32 K of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of that property shown in Section 1 of hereof which is subject to the Permanent "Q" Qualified classification.

1. Any commercial use of the subject property, shall provide off-street parking, on the basis of one parking space for each 300 square feet of gross floor area enclosed within the walls of buildings, exclusive of floor area devoted to off-street parking and accessory areas as defined under Section 12.21 A; 4 and any amended thereto.

(a) For restaurants, one space per 50 square-feet of eating area, shall be required for outdoor and indoor restaurant uses and a use of land permit shall be required for outdoor restaurant uses.

- (b) For hotels and motels, one space shall be required per guest room.
- (c) For medical and dental offices, one space per 125 square-feet of gross floor area shall be required.
- (d) For hospitals, 2.5 spaces shall be required per bed.
- (e) For theaters, one parking space for each three seats shall be required.
- (f) For spas, health clubs, aerobic dance studios, gyms, and similar uses, one space per 100 square-feet of gross floor area shall be required.
- (g) For beauty salons, nail salons, hairdressers, barber shops, and similar uses, one space per 100 square-feet of gross floor area shall be required.
- 2. For commercial uses, there shall be no parking in the front of any structure fronting along the major arteries. Parking lots and off-street parking shall be located to the sides or rear of structures fronting these major arteries. Twenty percent of the total area of the parking lot shall be landscaped, at least one-half of said area shall be planted with evergreen shade trees no less than 10 feet in height as measured from grade.
- 3. All commercial uses shall observe a front-yard landscaped setback of at least five feet and said setback area shall contain at least five percent of the lot area. For all lots, a minimum of seventy-five percent of the front yard landscaped setback shall be in vegetation.
- 4. Parking shall be provided free of charge to tenants and employees. Further, a plan for validated free parking for customers, guest of buildings and tenants shall be provided to the satisfaction of the Planning Department.
- 5. The following uses shall not be permitted:

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|---|-----------------------------------|
| ADULT BOOKSTORE | PENNY ARCADE |
| ADULT CABARET | PEST CONTROL |
| AUTOMOBILE STORAGE GARAGE | PLASTIC PLATE EMBOSSED |
| CAR WASH | PLUMBING SHOP |
| CARNIVALS | POOL HALL |
| CARPENTER SHOP | RECORD/TAPE RECORDING STUDIO |
| CIRCUS | REFRESHMENT STAND |
| COMMUNITY ANTENNAS FACILITIES | RENTAL EQUIPMENT STORE |
| COMPRESSED NATURAL GAS AUTOMOBILE | REPAIR GARAGE |
| REFUELING STATION | REST HOME |
| CONTRACTORS ESTABLISHMENT | SAFE VAULT REPAIR |
| DIAPE SERVICE | SANITARIUM/SANATORIUM |
| ELECTRIC MOTOR REPAIR | SIDE SHOW - CIRCUS |
| FARM MACHINERY SALES | SIGN PAINTING |
| FERRIS WHEEL | SHAPENING SHOP |
| FIRE SALE | SHIRT METAL |
| FOOTBALL STADIUM | SKATEBOARD TRACK |
| FUEL STORE | SLOT CAR RACING |
| FROZEN FOOD LOCKER | SPECIAL HOME CARE |
| GAMES OF SKILL AND SCIENCE | TATTOO STUDIO |
| GARDEN EQUIPMENT RENTAL | TAXI CAB BUSINESSES |
| GOLF COURSE-MINIATURE | TERMITIC CONTROL BUSINESS |
| HANDYMAN SHOP | TINSMITH SHOP |
| HOSPITAL | TIRE SHOP |
| HOTEL/MOTEL | TOWEL SUPPLY |
| HOUSEHOLD STORAGE | TRACTOR RIDE AMUSEMENT |
| ICE SKATING RINK | TRANSFER BUSINESS |
| LUMBER STORE | TRAVELING THEATRICAL PERFORMANCES |
| MASSAGE PARLOR | U-DRIVE BUSINESS |
| MOBILE HOME SALES | WHOLESALE BUSINESS |
| MODEL HOME SALES | WOODWORKING EQUIPMENT RENTAL |
| MONUMENT AND TOMB STONES-RETAIL SALES | WRESTLING ARENA |
| MOTORCYCLE or MOTOR SCOOTER REPAIR SHOP | |
| MOTORCYCLE or MOTOR SCOOTER SALES | |
| MOTORCYCLE STORAGE GARAGE | |
| NATURAL GAS, COMPRESSED - REFUELING STORE | |
| OPEN STORAGE | |
| PARCEL DELIVERY | |
| PAWN SHOP | |

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6. No freestanding sign shall exceed 8 feet in height.
7. No outdoor public address system shall be installed or maintained on the subject property.
8. The following additional conditions shall apply to the properties noted on the zoning map:

Site A

No structure located on the site shall exceed two stories. Any structures on the roof, such as air conditioning units and other equipment, shall not be visible from nearby residential properties and are exempted from the height restriction.

All structures shall observe a minimum setback of 15 feet from both Lassen Street and Topanga Canyon Boulevard.

Prior to the issuance of building permits, detailed development plans, including a complete landscape plan, shall be submitted to the Department of City Planning for approval.

All open areas not used for buildings, driveways, parking areas, recreational facilities, or walks shall be attractively landscaped in accordance with a landscape development plan prepared by a licensed landscape architect or licensed architect. Approved copies of such plans shall be submitted to the Department of Building and Safety before issuance of a building permit. All landscaped areas shall be equipped with automatic sprinklers and shall be maintained in a first-class condition at all times. All types of plants selected and required watering systems for such landscaping shall, to the extent possible, conserve water and shall be consistent with any water conservation ordinance enacted by the City.

All open areas not used for buildings, driveways, parking areas, recreational facilities, or walks shall be attractively landscaped in accordance with a landscape plan prepared by a licensed architect or landscape architect. The plan shall provide for the protection and preservation of as many large trees as possible. All landscaped areas shall be equipped with automatic sprinklers and shall be maintained in a first-class condition, at all times.

Site F

The property shall be developed substantially in accordance with the revised plot plan (Exhibit A-2) attached to the File, City Plan Case No. 26837, on file in the Los Angeles City Planning Department, except as the City Council may subsequently approve a modification of the plot plan, or as the project may be required to meet the provisions set down by the Advisory Agency, the Municipal Code, and the conditions herein.

The commercial floor area shall be limited to 15,000 square feet, and that the parking area to floor area ratio be maintained on a 2:1 basis.

All lighting shall be directed onto the site, and any floodlighting shall be designed to eliminate any glare to adjoining and nearby residential properties.

Parking lot sweeping or trash pick-up shall not be performed prior to 7:00 A.M.

A solid six-foot high decorative block wall and a landscaped buffer setback be provided along the property line and alley on the east side of the subject property, as shown on Exhibit A-2. The wall and landscaped buffer, may be set back from Devonshire Street to a point no greater than a line parallel with the commercial structures to be built. The landscaping buffer shall include:

a. Trees, 15 gallons and 10 feet tall at planting, of a type similar to those contained in Section 7, 8, or 9 of the Planning Department's Technical Report on "Shrubs and Trees for Landscaping and Screening."

b. Trees, planting at a maximum of 10 feet apart.

A 100-square-foot landscaped area shall be provided for every nine off-street parking spaces in the parking area, and that said landscaping areas shall be reasonably distributed evenly throughout the parking area.

All open areas not used for buildings, driveways, parking areas, or walks shall be attractively landscaped in accordance with a landscape plan prepared by a licensed architect or landscape architect. All landscaped areas shall be equipped with automatic sprinklers, and shall be maintained in a first-class condition at all times.

Prior to the issuance of building permits, detailed development plans, including elevations and complete landscape plans shall be submitted to and approved by the Department of City Planning.

All types of plants selected and required watering systems for such landscaping shall, to the extent possible, conserve water/conservation ordinance enacted by the City.

All signs shall be of an identifying nature only and shall be non-rotating and non-flashing, and be approved by the Department of City Planning prior to the issuance of building permits.

Sec. 3. Pursuant to Section 12.32 L of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of that property shown in Section 1 hereof which is subject to the Development limitation:

1. No building or structure shall exceed 45 feet in height.

Sec. 4. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles of JUN 12 1987 and was passed at its meeting of JUN 12 1987.

Approved JUN 22 1987

ELIAS MARTINEZ, City Clerk

File No. 84-1954-SI

D 354968 6/29

Edward W. Johnson
John Bradley

deputy
Mayor