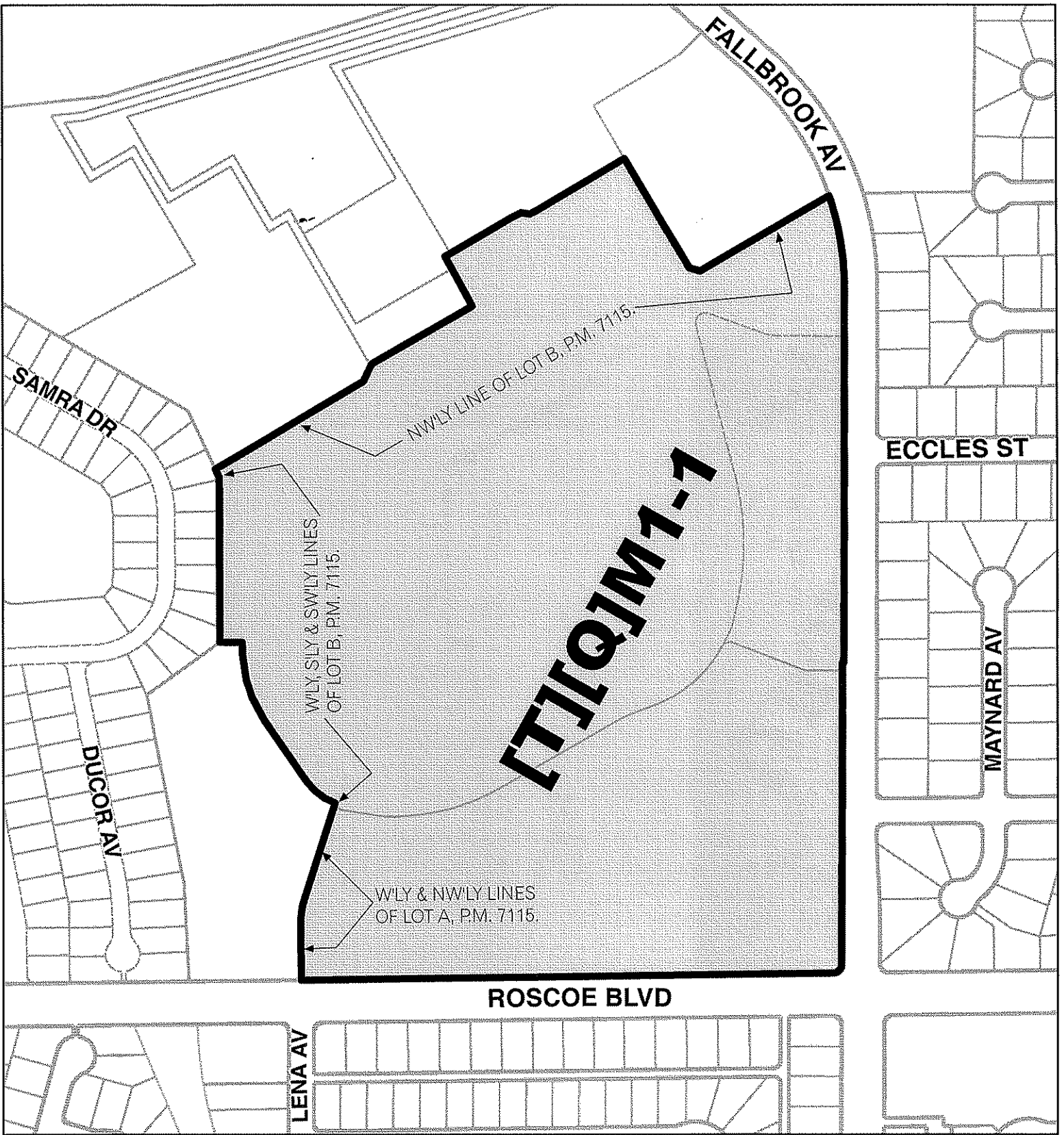


ORDINANCE NO. 180844

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:**

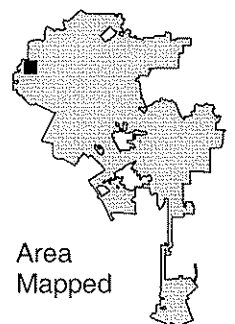


NOT TO SCALE

D.M. 192 B 097	CPC 2007-0237 ZC GPA
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AE/ L.H

031109



Area Mapped

**[Q] QUALIFIED CONDITIONS OF APPROVAL**

(AS MODIFIED BY PLUM COMMITTEE ON JULY 21, 2009)

Pursuant to Section 12.32 G of the Los Angeles Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

**A. Development Conditions:**

1. **Site Character.** The design and operation of all facilities on site shall contribute to a high quality, campus park-like, nuisance free environment for light manufacturing, assembly, research and development, advanced technology development and general office uses.
2. **Use Limitations.** All industrial and manufacturing uses shall be consistent with accepted principals of "light industrial" uses in which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises will not cause any injury to, or will not adversely affect the amenity of the surrounding residential area by reason of the emission of light, noise, vibration, smell, fumes, smoke, vapor, steam, soot, ash, dust, waste water or other waste products.
3. **Use.** Allowable uses at the subject property (i.e., existing and proposed buildings per Exhibit B) shall be limited to the following:
  - a. The regulations of the M1 zone (LAMC Section 12.17.6) subject to the following use limitations:
    - (1) Advertising Studio;
    - (2) Broadcasting Studio;
    - (3) Child-care, nursery school, child-care center, adult day-care, or similar uses for on-site workers and their families or guests only;
    - (4) Community center;
    - (5) Computer component, parts, accessory manufacturing, and assembly;
    - (6) Corporate Headquarters;
    - (7) Electric parts, assembly and manufacturing;
    - (8) Electric appliances assembly;
    - (9) Electric generator and motor manufacturing (small);
    - (10) Electric products assembly and manufacturing;
    - (11) Electric instruments and devices assembly and manufacturing;
    - (12) Engineering services office;
    - (13) Facilities for development and production and manufacture of computer equipment and media-related products and services, including hardware;
    - (14) Film developing; printing machines, or similar services as technology evolves;
    - (15) Film laboratory or similar services as technology evolves;
    - (16) Film and tape editing or similar editing services;
    - (17) Financial institution — administrative offices with only non-retail services;
    - (18) Insurance agency, office or company, including corporate headquarters;
    - (19) Laboratory - experimental film, motion picture, research or testing;
    - (20) Laboratory — medical or dental;
    - (21) Laboratory — quality control, as an accessory to headquarters or branch offices of a manufacturer or as an independent facility;
    - (22) Laboratory — research and development;
    - (23) Mail order production (not used as a primary distribution center);
    - (24) Metal products x-ray inspection;
    - (25) Motion picture reconstruction;
    - (26) Motion picture, radio, or television studio or station with no outdoor sets permitted;

- (27) Office — business, medical, dental, institutional or professional with no walk- in patients;
  - (28) Optical good manufacturing;
  - (29) Parking areas (public) and parking buildings as accessory uses and loading space, as required or provided in connection with the permitted uses as provided in LAMC Section 12.21.A;
  - (30) Printing establishment — wholesale only;
  - (31) Publishing office with no wet printing permitted;
  - (32) Radio and television assembly and manufacturing;
  - (33) Recording studio;
  - (34) Research and development facility;
  - (35) School (other than "educational institution" as defined in Section 12.03 of the Los Angeles Municipal Code) -- offering professional, trade, vocational or occupational education and training, including associated administrative activities, subject to Site Character and Use Limitations of Development Conditions A.1 and A.2;
  - (36) Scientific instrument and equipment manufacturing;
  - (37) Software development;
  - (38) Stereo equipment assembly;
  - (39) Stereo equipment manufacturing;
  - (40) Storage: All materials stored on site shall be involved in operations or activities conducted on the premises. (Self-storage, self-service, storage of household goods, and public storage are not permitted);
  - (41) Warehouse, not used as a primary distribution center;
  - (42) Wholesale businesses with no direct public sales; and
  - (43) Wireless telecommunication facility subject to approval pursuant to the requirements of LAMC Section 12.24.G.
- b. No other uses otherwise permitted in the M1 zone shall be permitted except for those listed above in Development Condition No. A.1.a. The following uses, otherwise permitted in the M1 zone, shall be prohibited as volunteered by the applicant:
- (1) Hospital, sanitariums, medical and dental offices and similar uses and uses with walk-in patient care.
- c. Those C2 commercial uses permitted in the M1 zone shall be prohibited with the exception of the following provision:
- The following uses shall be considered "accessory" commercial/retail uses and shall be allowed on the property as long as these uses serve as amenities exclusive to the site employees/workers, including visitors conducting business on the site with no signage visible from outside the property's boundaries. These uses shall be limited to the following list:
- (1) Automatic Teller Machine;
  - (2) Bank, credit union or similar financial institution;
  - (3) Drugstore;
  - (4) Gymnasium;
  - (5) Sundries shop;
  - (6) Cafeteria or other employee dining, including outdoor eating; and
  - (7) Laundry/dry cleaner with drop-off and pick-up. No plant on site shall be permitted.
4. **Site Plan.** The use of the subject property shall be developed in substantial conformance with the site and elevation plans labeled Exhibit "B" and dated December 22, 2008. This prohibition shall include all existing buildings. Any substantial changes to existing or proposed buildings shall require additional discretionary review pursuant to the requirements of LAMC Section 12.32. Prior to the issuance of any building permit, the applicant shall submit a revised Exhibit

B that includes the conditions of approval including, but not limited to, floor area and height limitations on existing and proposed buildings.

5. **Floor Area.** The new development of the property shall be limited to the following floor area limitations: Building 8405 per Exhibit B shall be limited to a maximum floor area of 250,000 square-feet and Building 22951 shall be limited to a maximum floor area of 110,000 square-feet. This prohibition shall include the floor area of existing buildings. Any substantial changes in floor area to, or transfer of floor area from, an existing or proposed buildings shall require additional discretionary review pursuant to the requirements of LAMC Section 12.32. The total amount of floor area permitted on the subject property shall not exceed 806,000 square feet.
6. **Change of Use.** Building 22801 per Exhibit B shall be limited to remodeling and change of use. No increase in floor area or change in the building's footprint shall be permitted.
7. **Height:** The development of the property shall limited to the following maximum height limitations: Building 8405 per Exhibit B shall be limited to a maximum height of 85 feet and Building 22951 per Exhibit B shall be limited to a maximum height of 45 feet. The prohibition shall include a limitation on the height of existing buildings to each building's current height. Any substantial changes in height to existing or proposed buildings shall require additional discretionary review pursuant to the requirements of LAMC Section 12.32. Other than Building 8405 per Exhibit B, no other existing or proposed building on the subject site shall exceed a maximum height of 45 feet. The provisions for the allowances for additional height specified in LAMC Section 12.21.1 B.3 shall apply to both proposed and existing buildings.
8. **Parking Structure:** The development of the parking structure (i.e., Building 22955) shall be limited to the footprint and location in Exhibit B. The final plans shall incorporate in the height of the parking structure the LAMC requirements for Transitional Height in LAMC Section 12.21.1; however, no portion of the parking structure shall exceed a height of 45 feet.
9. **Parking.** Per Exhibit B, the applicant shall provide 619 new parking spaces on the subject site. (969 spaces in the new parking structure replacing 350 surface parking spaces in the same location.)
10. **Preferential Parking.** A minimum of ten percent (10%) of the new parking spaces on the subject site shall be set aside as Preferential Parking for High Occupancy Vehicle (HOV). For the purposes of this condition, HOV parking spaces are defined as a parking space reserved for vehicles with a driver and one or more passengers. These Preferential Parking Spaces are also known as carpool, commuter, or vanpool spaces.
11. **Security.** The applicant shall provide 24-hours security of the site, including the parking structure.
12. **Setbacks.** No building or structure on the subject property shall be located within 40 feet of the western, eastern and southern property lines.
13. **Signage.** The project's signage shall comply with the requirements of LAMC Section 14.4.
14. **Incidental Open Storage.** All activities other than incidental storage shall be conducted wholly within a completely enclosed building. Incidental storage shall be defined as the open storage of materials and equipment, including used material and equipment, when incidental to the uses permitted in "Q" Condition No. A.1.a of this approval provided that:
  - a. Such storage areas shall be confined to an area not to exceed three thousand (3,000) square feet each;

- b. The storage area shall be completely enclosed by a solid wall or fence not less than six (6) feet in height with necessary solid gates of the same height; and
  - c. No material or equipment shall be stored to a height greater than that wall or fence enclosing the storage area.
15. **Transportation Management Organization.** Prior to the issuance of any building permit, the applicant shall join a Transportation Management Organization and maintain a status of member in good standing for a minimum period of three (3) years. (Volunteered by the applicant).
  16. **Solid Waste.** Trash and recycling bins shall be provided at appropriate locations throughout the subject site, including the parking lot area, in order to promote cleanliness and the recycling of paper, metal, glass, and other recyclable material.
  17. **Green Building Program — Ordinance No. 179,820.** The project shall comply with the requirements of Ordinance No. 179,820. In complying with this Ordinance, the applicant shall submit a signed declaration asserting that the project has been registered with the US Green Building Council and will be designed and constructed to the LEED standard for Gold or higher. The declaration (CP-4040) is a Planning Department General Form that can be accessed online at <http://city.planning.lacity.org>.
  18. **Graffiti.** Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and 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 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. (Envii)
  19. **Emergency Assistance/Operations/Disaster Relief.** The subject site may be used for emergency operations and support. This use of the subject site shall be exempt from any conditions of this approval that may limit emergency assistance, operations or relief.
  20. **Safety Hazards.** The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval. (Env'l)
  21. **Community Relations.** A 24-hour "hot-line" phone number for the receipt of construction-related complaints from the community shall be provided to immediate neighbors and the local neighborhood association, if any. The applicant shall be required to respond within 24 hours of any complaint received on this hotline.
  22. The owner shall post six signs along the residential side of the parking garage/lot to deter noise emanating from cars entering and leaving the structure. The signs will also be posted on the inside of the parking structure on the north and west walls. The sign shall display the following message:

PLEASE RESPECT OUR RESIDENTIAL NEIGHBORS

NO SPEEDING

KEEP RADIO VOLUME LOW

NO HORN HONKING

23. The owner shall exercise commercially reasonable efforts to cause the tenants to avoid disturbing any neighboring properties in connection with the use of the Project's parking facilities, including,
  - adhering to posted speed limit
  - obeying all traffic and directional signs
  - refraining from sounding car horn (except in emergencies)
  - keeping car audio volume low
  - refraining from making any unnecessary noise which could disturb the residential neighbors
24. The design of the exterior walls of the parking structure shall incorporate solid walls with no openings (other than pedestrian exit stairway entrances and exits) for at least the first 100 feet of wall east of the northwest corner of the parking structure and at least the first 100 feet of wall south of the northwest corner of the parking structure. These portions of the parking structure shall be covered with a landscaped green screen over the solid wall areas.
25. The vehicle entrance and exit openings shall be limited to the east and south sides of the parking structure.
26. The parking structure design shall include a parapet facing the residential neighborhood west of the parking structure measuring a minimum of 4'-8" above the parking deck.
27. MEPT will contribute up to a maximum of \$20,000 toward the construction of a six-foot high solid fence located as shown on the accompanying exhibit west of the MEPT property running generally along the Los Angeles County Flood Control area as depicted with the dashed red line. MEPT will cooperate with the Los Angeles City Council Office for the 12th District to obtain any necessary approvals for the construction of the fence.

**B. Environmental Conditions:**

On October 6, 2008, the proposed project was issued a Proposed Mitigated Negative Declaration (MND) under Case No. ENV-2006-10437-MND. The mitigations measures are included as conditions of this approval as follows:

1. Grading shall be kept to a minimum. **(Aesthetics)**
2. Natural features, such as prominent knolls or ridge lines, shall be preserved. **(Aesthetics)**
3. The project shall comply with the City's Hillside Development Guidelines. **(Aesthetics)**
4. 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 Urban Design Studio of the Department of City Planning. The applicant shall provide a copy of the Urban Design Studio approved plans to the West Hills Neighborhood Council. **(Aesthetics)**
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. **(Air Quality)**

6. Post-construction landscape treatment shall be implemented to insure preservation of habitat for wildlife. Where habitat has been preserved, use of native plant materials shall be required. **(Biological)**
  
7. **Nesting Native Birds** - The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86). If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat the applicant shall: Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. **(Biological Resources)**
  
8. Prior to the issuance of a grading permit or building permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 153,478, for approval by the decision maker and the Urban Forestry Division of the Bureau of Street Services. A minimum of two trees (a minimum of 48 inch box in size if available) shall be planted for each one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 153,478, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker. Note: All protected tree and street tree removals shall be approved by the Board of Public Works. Contact: Urban Forestry Division at 213-847-3077. **(Biological Resources)**
  
9. Prior to the issuance of a grading permit or building permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the decision maker and the Urban Forestry Division of the Bureau of Street Services. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker. The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los



Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas. Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077. **(Biological Resources)**

10. The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety. **(Geology and Soils)**
11. 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. **(Construction — Air Quality)**
12. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind. **(Construction — Air Quality)**
13. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust. **(Construction — Air Quality)**
14. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust. **(Construction — Air Quality)**
15. All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust. **(Construction — Air Quality)**
16. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. **(Construction — Air Quality)**
17. 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. **(Construction — Noise)**
18. 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. **(Construction — Noise)**
19. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. **(Construction — Noise)**
20. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. **(Construction — Noise)**
21. The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment. **(Construction — Noise)**
22. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity. **(Construction — Grading)**
23. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. **(Construction — Grading)**

24. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting. **(Construction — Grading)**
25. Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life. **(General Construction)**
26. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site. **(General Construction)**
27. Leaks, drops and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains. **(General Construction)**
28. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible. **(General Construction)**
29. Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting. **(General Construction)**
30. Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets. (General Construction) 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. **(General Construction)**
31. The applicant shall implement a demolition and construction debris recycling plan, with the explicit intent of requiring recycling during all phases of site preparation and building construction. **(General Construction)**
32. In order to reduce the deposition of construction materials at solid waste landfills serving the City of Los Angeles, the grading contractor shall identify suitable private sites that accept all fill and earth materials for re-use. Sites in the City currently accepting construction and demolition debris include, but are not limited to California Waste Services, Inc. and Downtown Diversion, Inc. In the event a suitable private site has not been located by the contractor, the contractor shall consult with the Bureau of Engineering to identify an acceptable site, or demonstrate to the satisfaction of the Bureau of Engineering that an acceptable site could not be located. Documentation of which site(s) is used shall be provided to the Bureau of Engineering, prior to the issuance of haul route permits. **(General Construction)**
33. Primary collection bins shall be designed to facilitate mechanized collection of recyclable wastes for transport to on- or off-site recycling facilities. **(General Construction)**
34. All grading work shall be performed under the observation of a Geotechnical Engineer in order to achieve proper subgrade preparation, selection of satisfactory materials, and placement and compaction of all structural fill. **(Geology and Soils)**
35. The applicant shall comply with recommendations of the State of California Department of Toxic Substances Control, outlined in the letter dated August 5, 2008. **(Hazards and Hazardous Materials)**
36. The applicant shall comply with Ordinance No. 172,176 and Ordinance No. 173,494, Stormwater and Urban Runoff Pollution Control, which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code

addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board. **(Hydrology)**

37. Project building plans shall include the submittal of a plot plan for approval by the Los Angeles Fire Department either prior to the recordation of the final map or the approval of a building permit. The applicant shall consult with the Los Angeles Fire Department and incorporate fire prevention and suppression features appropriate to the design of the project. Definitive plans and specifications shall be submitted to the Los Angeles Fire Department and requirements for necessary permits satisfied prior to commencement of any portion of the project. Any required fire hydrants to be installed shall be fully operational and accepted by the Los Angeles Fire Department prior to any building construction. Plot plans indicating access driveways and roads and turning areas shall be reviewed and approved by the Fire Department, prior to the issuance of a building permit. The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles (CPC 19708). All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the LAMC. **(Public Services — Fire)**
38. During the project's construction phase, the applicant shall ensure adequate through- access and emergency access to adjacent uses. **(Public Services — Fire)**
39. The applicant shall consult with the Los Angeles Police Department and comply with recommended security features for the construction site, including security fencing, locked entrances and lighting. Upon completion of the project, the applicant shall provide the Devonshire Division Commanding Officer with a diagram of each portion of the project site, including access routes and other information that might facilitate police response, as requested by the LAPD. The applicant shall provide project plans to the LAPD Crime Prevention Unit to determine any additional crime prevention and security features appropriate to the design of the project. Any additional design features identified by the LAPD Crime Prevention Unit shall be incorporated into the project's final design and to the satisfaction of LAPD. The project shall incorporate design guidelines relative to security, semi-public and private spaces, which may include, but not be limited to, access control to buildings, 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. The applicant is referred to Design Out Crime Guidelines: Crime Prevention Through Environmental Design (CPTED) published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 North Los Angeles Street, Room 818, Los Angeles, (213) 485-3134. The CPTED operates on three key concepts: 1) Natural surveillance: The placement of physical features, activities, and people in a way that maximizes visibility; 2) Natural access control: Restricting or encouraging people to come into a space through the placement of entrances, exits, fencing, landscaping, and lighting; and 3) Territorial reinforcement: The use of physical attributes to define ownership and separate public and private space. **(Public Services — Police)**
40. The applicant shall comply with the provisions of City of Los Angeles Ordinance No. 171,687, specifying recycling space allocation requirements, with regard to all new structures constructed as part of the proposed project. **(Utilities)**

**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 RE40-1-H zone classifications 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 assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
4. **Mitigation Monitoring.** The applicant shall identify mitigation monitors who shall provide periodic status reports on the implementation of the Environmental Conditions specified herein, as to area of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the Environmental Conditions.
5. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
6. **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.
7. **Building Plans.** Page 1 of the grants 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.
8. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
9. **Utilization of the Grant.** The zone change includes a permanent [Q] Qualified classification. Pursuant to Los Angeles Municipal Code Section 12.32 G.3, there shall be no time limit on removal of the brackets around the [Q] Qualified designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed.
10. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate


decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.

11. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard to the character of the surrounding district, and the right is reserved to the City Planning Commission, or if delegate to the Director of Planning, pursuant to LAMC Section 12.27.1 to impose additional corrective conditions, including the discontinuance of the use of the land if, in the Commission's or Director's opinion, such actions are proven necessary for the protection of persons in the surrounding neighborhood or occupants of the property directly adjacent to the subject site.
  
12. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.

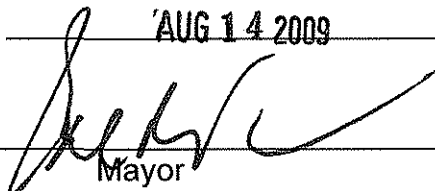
Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board 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 AUG 07 2009.

JUNE LAGMAY, City Clerk

By   
Deputy

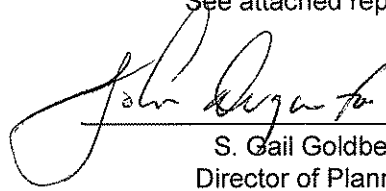
Approved AUG 14 2009

  
Mayor

Pursuant to Sec. 559 of the City Charter,  
**I approve** this ordinance on behalf of the  
City Planning Commission

July 30, 2009  
See attached report

File No. C.F. 09-1510  
CPC 2007-237 ZC-GPA-CU-SPR

  
S. Gail Goldberg  
Director of Planning

## DECLARATION OF POSTING ORDINANCE

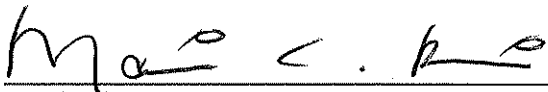
I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

**Ordinance No. 180844 – General Plan Amendment and Zone Change for property at 8401 North Fallbrook Avenue – CPC 2007-0237 ZC GPA** - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **August 7, 2009**, 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 **August 19, 2009** I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **August 19, 2009** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **19th** day of **August 2009** at Los Angeles, California.

  
\_\_\_\_\_  
Maria C. Rico, Deputy City Clerk

**Ordinance Effective Date: September 28, 2009**

**Council File No. 09-1510**