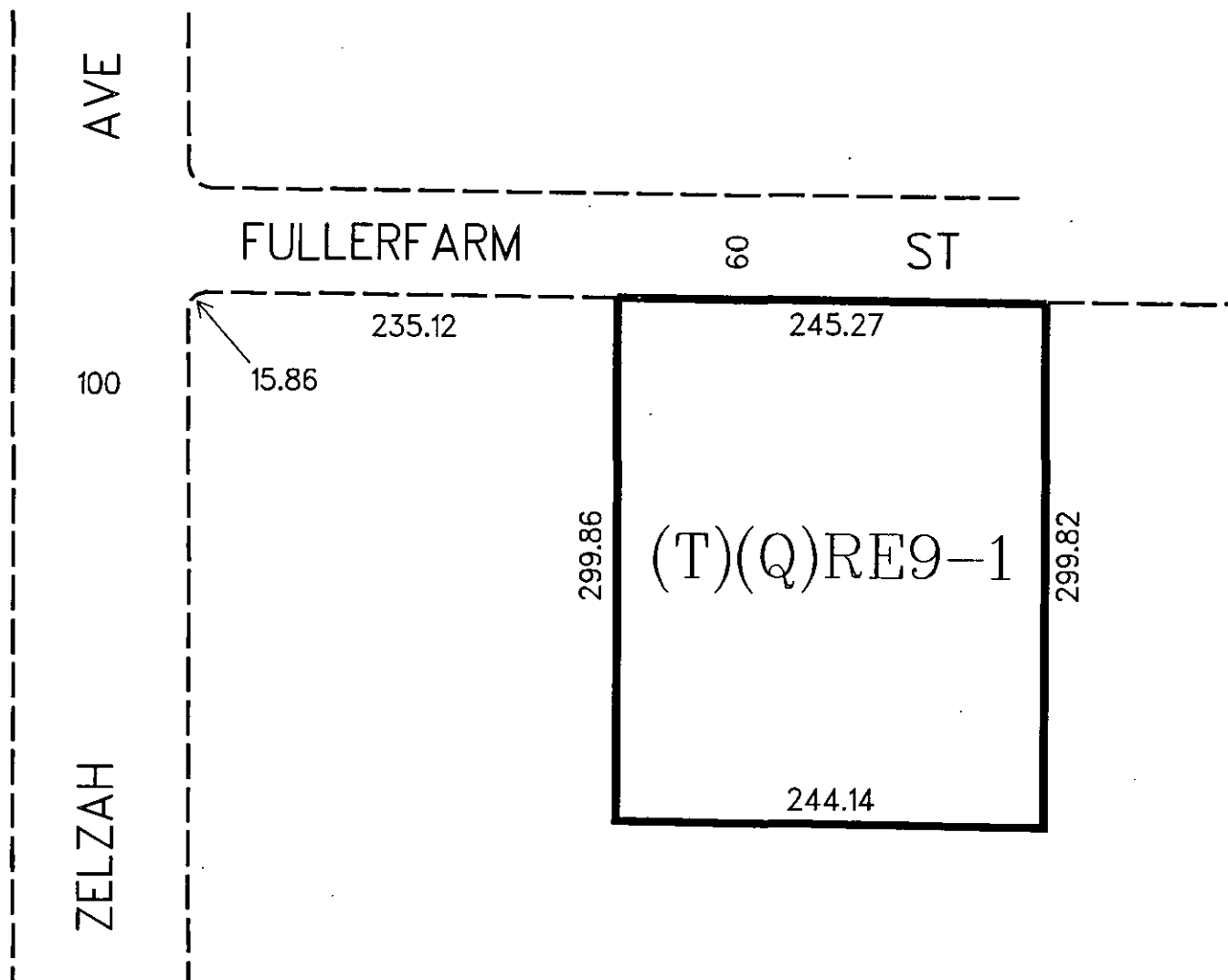


ORDINANCE NO. **175775**

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

C.M. 204 B 129	APCNV 2002-5714 ZC ZAA
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AE/RB.

11/06/03

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32-G,2 of the Los Angeles Municipal Code the following limitations are hereby imposed upon the use of that property shown in Section 1 hereof which is subject to the (Q) Qualified Classification:

Entitlement

1. **Use.** Limit the proposed development to a maximum of 6-lots. The Advisory Agency has designated Fullerfarm Street as the front yard frontage for Lots 1 and 6 and the private street as the front yard frontage for Lots 2, 3, 4, and 5.
2. **Parking.** Provide a minimum of two covered off-street parking spaces per dwelling unit. Lots with less than 50 feet frontage shall have one guest parking provided on site.
3. **Height.** Limit the proposed development to a maximum of 45 feet-in-height. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from any nearby single-family residential property.
4. **Plans.** That Prior to the issuance of building permits, detailed development plans, including a project design plan be consistent with Chapter V of the Northridge Community Plan.
5. **Landscaping.** Prior to obtaining any grading or building permit, a illustrative landscape plan for the Fullerfarm Street and private street frontages, must be prepared by a licensed landscape architect and be submitted to and approved by the Advisory Agency.
6. **Walls.** That prior to the issuance of a certificate of occupancy, a minimum 6-foot high combination slumpstone or decorative masonry wall with open wrought iron fencing shall be constructed adjacent to neighboring residences, if no such wall/fence already exists.

Environmental Conditions

Erosion/Grading/Short Term Construction Impacts: Air Quality

7. 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. (MM)
8. 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. (MM)

9. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust. (MM)
10. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust. (MM)
11. 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. (MM)
12. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. (MM)
13. That all unpaved demolitions and construction areas shall be wetted at least twice a day during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. (MM)

Noise

14. 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. (MM)
15. Construction 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. (MM)
16. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.(MM)
17. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. (MM)
18. 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. (MM)

General Construction

19. 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. (MM)
20. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains. (MM)

21. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible. (MM)
22. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting. (MM)
23. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets. (MM)
24. 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. (MM)

Administrative Conditions:

25. **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 Records Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. 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.
26. **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.
27. **Definition.** Any agencies, public officials, or legislation referenced in these conditions shall mean the agencies, public officials, legislation or their successors, designees or amendments to any legislation.
28. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except as such regulations are herein specifically varied or required.
29. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any other designated agency, or the agency's successor, and in accordance with any stated laws or regulations, or any amendments thereto.
30. **Mitigation Monitoring.** Prior to the issuance of any building permit the applicant shall prepare and record a covenant and agreement (Planning Department General Form CP-6770.M) in a manner satisfactory to the Planning Department, requiring the subdivider to identify (a)mitigation monitor(s) who shall require periodic status reports on the implementation of mitigation items required by conditions 7-24. The mitigation monitor(s) shall be identified as to their areas of responsibility, post-construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.

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 in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located 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 JAN 28 2004.

J. MICHAEL CAREY, City Clerk

By Maria Koshenkov
Deputy

Approved FEB 5 2004

James H. Han
Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

Pursuant to Section 552 of the City Charter, the North Valley Area Planning Commission on September 18, 2003, recommended that this ordinance be adopted by the City Council.

By _____

Sheldred Alexander
Sheldred Alexander
Commission Executive Assistant

City Attorney

File No. 03-2515

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. 175775 - Zone change at 17810 & 17820 Fullerfarm St - CPC 2002-5174 ZC-ZAA - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on Jan. 28, 2004, 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 Feb. 9, 2004, 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 at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the ground level Los Angeles Street entrance to the Los Angeles Police Department; and 3) one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on Feb. 9, 2004 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 9th day of February 2004 at Los Angeles, California.


Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: Mar. 20, 2004 Council File No. 03-2515

(Rev. 3/21/03)