

CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN  
MAYOR

J. MICHAEL CAREY  
City Clerk

FRANK T. MARTINEZ  
Executive Officer

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

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HELEN GINSBURG  
Chief, Council and Public Services Division

04-0676

CD 11

June 29, 2004

*CU-SPR-DA  
CPC 2002-7016  
RETD. PLAN COMM.*

California Coastal Commission  
South Coastal Area Office  
200 Oceangate, Ste. 1000  
Long Beach, CA 90802

Los Angeles County Assessor  
500 West Temple Street  
Los Angeles, CA 90012

Councilmember Miscikowski  
Office of the Mayor  
Director of Planning  
cc: Office of Zoning Administration  
cc: Geographic Information Section  
Attn: Fae Tsukamoto  
Bureau of Engineering,  
Land Development Group  
Department of Transportation,  
Traffic/Planning Sections  
Fire Department  
Information Technology Agency  
Los Angeles Housing Department

Department of Building & Safety  
c/o Zoning Coordinator  
cc: Residential Inspection Unit  
Bureau of Street Lighting,  
"B" Permit Section

City Planning Department,  
Attn: David Kabashima  
City Planning Commission,  
Attn: Gabriele Williams,  
Department of Water and Power

(see attached notification list)

RE: APPEAL ON A SPECIFIC PLAN PROJECT COMPLIANCE REVIEW, SPECIFIC PLAN  
EXCEPTION, CONDITIONAL USE PERMIT, AND A COASTAL DEVELOPMENT PERMIT  
FOR PROPERTY AT 204 HAMPTON DRIVE (ST. JOSEPH CENTER)

At the meeting of the Council held June 22, 2004, the following action was  
taken:

Attached report adopted.....	_____X_____
FORTHWITH.....	_____
Ordinance adopted.....	_____
Ordinance number.....	_____
Effective date.....	_____
Posted date.....	_____
Mitigated Negative Declaration adopted.....	_____X_____
Findings adopted.....	_____X_____
Mayor concurred.....	_____6-28-04_____

*J. Michael Carey*  
City Clerk  
cm

*MA*

FILE NO. 04-0676

TO THE COUNCIL OF THE  
CITY OF LOS ANGELES

PLANNING AND LAND USE MANAGEMENT

Committee

Your

reports as follows:

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

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to appeal on a Specific Plan Project Compliance review, Specific Plan Exception, Conditional Use Permit, and a Coastal Development Permit for property at 204 Hampton Drive (St. Joseph Center).

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 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. 04-0676 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 2003-3305 MND].
2. ADOPT the FINDINGS of the West Los Angeles Area Planning Commission (WLAAPC) as the Findings of Council.
3. RESOLVE TO GRANT APPEAL filed by St. Joseph Center, Rhonda Melster from part of the determination of the WLAAPC in approving Condition Nos. 7, 8, 9.c, 11, 13, 14.b, 15, 17, 18.d and f., 29 and 35, as required conditions under the Conditional Use Permit, and as modified by the Planning and Land Use Management Committee from the determination of the WLAAPC in approving a Specific Plan Project Compliance review, Specific Plan Exception, Conditional Use Permit, and a Coastal Development Permit for the proposed demolition of an existing 11,000 square foot community service center (St. Joseph Center); and the construction, use and maintenance of a new two-story church (as an expansion to an existing church, St. Clements), to include a non-profit center and child care facility within a new 30,000 square foot building located at 204 Hampton Drive.
4. RESOLVE TO DENY APPEALS filed by: Steve R. Aguilar, et al. from part of the determination of the WLAAPC in approving a Specific Plan Exception request for 41 feet in height at the proposed construction; and the appeals filed by A. Holcomb and Tom Fuller from the entire determination of the WLAAPC.

Applicant: St. Joseph Center, Rhonda Melster

APCW 2003-3304 SPE CU CDP ZAD SPP 2A

Fiscal Impact Statement: None submitted by the Planning Department. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

TIME LIMIT FILE - JULY 11, 2004  
(LAST DAY FOR COUNCIL ACTION - JULY 9, 2004)

Summary:

At their meeting held on June 2, 2004, the Planning and Land Use Management Committee conducted a public hearing on appeals filed in whole or part from the determination of the West Los Angeles Area Planning Commission in approving a Specific Plan Project Compliance review, Specific Plan Exception, Conditional Use Permit, and a Coastal Development Permit for the proposed demolition of an existing 11,000 square foot community service center (St. Joseph Center), and the construction, use and maintenance of a new two-story church (as an expansion to an existing church, St. Clements), to include a non-profit center and child care facility within a new 30,000 square foot building located at 204 Hampton Drive, in Council District 11.

The appeals are as follows:

- a. Appeal filed by: St. Joseph Center, Rhonda Meister from part of the determination of the WLAAPC in approving Condition Nos. 7, 8, 9.c, 11, 13, 14, b, 15, 17, 18.d and f., 29 and 35, as required conditions under the Conditional Use Permit.
- b. Appeal filed by Steve R. Aguilar, et al. from part of the determination of the WLAAPC in approving a Specific Plan Exception request for 41 feet in height at the proposed construction.
- c. Appeal filed by A. Holcomb from the entire determination of the WLAAPC.
- d. Appeal filed by Tom Fuller from the entire determination of the WLAAPC.

Many speakers spoke in support of the St. Joseph Center expansion. It was reported that the center has helped children, low income families, and the homeless with meals, legal services, and family services. One speaker testified the expansion of the facility was needed to provide continued and improved services. Others reported no negative impact on the neighborhood, as a result of the expansion of St. Joseph Center.

Speakers in opposition to the expansion spoke favorably of the services provided by St. Joseph Center. However, opposition was expressed regarding the 30,000 square foot Commercial project in the residential neighborhood. In addition, it was reported that the facility did not provide adequate on-site parking and relied too heavily on shared parking located in the adjacent City of Santa Monica. It was further reported that events held in the evening hours would negatively impact parking in the neighborhood, and would also create noise impacts and additional traffic. Several speakers opposed the 41 feet in height proposed construction, and claimed that the project was too tall. It was reported that the 41 feet height violates the 25 feet allowed under the Venice Specific Plan. Other issues were addressed regarding the need for a hot line to address problems reported, and security and fencing at the site. Some speakers requested that the expansion be denied, and if not that the Council maintain the conditions approved by the WLAAPC, and if possible, even strengthened the conditions.

The Chief Deputy for Council District 11, speaking on behalf of Councilmember Miscikowski of Council District 11, reported that the Councilmember supports the project, and thanked St. Joseph Center representatives and the neighbors for working so hard on the project which has had a controversial history. In addition, the Deputy reported after meeting with the neighbors and the Center, it was determined that further amendments were needed relative to Condition Nos. 7, 9, 11, 13, 14, 15, 17, 18. The modified Conditions were submitted to the Committee and are part of the record in Council file No. 04-0676.

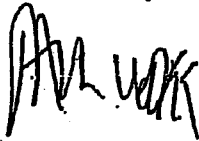
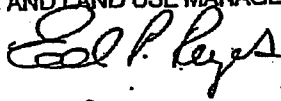
After careful review of the testimony provided by staff and by those in support and in opposition to the project, the Committee recommended that Council grant the appeal filed by Rhonda Meister (filed on behalf of the St. Joseph Center), from part of the determination of the WLAAPC in approving Conditions Nos. 7, 8, 9.c, 11, 13, 14, b, 15, 17, 18.d and f., 29 and 35, as required conditions under the Conditional Use Permit, and modify the Conditions, as recommended by Council District 11 (See attached modified Conditions of Approval). The Committee also

recommended that Council deny the appeal filed in part by filed Steve R. Aguilar, et al.; and deny the appeals filed by A. Holcomb and Tom Fuller from the entire determination of the WLAAPC.

The matter is hereby forwarded to Council for its consideration.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



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

BG:ys  
6-11-04  
Enc: APCW 2003-3304 SPE CU CDP ZAD SPP 2A.  
Attachment: Conditions of Approval  
(as modified)  
CD 11

Note: (Notice has been published not less than 24 days prior to the public hearing date pursuant to Sections 12.24 13 and 12.24 D2(b) of the Los Angeles Municipal Code).

**RPT.  
ADOPTED**

JUN 22 2004

LOS ANGELES CITY COUNCIL

**MIT. NEG. DEC. ADOPTED  
FINDINGS ADOPTED  
PUBLIC HRG. CLOSED**

CONDITIONS OF APPROVAL as Modified

ADMINISTRATIVE

1. Approval verification and submittals. Copies of any approvals, guarantees or verification of consultations, reviews or approvals, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
2. Definition. Any agency, public official, or legislation referenced in these conditions shall include agencies, public officials, legislation or their successors, designees or amendments to any legislation. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this approval.
3. Enforcement. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Zoning Administrator and any other designated agency, or the agency's successor, and in accordance with any stated laws or regulations, or any amendments thereto.
4. Plan. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action. Minor deviations may be allowed in order to comply with provisions of the Municipal Code and the intent of the subject permit authorization, and if the applicant is unable to obtain approvals from the City of Santa Monica for any improvements to the parking lot areas located within the City of Santa Monica.
5. All other use, height, and area regulations of the Municipal Code and all regulations of other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
6. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.
7. Prior to the issuance of any permits relative to this matter, an acknowledgment and agreement to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and be binding on any subsequent owners; heirs or assigns. The agreement with the conditions of approval attached must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date must be provided to the Zoning Administrator for attachment to the file.

The agreement shall be recorded over the entire church property, including the portion within the City of Santa Monica, in order to secure the shared parking conditions and conditional use for the church use expansion.

8. In order to provide for reexamination in six months (for parking review only) and one year of the matter in light of any changed conditions in the neighborhood or operation of the project and in order to evaluate the effectiveness of and compliance with the conditions of approval regarding the operations and physical improvements of the facility, the applicant/operator or owner shall file for an Approval of Plans. Said application must be filed with the Zoning Administrator no later than six months and one year after the issuance of a certificate of occupancy but not sooner than five months and nine months, respectively, from that time. The application shall be accompanied by the payment of appropriate fees, as governed by Section 19.01-I of the Los Angeles Municipal Code, and must be accepted as complete by the Planning Department public counter. The completed application shall be accompanied by tenant/owner notice labels for 500-foot radius and include the individuals on the interested parties list related to the subject authorization for the purpose of a public hearing.

The applicant/owner shall provide appropriate documentation to substantiate ongoing compliance with each of the conditions contained herein, including a shared parking study in accordance to Section 12.24-X, 20, of the Los Angeles Municipal Code, at the time of filing the Approval of Plans review application. Conditions may be added or modified as appropriate.

## ENTITLEMENTS AND CONDITIONS

### Specific Plan Exceptions

9. The building shall be designed as follows:

- a. The building facade along Hampton Drive shall be designed with visual breaks or Architectural Features, including balconies or terraces, with a change of material or a break in the plane every 20 feet in horizontal length and every 15 feet in vertical length.
- b. The first story of the building shall be limited to a height of 25 feet. The northerly portion of the second story shall be stepped back at least 10 feet behind the front yard set back of the first story and shall be limited to a maximum height of 41 feet. All building heights shall be measured in accordance to Section 9, B of the specific plan. This second story portion of building may be located 5 feet closer to the rear property line, resulting in a 10-foot rear setback; in order to compensate for the additional front setback.
- c. The colors utilized for the building materials shall be generally per the drawings submitted to the Area Planning Commission and consistent with the nature of the adjacent residential area. Where brick is used, the color shall be generally red or neutral. Prior to the issuance of any permits a rendering showing the colors of the building shall be submitted to the Council Office for review and the Zoning Administrator for approval.

### Child Care and Non-Profit Church Center

10. Any reduction in the total church and project site shall require an application for a plan approval pursuant to the provisions of 12.24.M of the Los Angeles Municipal Code.

- 11 The building shall be limited to the following hours of operation for the subject uses:

Social Services Programs:  
Child Care:  
Events/Meetings (Not to exceed 75 persons after 6 p.m. - on yearly average not more than five times per month)

8:30 a.m. to 6 p.m., Monday - Friday  
7:30 a.m. to 6 p.m., Monday - Friday  
no later than 9 p.m., Monday - Friday  
9:00 a.m. to 5:00 p.m., Saturday - on yearly average not more than 3 times per month  
1:00 p.m. to 5:00 p.m., Sunday - on yearly average not more than two times per month

Religious Use: Education/  
Counseling/Meetings: (Not to exceed 75 persons after 6 p.m. - on yearly average not more than five times per month)  
Deliveries:

8 a.m. to 9 p.m., Monday - Sunday

8 a.m. to 6 p.m., Monday - Friday

The required plan approval shall review these limits. Any modification of those hours or days shall require a plan approval application and revision of the shared parking analysis. These limitations on hours of operation shall not apply to staff, on an occasional basis, and janitorial activities.

12. Limitations on Use/Occupancy.

a. Child care enrollment shall be limited to 48 children.

b. The center shall not host athletic or other competitions, swap meets, bake sales, private rentals or any use of the site by any organizations other than the center.

c. An emergency access for the child care center may be located on the southwest corner of the property. The exterior gate to that area shall be equipped with panic hardware and shall be restricted to emergency access only. This gate shall not be utilized for the drop-off or pick-up of children.

13. During periods after the operating hours of the uses, the parking lots shall be secured by a locked gate, attendant, or automatic gate, which will provide access to permit holders only. The perimeter of the parking lots shall be enclosed by wrought iron style fencing approximately 6 feet in height, or that height as approved by the City of Santa Monica. The existing chain link fencing shall be removed. Landscaping shall be provided around and within the parking lots generally as shown on Exhibit A, dated February 18, 2004.

14. Complaint Response/Community Relations.

a. Compliant monitoring. A 24-hour "hot line" phone number shall be provided for the receipt of complaints from the community regarding the subject facility and shall be:

- 1) Posted at the entry and posted on the bulletin board (required by Condition 24) and be readable from the sidewalk.
  - 2) Provided to the immediate neighbors, schools, and local neighborhood association, if any.
  - b. Log. The property owner/operator shall keep a log of complaints received, the date and time received and the disposition of the response. The log shall be submitted to the Council Office for review once every three months or upon request from the Council Office and for consideration by the Zoning Administrator at the one year plan-approval.
  - c. The property owner/operator shall designate a community liaison. The liaison shall meet with representatives of the neighborhood and/or neighborhood association, at their request, to resolve neighborhood complaints regarding the subject property.
15. Debris Removal/General Appearance. The site shall at all times be kept clear of weeds, rubbish, and all types of litter and combustible materials. Trash receptacles shall be located throughout the site.
- The applicant shall clean up the public right-of-ways within one block of the subject center once per day when the center is open to clients. Such clean up shall be limited to Hampton Drive from Marine Street to Rose Avenue, Third Avenue from Marine Street to Rose Avenue, Marine Street from Hampton Drive to Third Avenue, and Rose Avenue and alley from Hampton Drive to Third Avenue, and be generally limited to items such as feces, vomit, bottles, cans, paper and needles.
16. A decorative masonry wall at least 8 feet in height above the play area level shall be constructed along the southerly lot line of the play areas adjacent to the residential units to the south. Tall shrubs or small trees shall be provided on the east side of the children's play area to provide screening for the easterly adjacent apartments. Noise attenuating materials shall be utilized in the children's play area to minimize any noise impact to the southerly and easterly residences.
17. At least one, uniformed, state licensed security guards shall patrol the subject property and immediately surrounding area and shall be provided on a 24-hour basis. The security guard shall advise all loiterers that loitering is not permitted and shall take all reasonable actions to request that such loiterers leave the subject property and any sidewalk areas adjacent to the subject property, including the Hampton Drive frontage. As appropriate, the security guards shall contact the Los Angeles Police Department and shall cooperate fully with law enforcement personnel.
18. Parking/Circulation.
- a. Prior to the issuance of any building permits parking and driveway plans shall be submitted to the Department of Transportation and the City of Santa Monica for



- approval. Minor deviations may be permitted to comply with the City of Santa Monica requirements.
- b. The applicant shall indicate an on-site drop-off and pickup area within the parking lot with appropriate signage and encourage its use.
  - c. A minimum of ten parking spaces shall be designated within the adjoining parking areas for drop-off and short-term parking for clients of and visitors to the facility.
  - d. Vehicles exiting the lower parking area shall be limited to left turns only. A sign shall be posted at the exit side of the Marine Street driveway directing exiting vehicles to turn left. The Third Avenue ramp shall used for ingress only.
  - e. All staff and client parking shall be onsite and not on adjacent residential streets.
19. Public Services (Fire Department). Submit plot plans for Fire Department review and approval prior to the issuance of any permits (Hydrant and Access Unit).
20. Signs. Prior to the issuance of a building permit, a master sign plan shall be submitted indicating the general type, size, and location of any identification sign, parking signs, directional signs, or other type of sign. The signs shall be in easy to read lettering, shall be sensitive to the residential nature of the area and not exceed a total of 25 square feet for all signs visible from the street. Except for directional and emergency signs, no illuminated signs shall be permitted. The sign plan shall be to the satisfaction of the Zoning Administrator.
21. The family center, food pantry, culinary training program, affordable housing program and senior center outreach program shall be programs only associated with a church on the subject property. The class size for the Culinary Training Program shall not exceed 16 trainees. All food prepared in the culinary training institute will be for consumption by the students and staff on the premises.
22. No showers or lockers shall be permitted at this building. The building shall not include any feeding programs such as a soup kitchen type of activity. No lodging or housing shall be permitted.
- Clients may continue to use 204 Hampton Drive as a mailing address, however, all mail shall be distributed to clients at an off-site location. Clients of the facility may not pick up mail addressed to them at the subject property.
23. The applicant will continue to advise all clients that loitering around the center is unacceptable and may result in termination of service. The applicant will require clients to respect the quiet, privacy and property of residents in the area. Written warnings shall be issued for any violations of any of these conditions. After two warnings to a client, service to that client shall be terminated for at least six months.

24. In order to notify the community of future events, the applicant shall provide an activities bulletin board on the subject property frontage listing those events. The board shall not exceed a dimension of 3 feet by 5 feet and shall be readable from the sidewalk on Hampton Avenue and shall be designed to the satisfaction of the Zoning Administrator. Prior to submission to the Zoning Administrator the design shall be submitted to the Council Office for review. Additionally, a calendar of such future events shall be posted on the St. Joseph Center website. The area of this sign shall not be subject to the limitation upon sign area required by Condition No. 20.
25. **Project Setbacks.** The building setback from the southern property line will be no less than 21 feet, provided that a shade canopy may be located within 15 ½ feet of the southerly property line. The setbacks from the northern, western, and eastern property lines will be no less than 15 feet each except as permitted by Condition No. 9, b, relative to the eastern set back for a portion of the second story.
26. The front yard setback along Hampton Drive shall be landscaped, irrigated, maintained and sloped up to the building at an approximately 2:1 slope (as shown on the attached plans at Exhibit A) to soften the appearance of the building and to discourage transient loitering in the landscaped area. Such planting shall include a wall hugging vine to minimize the scale of the retaining wall and to discourage graffiti.
27. There shall be no construction on Saturdays and Sundays and all construction parking shall be on-site or leased off-street parking. There shall be no audible exterior demolition or construction activities on all Jewish Holy Days until 1:00 p.m. and all day on Yom Kippur. Jewish Holy Days shall be limited to the following 13 days:
- Rosh Hashana (2 days)
  - Yom Kippur (1 day)
  - Shavout (2 days)
  - Sukkot ( 2 days at beginning; 2 days at end)
  - Passover (2 days at beginning; 2 days at end)
- Further, no construction activities may be undertaken from 4:00 p.m. on the eve of Rosh Hashana, nor from 4:00 p.m. on the eve of Yom Kippur until the first business day following Yom Kippur.
28. The Applicant shall fund the construction of a fence for the Mishkon Tephilo Congregation located across Hampton Drive at 201 Hampton Drive. The fence shall provide reasonable visual privacy for the childcare play yard along the Hampton Drive frontage at the Mishkon Tephilo Congregation property.
29. The Applicant shall restrict access to the roof of the Project to authorized staff personnel. An architectural lattice or similar screening material shall be erected at the southerly edge of the roof deck to visually buffer the deck from the apartment building to the south. Landscaping materials shall be incorporated into the lattice.

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20 During demolition and construction, the Applicant shall erect barriers on the subject property to shield construction activities.

31. The Applicant and its contractors shall coordinate with the Mishkon Tephilo Congregation to minimize construction noise to the extent feasible.

#### Coastal Development Permit

32. Any changes to the project as permitted by Condition No. 4, and any portions of the project not detailed herein shall comply with the applicable provisions of the Venice Local Coastal Program Land Use Plan.

#### Shared Parking

33. The applicant and parties operating the shared parking facility shall submit written evidence in a form satisfactory to the Office of Zoning Administration which describes the specific nature of the uses, hours of operation, parking requirements, and the allocation of parking spaces, and which demonstrates that the required parking for each use, including leased parking, will be available taking into account their hours of operation. This information shall be provided for the uses on the entire church site.

34. Reserved or otherwise restricted spaces shall not be shared. No spaces shall be reserved for any particular user, including lease parking spaces. The entire 146 parking spaces must be made available to all of the uses, except that leased parking (as set out below) may be confined to the lower parking lot.

35. Leased parking spaces shall be limited to the lower parking lot located along Hampton Drive. Prior to the issuance of a Certificate of Occupancy, a parking operations plan shall be submitted to the Zoning Administrator for review and approval. The parking operations plan shall ensure that the needs of all on-site users are adequately met before making spaces available for public use. The Zoning Administrator may require the recommendation of Department of Transportation prior to approval. A shared parking survey and analysis shall be provided with any plan approval application and shall be reviewed by the Department of Transportation prior to submission.

36. Prior to the issuance of any permits, additional documents, covenants, deed restrictions, or other agreements shall be executed and recorded as may be deemed necessary by the Zoning Administrator, in order to assure the continued maintenance and operation of the shared spaces, under the terms and conditions set forth in the original shared parking arrangement. Any changes to the participating uses or hours (includes portions within the City of Santa Monica) shall require a plan approval application and a public hearing.

#### Specific Plan Project Permit

37. Except as otherwise provided herein all requirements of the specific plan shall apply to any deviations permitted by Condition No. 4 and for any project details not disclosed herein. Prior

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to the issuance of any permit, the applicant shall secure the review of plans and recommendation for sign-off from the Planning Department Venice Specific Plan staff to the Zoning Administrator.

- a. Prior to the issuance of a building permit the applicant shall submit a landscape and automatic irrigation plan prepared by a licensed landscape architect and in compliance with Section 11, B, 6, of the Specific Plan.
- b. Trash enclosure for regular and recyclable trash shall be provided.
- c. Any roof structures shall comply with Section 9, C, of the Specific Plan.

38. ENVIRONMENTAL CONDITIONS

The following environmental mitigation measures shall apply only to the building site (Lots 27-31, Rosemont Terrace Tract)

a. Aesthetics (Landscaping):

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 Planning Department.

b. Aesthetics (Surface Parking):

A minimum of one 24-inch box tree (minimum trunk diameter of 2 inches and a height of 8 feet at the time of planting) shall be planted for every four parking spaces (34 trees for 134 parking spaces). The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. Automatic irrigation plan shall be approved by the City Planning Department.

c. Aesthetics (Light):

Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

d. Tree Removal

- 1) Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert as defined by Ordinance 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. All trees in the public right-of-way shall provided per the current Street Tree Division standards.

- 2) 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 Street Tree Division of the Bureau of Street Maintenance and the Advisory Agency.

Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Street Tree Division at 213-485-5675.

e. Seismic:

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.

f. Erosion/Grading/Short-Term construction impacts:

1) 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. Wetting could reduce fugitive dust by as much as 50 percent.
- b) 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.
- 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 excessive amount of dust.
- e) 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.
- f) General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

2) Noise:

- a) 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.

- b) Construction shall be restricted to the hours of 7 a.m. to 6 p.m. Monday through Friday, and 8 a.m. to 6 p.m. on Saturday.
- c) Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- d) The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- e) 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.

3) 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/wastes must be taken to an appropriate landfill. Toxic wastes must 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.

g. 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 ACM are present in the building. If ACM 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.

**h. Parking Lots with 25 or more spaces or 5,000 square feet of lot area. (Residential, Commercial, Industrial, Public Facility)**

- 1) 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.
- 2) Post-development peak storm water runoff discharge rates shall not exceed the estimated pre-development rates and 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.
- 3) Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- 4) Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- 5) 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.
- 6) Promote natural vegetation by using parking lot islands and other landscaped areas.
- 7) Preserve riparian areas and wetlands.
- 8) Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce runoff velocities and to provide long term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- 9) 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 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.
- 10) All storm drain inlets and catch basins within the project area must be stenciled

with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.

- 11) Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- 12) Legibility of stencils and signs must be maintained.
- 13) Materials with the potential to contaminate stormwater must be: (a) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (b) protected by secondary containment structures such as berms, dikes, or curbs.
- 14) The storage area must be paved and sufficiently impervious to contain leaks and spills.
- 15) The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- 16) Trash container areas must have drainage from adjoining roofs and pavement diverted around the area(s).
- 17) Trash container areas must be screened or walled to prevent off-site transport of trash.
- 18) Reduce impervious land coverage of parking lot areas.
- 19) Infiltrate runoff before it reaches the storm drain system.
- 20) Runoff must be treated prior to release into the storm drain. Three types of media filtration are available, (1) dynamic flow separator, (2) a filtration or (3) infiltration. Dynamic flow separators use hydrodynamic force and sorbents to remove debris, and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, and cleaned at least twice a year. Infiltration methods are typically constructed on-site and are determined by various factors such as soil types and groundwater table.
- 21) Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- 22) The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Zoning Administrator 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.

- 23) Prescriptive methods detailing BMPs specific to this project category area available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the city's website at [www.lastormwater.org](http://www.lastormwater.org). (See Exhibit D).

i. Safety Hazards:

Submit a parking and driveway plan, that incorporates design features that shall reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

j. Utilities (Power):

If conditions dictate, the Department of Water and Power may postpone new power connections for this project until power supply is adequate.

k. Utilities (Solid Waste):

- 1) The applicant shall institute a recycling program to the satisfaction of the Zoning Administrator to reduce the volume of solid waste going to landfills in compliance with the City's goal of a 50% reduction in the amount of waste going to landfills by the year 2000.
- 2) Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.