

**MINI-SHOPPING CENTER
COMMERCIAL CORNER DEVELOPMENT**

12.22 A 23 (b) (5) Covenant. 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, acknowledging that the owner shall implement each of the conditions set forth in Paragraph (b) of this subdivision, and shall not permit the erection of any of the signs enumerated in Paragraph (a) (6) of this subdivision or the establishment of any uses enumerated in Section 12.24 W 27 of the Los Angeles Municipal Code without first obtaining a conditional use approval. 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.

1. Uses Enumerated in 12.24 W 27.

- (a) **Hours of Operation.** The subject use(s) shall only operate between the hours of 7AM - 11PM.
- (b) **Amusement Enterprises.** No amusement enterprises as enumerated in Section 12.14 A 3 of the Los Angeles Municipal Code shall be maintained or operated on the lot.
- (c) **Automobile Laundry or Wash Rack.** No automobile laundry or wash rack shall be maintained or operated on the lot.

2. Conditions of Operation in 12.22 A 23 (b).

- (a) **Maintenance.** The condition of the lot or lots, including but not limited to parking areas, exterior walls, required lighting, and landscaped areas, shall at all times be maintained in a safe and sanitary condition and in a state of good repair. Exterior wall surfaces shall at all times be kept free from graffiti and any marks of vandalism.
- (b) **Debris Removal.** The lot or lots 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 open areas of the lot or lots.
- (c) **Hours.** Parking lot cleaning and sweeping, and trash collections from and deliveries to a Mini-Shopping Center or Commercial Corner Development, shall occur no earlier than 7 a.m., nor later than 8 p.m., Monday through Friday, and no earlier than 10 a.m., nor later than 4 p.m., on Saturdays and Sundays.
- (d) **Landscape Maintenance.** Maintenance of landscaped areas shall include continuous operations of watering, removal of weeds, mowing, trimming, edging, cultivation, reseeding, plant replacement, fertilization, spraying, control of pests, insects, and rodents, or other operations necessary to assure normal plant growth. All trees, shrubs and ground cover shall be maintained as healthy and vigorous at all times. Irrigation systems, installed pursuant to the requirements in 12.22 A 23 (a) (10) (ii) above shall be continuously maintained in accordance with Section 12.41 B 5 of the Los Angeles Municipal Code.

3. Signage in 12.22 A 23 (a) (6).

- (a) In addition to the requirements set forth in Article 4.4 of this Code, no person shall erect on the lot or lots the following signs, as defined in Section 14.4.2 of this Code without first obtaining a conditional use permit: *pole signs; projecting signs; or roof signs.*
- (b) Monument signs and information signs shall be located only within the landscape-planted areas of the lot or lots.