

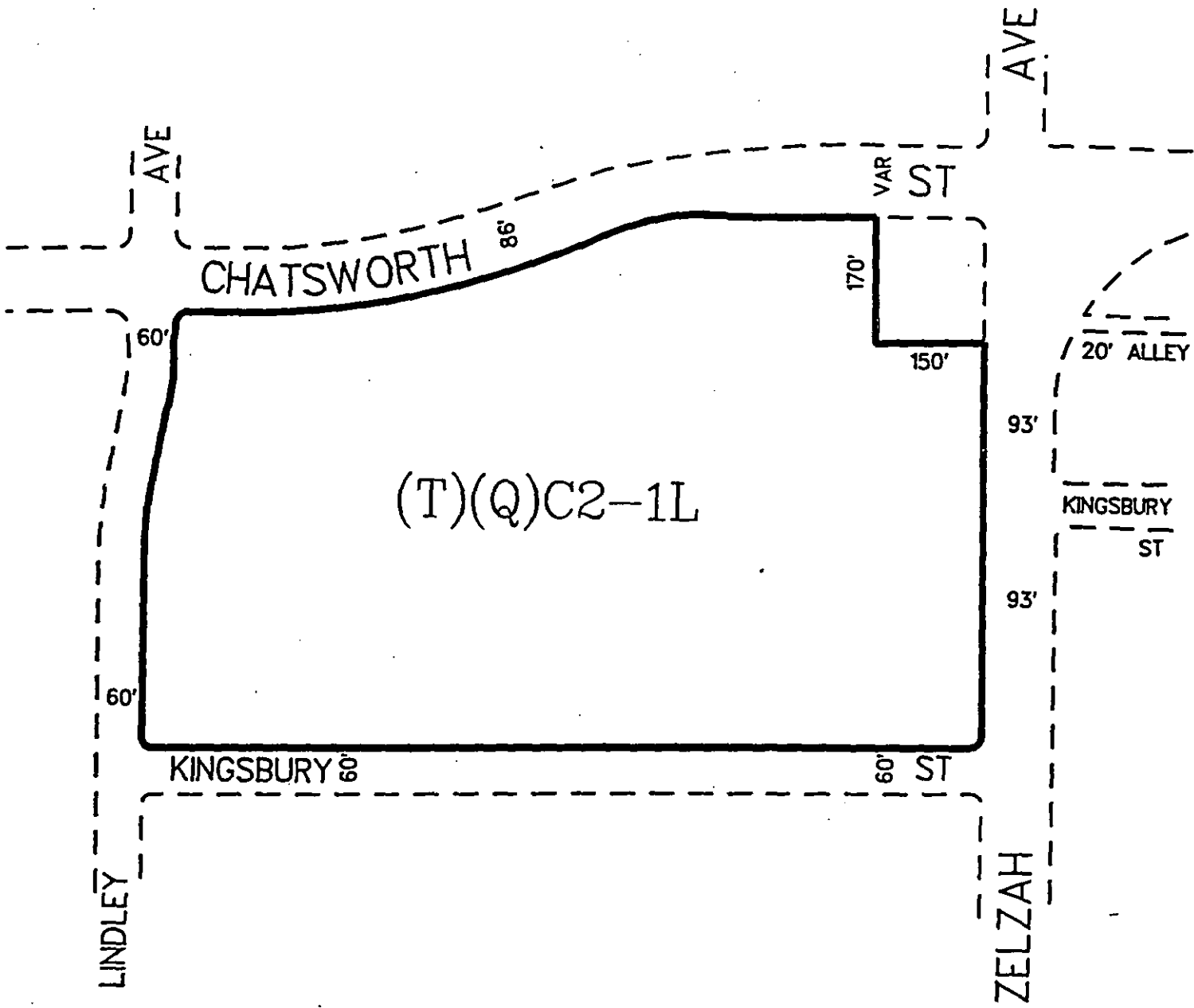
ORDINANCE NO. 170404

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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:



CM 207B125 & 207B129	CPC 94-0338 ZC
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DAG

02-10-95

"Q" CONDITIONS

1
2
3 Sec. 2. Pursuant to Section 12.32 J. of the Los Angeles Municipal Code, the
4 following limitations are hereby imposed upon the use of that property shown
5 in Section 1 hereof which is subject to the "Q" Qualified classification:
6

- 7 1. That the development standards contained within Ordinance 167,555 known
8 as the Granada Hills Specific Plan be applied to the subject site.
9
10 2. That development on the site be limited to a maximum of 210,000 square
11 feet of gross floor area for retail uses.
12
13 3. That evidence be provided of consultation and incorporation of Police
14 Department recommendations relative to security, which includes secured
15 parking facilities, walls/fences with key security, well illuminated
16 elevators and/or lobbies designed with minimum dead space to eliminate
17 areas of concealment, and loitering as it pertains to the safety of
18 students at the adjacent high school.
19
20 4. Graffiti Removal and Deterrence - The owners and all successors shall
21 acknowledge applicability of the graffiti removal and deterrence
22 requirements of the Municipal Code to this project as contained in
23 Sections 91.8101(f), 91.8904.1 and 91.1707(e), particularly with regard
24 to the following:
25

26 (A) The first nine feet of exterior walls and doors, measured from
27 grade, shall be built and maintained with a graffiti resistant
28 finish consisting of either a hard, smooth, impermeable surface such

1 as ceramic tile, baked enamel or a renewable coating of an approved,
2 anti-graffiti material or a combination of both (91.1707[e]); and

3
4 (B) The period for compliance with a graffiti removal order issued by
5 the Building and Safety Department is 15 days. If the graffiti is
6 not removed after 15 days, the City or its contractor is empowered
7 to enter upon the premises to remove such graffiti with costs
8 accruing to the owner (91.8904.1); and

9
10 (C) The period for compliance with a subsequent order for a subsequent
11 occurrence is three days (91.8904.1B).

12
13 (D) In addition to a, b, and c above, exterior walls of new commercial
14 and residential buildings of other than glass may be covered with
15 clinging vines, screened by oleander trees or similar vegetation
16 capable of covering or screening entire walls up to the height of at
17 least 9 feet, excluding windows and signs.

18
19 5. The hours of operation of the subject facility, excepting
20 restaurants and food sale facilities, shall not begin earlier
21 than 8:00 a.m. unless otherwise permitted by the Zoning
22 Administrator or through the Site Plan Review process.

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25 6. For lots 2 and 3, which are over 100,000 square feet, in conformance
26 with the Granada Hills Specific Plan, that prior to issuance of a
27 certificate of occupancy a minimum 6-foot high (as measured from the
28 finished grade) slumpstone or decorative masonry wall shall be

1 constructed along the easterly portion of the property on Zelzah Avenue
2 from Kingsbury Street to the end of the driveway as shown on the plot
3 plan on file. A 3-foot landscaped berm shall be constructed along the
4 remaining length of Zelzah Avenue from the driveway to the property line
5 150 feet south of Chatsworth Street; along Lindley Avenue between
6 Kingsbury Street and Chatsworth Street; and along Chatsworth Street
7 between Lindley Avenue and the property line 150 feet west of Zelzah
8 Avenue. The existing wall along Kingsbury Street between Lindley and
9 Zelzah Avenues shall remain in place. Lots 1 and 4, which are less than
10 5,000 square feet, shall conform to the landscape requirement set forth
11 in the Granada Hills Specific Plan.

- 12
- 13 7. That prior to recordation, satisfactory arrangements be made with the
14 Department of Transportation to assure that a parking and driveway plan
15 be submitted to the Citywide Planning Coordination Section of the
16 Department of Transportation for approval prior to submittal of building
17 plans for plan check by the Department of Building and Safety.
- 18
- 19 8. Prior to the issuance of building permits, detailed landscape plans shall
20 be submitted to the satisfaction of the Department of City Planning (DCP)
21 in consultation with the Council Office.
- 22
- 23 9. No outside storage. All chemical products used or stored on site shall comply with
24 the provisions of local ordinance. In addition, no dangerous chemical products shall
25 be stored or displayed for retail sale within a distance to be determined by the Fire
26 Department from the outer boundary of Granada Hills High School.
- 27
- 28 10. The applicant shall develop a procedure to insure that all employees be
required to park on-site. Proof of the development of this process and

1 how it is to be implemented shall be submitted to the Department of City
2 Planning (DCP) prior to certificate of occupancy.

- 3
4 11. The applicant shall have the following statement, or a reasonable
5 facsimile thereof, appear in the contract with the general contractor:

6
7 "For the duration of construction/demolition of any structure
8 on-site, all employees of the general contractor or any
9 subcontractor, shall be required to park all personal vehicles and
10 construction-related vehicles on-site and be prohibited from parking
11 on Kingsbury Street between Zelzah Avenue and Lindley Avenue."

- 12
13 12. Prior to the issuance of any grading or building permits, the
14 construction manager shall establish communication with the principal of
15 Granada Hills High School or her designee, and shall be available to
16 supply requested information on scheduling of construction activities
17 and/or other construction-related issues.

- 18
19 13. The general contractor shall keep a daily log of dust watering
20 applications during construction and shall supply a copy of such log each
21 week to the Los Angeles Unified School District, to the attention of Bill
22 Piazza.

- 23
24 14. The applicant shall require the general contractor to insure that all
25 construction vehicles and heavy-duty equipment vehicles delivering
26 construction equipment and/or materials to the site, will not utilize
27 Kingsbury Street or Zelzah Avenue and Lindley Avenue, south of
28

1 Kingsbury Street, and will not utilize interior local streets in the
2 residential neighborhoods.

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4 15. The applicant shall require that the general contractor insure that all
5 construction equipment will be turned off when not in direct use.

6
7 16. The applicant shall require that the general contractor be notified that
8 rubber-tired construction equipment shall be used rather than tracked
9 equipment when cost effective and available.

10
11 17. Demolition of the southernmost exterior walls of the existing structure
12 shall be scheduled as late in the demolition process as is cost
13 effective, schedule efficient, and consistent with worker safety in order
14 to maximize the noise attenuation value of those walls relative to
15 Granada Hills High School across Kingsbury Street.

16
17 18. The staging area for construction vehicles shall be required to be
18 located on the northern portion of the site until such time as the new
19 southernmost exterior walls are constructed, in order to minimize
20 impacts, even insignificant ones, on Granada Hills High School. A map
21 showing this location shall be submitted to the Department of City
22 Planning (CDP).

23
24 19. The erection of the exterior walls of major structures located near the
25 southern property line shall be completed as early in the building
26 process as is cost effective, schedule efficient and consistent with
27 worker safety in order to maximize the noise attenuation value of those
28 walls relative to Granada Hills High School.

1 20. Prior to the issuance of any grading permits, the applicant shall provide
2 notice to LAUSD of any haul route applications in order to allow Granada
3 Hills High School Administration a review and comment period. If a haul
4 route is proposed, Kingsbury Street as well as Zelzah Avenue and
5 Lindley Avenue, south of Kingsbury Street, shall be prohibited from such
6 a haul route. Suitable evidence shall be provided to Department of City
7 Planning (CDP).

8
9 21. Prior to grading or building permits, the applicant shall establish an
10 "800 hot-line" telephone number to be used for complaints, questions or
11 information about any construction/demolition. This telephone number
12 shall be prominently posted on the site as well as in a flyer mailed to
13 the surrounding community. Suitable evidence shall be submitted to
14 Department of City Planning (CDP).

15
16 22. The applicant shall fund a program, to be implemented at the discretion of the
17 Department of Transportation and the Council Office, whereby necessary signage will
18 be installed to limit trucks over 6,000 pounds from using Zelzah Avenue from
19 Kingsbury Street south to Devonshire Street and Lindley Avenue from Kingsbury
20 Street south to Devonshire Street. The applicant shall insure that any new businesses
21 on the site provide their suppliers the above truck restriction information. Suitable
22 evidence of payment shall be submitted to Department of City Planning (DCP).

23
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25 23. All provisions of the Los Angeles Municipal Code noise ordinance shall be
26 complied with. If, during demolition of any existing structures and/or
27 construction of any new structures, representatives of Granada Hills High
28 School or others, allege violation of said ordinance, measurements shall

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be taken by a qualified person to determine compliance. If noncompliance exists, the property owner shall take any feasible and necessary measures to achieve compliance as required by the ordinance.

24. The applicant shall maintain all sidewalks surrounding the site as well as the site itself, such that they are free of litter, graffiti, general debris, etc.

25. The applicant shall provide all necessary on-site security as appropriate.

26. The project applicant shall fund a program, to be implemented at the discretion of the Department of Transportation and the Council Office after consulting with representatives of Granada Hills High School and Los Angeles Unified School District Staff, whereby a Pedestrian Safety Program is implemented at Granada Hills High School. Funds from the program may go toward restriping of crosswalks, adding "stop" signs at the three crosswalks for the high school, and adding warning signs to alert traffic of the crosswalks ahead.

27. There will be no large warehouse style, primarily construction materials type store established on this property.

28. Include any additional mitigation measures as stated in the tract action.

Sec. 2 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 passed by the Council of the City of Los Angeles, at its meeting of FEB 24 1995

ELIAS MARTINEZ, City Clerk,

By *Elias Martinez*
Deputy.

FEB 24 1995

Approved.....

[Signature]
Mayor.

Approved as to Form and Legality

2/24/95
JAMES K. HAHN, City Attorney,

By *Claudia Culline*
Deputy.

File No. 95-0328
CNS1251082 2/28

Pursuant to Sec. 97.8 of the City Charter, approval of this ordinance recommended for the City Planning Commission _____

Paul How
FEB 24 1995

See attached report

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Director of Planning