

**Covenant and Agreement Attachment:
AUTOMOTIVE USE OPERATING CONDITIONS**

EXHIBIT: _____

Section 12.22 A.28 (b) (18) of Chapter I of the Los Angeles Municipal Code (LAMC) states in part that: Prior to the issuance of a building permit or land use permit, the owner of the lot or lots shall execute and record a covenant and agreement in a form satisfactory to the Director of Planning. The covenant and agreement shall run with the land and be binding upon the owners, and any assignees, lessees, heirs, and successors of the owners. The City's right to enforce the covenant and agreement is in addition to any other remedy provided by law.

Accordingly; I (we) do hereby promise, covenant and agree to and with City of Los Angeles to implement each of the Automotive Use Operating conditions set forth in Section 12.22 A.28 (b) as listed below and shall not permit the establishment of any uses enumerated in Section 12.24 W.4 of the LAMC without first obtaining a conditional use approval.

1. Spray painting shall not be conducted.
2. Junkyard or automobile dismantling activities shall not be conducted.
3. Public address systems shall not be permitted.
4. Site cleaning, sweeping, trash collection and deliveries to the site shall be limited to the following hours: Monday through Friday, 7:00 AM to 7:00 PM and Saturday and Sunday 8:00 AM to 5:00 PM. Notwithstanding the above, trash collection shall not be allowed on Sundays or legal holidays.
5. Hours of operation shall be limited to: Monday through Friday, 7:00 AM to 7:00 PM; Saturday, 9:00 AM to 8:00 PM, and Sunday 11:00 AM to 8:00 PM.
6. All loading, including those of vehicles, shall occur on-site.
7. Vehicles being repaired shall be stored on-site. Any off-site parking shall comply with Section 12.21 A.6 of this Code.
8. Accessory sales activities shall not occur outside a fully enclosed building.
9. Trailers and/or temporary modular buildings shall not be permitted as a work area.
10. Arcades or game machines shall not be permitted.
11. Temporary canopy tents shall not be permitted when the tents are visible from the street.
12. The site where the automotive use is located shall be kept clear of weeds, rubbish, and all types of litter and combustible materials at all times. One trash receptacle shall be located for every 200 square feet of open space and shall be uniformly distributed throughout the open areas of the site.
13. Any automotive laundry or wash rack, in which power driven or steam cleaning machinery is used, shall maintain noise levels below the levels provided in Table II of Section 111.03 of this Code. The comparison between the noise emanating from the automotive laundry or wash rack and from Table II shall be made in the manner set forth in Section 111.02(a) of this Code.
14. Any automotive sound shop or automotive alarm shop shall be wholly conducted within a fully enclosed building. No portion of the building or its associated parking area shall be within 50 feet of any school, lot with a Certificate of Occupancy for a one-family dwelling, multiple-family dwelling, or mixed use project containing a residential use, A or R zoned lot.
15. All operational conditions imposed by the Department of Building and Safety in its annual inspections of automotive repair garages and used vehicle sales areas pursuant to Section 12.26 I of this Code shall be followed.
16. On-site pennants, banners, ribbons, streamers, spinners, balloons and supergraphic signs are prohibited.
17. All windows and glass doors shall be maintained free of any signs.