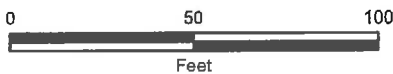


ORDINANCE NO. \_\_\_\_\_

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 zone 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:



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City of Los Angeles



## QUALIFIED (Q) CONDITIONS

Pursuant to LAMC Section 12.32 G, the following limitations are hereby imposed upon the use of the subject property, subject to the Qualified (Q) Classification:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped "Exhibit A" and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Use.** Use of the subject property shall be limited to a medical facility.
3. **Hours of Operation:**
  - a. The medical center facility is permitted to operate 24 hours a day, seven days a week. Visiting hours and/or any other hours during which the facility is open to the general public are limited to 7:00 a.m. to 7:00 p.m. daily.
  - b. The accessory retail/pharmacy use on the ground floor is limited to operating hours between 7:00 a.m. and 7:00 p.m. daily.
4. **Parking:**
  - a. Minimum automobile parking requirements shall be provided consistent with Section 12.21 A.4 of the LAMC.
  - b. **Bicycle Parking.** Commercial bicycle parking shall be provided consistent with LAMC 12.21 A.16.
  - c. **Valet Parking.** During the entirety of project demolition/construction and operation, valet parking shall be provided to all users and visitors to the project site. A single valet operator shall be on-site who shall be responsible for enforcement of any conditions of this action regarding valet parking. Valet parking shall be required to obtain all applicable licenses and/or permits from the Department of Transportation and the Los Angeles Police Department. Proof of licenses and/or permits shall be submitted to the Department of City Planning. A valid valet parking contract in compliance with this condition shall be submitted to the Department of City Planning. The contract shall be maintained for the life of this grant and shall include the hours of valet service and the number of valet attendants to be provided as well as the valet parking locations. If the valet operator is replaced, a copy of the replacement contract shall be provided to the Development Services Center upon execution of the new contract. The valet operator shall be required to obtain a valid LAPD Commission Investigation Division (CID) Valet Operator Permit pursuant to LAMC Section 103.203 (b) and each valet attendant shall have a valid CID permit along with a valid California Driver License in their possession while on duty. Passenger loading/unloading and all valet parking shall be conducted entirely on-site. No street parking shall be used by the valet service for passenger loading at any time. Valet service shall not utilize any local streets for the parking of vehicles at any time.

Note: Prior to providing valet services, the applicant should e-mail [lados.valetop@lacity.org](mailto:lados.valetop@lacity.org) to begin the application process, review, and approval of valet operations.

- d. During construction, the applicant shall secure an agreement (and provide proof of said agreement to the Department of City Planning) to provide the code-required amount of vehicle parking off-site. Off-site parking required by code for another use may not be permitted to be utilized to satisfy this condition.

5. **Design:**

- a. Each building façade shall utilize a minimum of two different materials, as depicted in the plans in Exhibit A. Windows, doors, railings, and decorative features (such as light fixtures, planters, etc.) are excluded from meeting this requirement.
- b. There shall be a pedestrian entrance along the project's ground floor street frontage along San Vicente Boulevard. This entrance shall be no less than 10 feet wide and shall utilize glass doors, windows, and/or other transparent glazing material such that the transparent surface is no less than 10 feet wide and no less than six feet high at any point.
- c. The project shall provide a community garden, as depicted on the plans in Exhibit A. The community garden shall be open to the public and shall be no less than 300 square feet in size.
- d. All mechanical equipment on the roof shall be screened from view by any abutting properties. The transformer, if located in any street-facing yard, shall be screened with landscaping on all exposed sides (those not adjacent to a building wall).
- e. The Project shall provide light and heat-reflective concrete pavement in the adjacent alley to the south, and not paver stones or asphalt. The materials shall be indicated in the final plan set and approved to the satisfaction of the Los Angeles Department of Building and Safety.

6. **Traffic and Circulation:**

- a. The applicant shall submit a construction traffic and parking plan to the Los Angeles Department of Transportation (LADOT) for approval prior to the start of any demolition/construction activities. The applicant shall submit an operational circulation, parking, and driveway plan to LADOT for approval prior to the issuance of a certificate of occupancy.
- b. The Applicant shall encourage, to the best of their ability and to the satisfaction of LADOT, vehicular ingress and egress off of San Vicente Boulevard only by using signage, traffic cones, and/or other measures to minimize vehicle traffic along the alley.
- c. The Applicant shall restrict all loading in the alley and along residential streets. All commercial loading shall occur on San Vicente Boulevard along the Project frontage, to the satisfaction of LADOT. The Applicant shall inform vendors and deliveries of this requirement.
- d. No vehicles associated with the construction or operation of the hospital shall be permitted to block vehicular or pedestrian access to the alley, through any means,

including by parking, idling, or generally queuing vehicles in, adjacent to, or along the alley.

- e. The Applicant shall install signage in the alley and striping along the alley pavement stating that parking, idling, or general queuing of vehicles is prohibited.

7. **Landscaping:**

- a. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the Department of City Planning.

- b. The project shall plant a minimum of 10 trees on-site, as depicted on the plans in Exhibit A.

8. **Signage.** On-site signs shall comply with the Municipal Code. Signage entitlements have not been granted as a part of this approval.

9. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.

10. **Trash.** Trash receptacles shall be stored within a fully enclosed portion of the building at all times. Trash/recycling containers shall be locked when not in use and shall not be placed in or block access to required parking.

11. **Sustainability:**

- a. A minimum of 15 percent of the total roof area shall be reserved for the installation of solar panels. The solar panels shall be installed prior to the issuance of a certificate of occupancy. The lowest point of any solar panel may not be more than five feet above the roof line.

- b. All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

12. **Maintenance.** The subject property, including any trash storage areas, associated parking facilities, sidewalks, driveways, yard areas, parkways, and exterior walls along the property lines, shall be maintained in an attractive condition and shall be kept free of trash and debris.

13. **Inadvertent Discovery.** In the event that any archaeological, cultural, or historic resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease on the project site and no archaeological and/or associated materials may be collected or moved until the potential resources are properly assessed and addressed by a qualified archaeologist and/or geologist pursuant to all applicable regulatory guidelines and procedures, including those set forth in California Public Resources Code Section 21083.2.

14. **Landscape Ordinance.** The project shall comply with all applicable provisions of the City of Los Angeles' Landscape Ordinance, including but not limited to tree planting and shading requirements for the surface parking lot.

## DEVELOPMENT “D” LIMITATIONS

Pursuant to LAMC Section 12.32 G, the following limitations are hereby imposed upon the use of the subject property, as shown on the attached Zoning Map, subject to the “D” Development Limitations:

1. **Building Height.** The project is permitted a maximum building height of 82 feet. Certain exceptions may apply for roof structures and elevator shafts, pursuant to LAMC Section 12.21.1, and to the satisfaction of the Department of Building and Safety.
2. **Floor Area.** The project shall be limited to a maximum floor area ratio (FAR) of 1.8:1.

Section 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 at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Pursuant to Section 559 of the City Charter, I **DISAPPROVE** this ordinance on behalf of the City Planning Commission and recommend that it **NOT BE ADOPTED**.

By   
Vincent P. Bertoni, AICP  
Director of Planning

Date December 17, 2021

File No. \_\_\_\_\_

I hereby certify that the foregoing ordinance was passed by a **vote of not less than two-thirds of all its members** by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

\_\_\_\_\_

\_\_\_\_\_

Ordinance Passed \_\_\_\_\_

Approved \_\_\_\_\_