



West Los Angeles Area Planning Commission

200 North Spring Street, Room 532, Los Angeles, CA 90012-4801 (213) 978-1300
Website: <http://www.lacity.org/pln/index.htm>

MAR 22 2004

Determination Mailing Date: _____

Department of Building and Safety
201 N. Figueroa Street
Counter B, Fourth Floor

CASE NO. APCW 2003-3304-SPE-CU-CDP-ZAD-SPP
Location: 204 Hampton Drive
Council District: 6
Plan Area: Venice
Request(s): Specific Plan Exception/Conditional
Use/Coastal Development Permit/Zoning
Administrator's Determination/Specific Plan
Project Permit

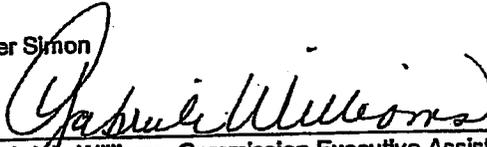
Applicant: Rhonda Meister, St. Joseph's Center
Representative: Charlene Dekker, DMJM

At its meeting on February 18, 2004, the following action was taken by the West Los Angeles Area Planning Commission:

1. Denied a Specific Plan Exception request for 41 feet in height as requested and, alternatively, approved a Specific Plan Exception for stepped back construction up to 41 feet in height subject to conditions.
2. Approved the consolidation of five lots subject to the attached conditions.
3. Approved the Conditional Use Permits for the child care/nursery and expansion of an existing church, St. Clements, to include counseling and referral services subject to the attached conditions, church classrooms and training services within a new 30,000 square-foot building.
4. Denied a determination to permit a reduced 12 feet 6 inches front yard setback in lieu of the required front yard of 15 feet under Section 12.09-B, 1 (RD1.5 Zone), and;
Approved a determination to permit a reduced 10-foot rear yard setback in lieu of the required rear yard of 15 feet under Section 12.09-B, 3;
Approved Coastal Development Permit to permit the proposed project subject to the attached conditions.
Approved a Zoning Administrator's Determination to permit shared parking with existing church parking and public parking subject to the attached conditions.
7. Approved a Specific Plan Project Permit Compliance review to allow the construction, use and maintenance of a new two-story church, non-profit center and child care subject to the attached conditions.
8. Adopted Mitigated Negative Declaration No. ENV-2003-3305-MND.
9. Adopted the attached Findings
10. Advised the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
11. Advised the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

This action was taken by the following vote:

Moved:	Rodman
Seconded:	Moon
Ayes:	Foster, Krisiloff, Ritter Simon
VOTE:	5-0


Gabriele Williams, Commission Executive Assistant
West Los Angeles Area Planning Commission

Effective Date / Appeals: The Commission's determination will be final 15 days from the mailing date of this determination unless an appeal is filed to the City Council within that time. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Attachments: Determination and Conditions, Findings

West Los Angeles Area Planning Commission

Determination and Conditions

- 1) Pursuant to the provisions of Section 11.5.7-F of the Los Angeles Municipal Code and the Venice Specific Plan (Ordinance No. 175,693), hereby APPROVE:
Specific Plan Exceptions for a building height of 41 feet in lieu of the maximum permitted 25 feet (Section 10, G, 3 height) and to permit consolidation of five lots in lieu of the maximum permitted two lots for a project (Section 9, A, 1, d);
- 2) Pursuant to Section 12.24-U,4 of the Los Angeles Municipal Code, hereby APPROVE:
A Conditional Use Permit for a 48 child care/nursery facility;
- 3) Pursuant to the provisions of Section 12.24-W,9 of the Los Angeles Municipal Code, hereby APPROVE:
A Conditional Use Permit for expansion of an existing church to include counseling and referral services, church classrooms and training services within a 30,000 square-foot building; and pursuant to the provisions of Section 12.24-F a determination that the area and height regulations of the Code do not apply except as provided herein;
- 4) Pursuant to the provisions of Section 12.20.2, of the Los Angeles Municipal Code, hereby APPROVE:
A Coastal Development Permit, to permit the demolishing and construction of a 30,000 square-foot non-profit center containing child care, counseling and referral services, church classrooms and training on a site located within the single permit area of the California Coastal Zone;
- 5) Pursuant to the provisions of Section 12.24-X,17, of the Los Angeles Municipal Code, hereby APPROVE:
A Zoning Administrator's Determination, to permit shared parking with existing church parking within the City of Santa Monica; and
- 6) Pursuant to the provisions of Section 11.5.7 of the Los Angeles Municipal Code and Ordinance No. 175,693 (Venice Specific Plan), hereby APPROVE:
A Specific Plan Project Permit Compliance Review, to allow the construction, use and maintenance of a new two-story church, non-profit center and child care,

upon the following additional terms and conditions:

ADMINISTRATIVE

1. 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.
2. Definition. Any agency, public official, or legislation referenced in these conditions shall include agencies, public officials, legislation or their successors, designees or amendments to any legislation. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this approval.
3. Enforcement. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Zoning Administrator and any other designated agency, or the agency's successor, and in accordance with any stated laws or regulations, or any amendments thereto.
4. Plan. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action. Minor Deviations may be allowed in order to comply with provisions of the Municipal Code and the intent of the subject permit authorization, and if the applicant is unable to obtain approvals from the City of Santa Monica for any improvements to the parking lot areas located within the City of Santa Monica.
5. All other use, height, and area regulations of the Municipal Code and all regulations of other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
6. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.
7. Prior to the issuance of any permits relative to this matter, an acknowledgment and agreement to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and be binding on any subsequent owners; heirs or assigns. The agreement with the conditions of approval attached must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date must be provided to the Zoning Administrator for attachment to the file.

The agreement shall be recorded over the entire church property, including the portion within the City of Santa Monica, in order to secure the shared parking conditions and conditional use for the church use expansion. Further, prior to the issuance of any permits, a separate lot tie agreement to hold these lots as one lot for the duration of the entitlements herein approved, shall be recorded in a manner specified above.
8. In order to provide for reexamination in six months (for parking review only) and one year of the matter in light of any changed conditions in the neighborhood or operation of the project

and in order to evaluate the effectiveness of and compliance with the conditions of approval regarding the operations and physical improvements of the facility, the applicant/operator or owner shall file for an Approval of Plans. Said application must be filed with the Zoning Administrator no later than six months and one year after the issuance of a certificate of occupancy but not sooner than five months and nine months, respectively, from that time. The application shall be accompanied by the payment of appropriate fees, as governed by Section 19.01-I of the Los Angeles Municipal Code, and must be accepted as complete by the Planning Department public counter. The completed application shall be accompanied by tenant/owner notice labels for 500-foot radius and include the individuals on the interested parties list related to the subject authorization for the purpose of a public hearing.

The applicant/owner shall provide appropriate documentation to substantiate ongoing compliance with each of the conditions contained herein, including a shared parking study in accordance to Section 12.24-X, 20, of the Los Angeles Municipal Code, at the time of filing the Approval of Plans review application. Conditions may be added or modified as appropriate.

ENTITLEMENTS AND CONDITIONS

Specific Plan Exceptions

The building shall be designed as follows:

- a. The building facade along Hampton Drive shall be designed with visual breaks or Architectural Features, including balconies or terraces, with a change of material or a break in the plane every 20 feet in horizontal length and every 15 feet in vertical length.
- b. The first story of the building shall be limited to a height of 25 feet. The northerly portion of the second story shall be stepped back at least 10 feet behind the front yard set back of the first story and shall be limited to a maximum height of 41 feet. All building heights shall be measured in accordance to Section 9, B of the specific plan. This second story portion of building may be located 5 feet closer to the rear property line, resulting in a 10-foot rear setback, in order to compensate for the additional front setback.
- c. The colors utilized for the building materials shall be generally red and neutral bricks consistent with the nature of the adjacent residential area. Prior to the issuance of any permits a rendering showing the colors of the building shall be submitted to the Council Office for review and the Zoning Administrator for approval.

Child Care and Non-Profit Church Center

10. Any reduction in the total church and project site shall require an application for a plan approval pursuant to the provisions of ~~12.27-U~~ 12.24.M of the Los Angeles Municipal Code.
11. The building shall be limited to the following hours of operation for the subject uses:

Social
Services Programs: 8:30 a.m. 6 to p.m., Monday - Friday

Child Care: 7:30 a.m. to 6 p.m., Monday - Friday

Events/Meetings (Not to exceed 25 persons after 6 p.m.):

no later than 9 p.m., Monday – Friday
 9:00 a.m. to 5:00 p.m., Saturday – on yearly average not more than 3 times per month
 1:00 p.m. to 5:00 p.m., Sunday – on yearly average not more than two times per month

Religious Use: Education/
 Counseling/Meetings:
 (Not to exceed 25 persons after 6 p.m.):

8 a.m. to 9 p.m., Monday – Sunday

Deliveries:

8 a.m. to 6 p.m., Monday - Friday

Any modification of those hours or days shall require a plan approval application and revision of the shared parking analysis. These limitations on hours of operation shall not apply to staff, on an occasional basis, and janitorial activities.

12. Limitations on Use/Occupancy.

- a. Child care enrollment shall be limited to 48 children.
- b. The center shall not host athletic or other competitions, swap meets, bake sales, private rentals or any use of the site by any organizations other than the center.
- c. An emergency access for the child care center may be located on the southwest corner of the property. The exterior gate to that area shall be equipped with panic hardware and shall be restricted to emergency access only. This gate shall not be utilized for the drop-off or pick-up of children.

13. During periods after the operating hours of the uses, the parking lots shall be secured by a locked gate, attendant, or automatic gate, which will provide access to permit holders only. The parking lots shall be enclosed by wrought iron style fencing approximately 6 feet in height. The existing chain link fencing shall be removed. Landscaping shall be provided around and within the parking lots generally as shown on Exhibit A, dated February 18, 2004.

14. Complaint Response/Community Relations.

- a. Compliant monitoring. A 24-hour "hot line" phone number shall be provided for the receipt of complaints from the community regarding the subject facility and shall be:
 - 1) Posted at the entry.
 - 2) Provided to the immediate neighbors, schools, and local neighborhood association, if any.

- b. Log. The property owner/operator shall keep a log of complaints received, the date and time received and the disposition of the response. The log shall be submitted to the Council Office for review once every two months and for consideration by the Zoning Administrator at the one year plan approval.
- c. The property owner/operator shall designate a community liaison. The liaison shall meet with representatives of the neighborhood and/or neighborhood association, at their request, to resolve neighborhood complaints regarding the subject property.
15. Debris Removal/General Appearance. The site 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 site.
- The applicant shall clean up the public right-of-ways within one block of the subject center once two times per day when the center is open to clients. Such clean up shall be generally limited to items such as feces, vomit, bottles, cans, paper and needles.
16. A decorative masonry wall at least 8 feet in height above the play area level shall be constructed along the southerly lot line of the play areas adjacent to the residential units to the south. Tall shrubs or small trees shall be provided on the east side of the children's play area to provide screening for the easterly adjacent apartments. Noise attenuating materials shall be utilized in the children's play area to minimize any noise impact to the southerly and easterly residences.
17. At least one two, uniformed, state licensed security guards shall patrol the subject property and shall be provided on a 24-hour basis. The security guard shall advise all loiterers that loitering is not permitted and shall take all reasonable actions to request that such loiterers leave the subject property and any sidewalk areas adjacent to the subject property, including the Hampton Drive frontage. As appropriate, the security guards shall contact the Los Angeles Police Department and shall cooperate fully with law enforcement personnel.
18. Parking/Circulation.
- a. Prior to the issuance of any building permits parking and driveway plans shall be submitted to the Department of Transportation and the City of Santa Monica for approval. Minor deviations may be permitted to comply with the City of Santa Monica requirements.
- b. The applicant shall indicate an on-site drop-off and pickup area within the parking lot with appropriate signage and encourage its use.
- c. A minimum of ten parking spaces shall be designated within the adjoining parking areas for drop-off and short-term parking for clients of and visitors to the facility.
- d. Vehicles exiting the lower parking area shall be limited to left turns only. A sign shall be posted at the exit side of the Marine Street driveway directing exiting vehicles to turn left. No exiting nor entering shall be permitted at the Third Avenue driveway and shall be secured with a locked gate.

- e. All staff and client parking shall be onsite and not on adjacent residential streets.
- f. Leased parking may be permitted after 6 p.m. daily.
19. Public Services (Fire Department). Submit plot plans for Fire Department review and approval prior to the issuance of any permits (Hydrant and Access Unit).
20. Signs. Prior to the issuance of a building permit, a master sign plan shall be submitted indicating the general type, size, and location of any identification sign, parking signs, directional signs, or other type of sign. The signs shall be in easy to read lettering, shall be sensitive to the residential nature of the area and not exceed a total of 25 square feet for all signs visible from the street. Except for directional and emergency signs, no illuminated signs shall be permitted. The sign plan shall be to the satisfaction of the Zoning Administrator.
21. The family center, food pantry, culinary training program, affordable housing program and senior center outreach program shall be programs only associated with a church on the subject property. The class size for the Culinary Training Program shall not exceed 16 trainees. All food prepared in the culinary training institute will be for consumption by the students and staff on the premises.
22. No showers or lockers shall be permitted at this building. The building shall not include any feeding programs such as a soup kitchen type of activity. No lodging or housing shall be permitted.
- Clients may continue to use 204 Hampton Drive as a mailing address, however, all mail shall be distributed to clients at an off-site location. Clients of the facility may not pick up mail addressed to them at the subject property.
23. The applicant will continue to advise all clients that loitering around the center is unacceptable and may result in termination of service. The applicant will encourage require clients to respect the quiet, privacy and property of residents in the area. Written warnings shall be issued for any violations of any of these conditions. After two warnings to a client, service to that client shall be terminated for at least six months.
24. In order to notify the community of future events, the applicant shall provide an activities bulletin board on the subject property frontage listing those events. The board shall not exceed a dimension of 3 feet by 5 feet and shall be readable from the sidewalk on Hampton Avenue and shall be designed to the satisfaction of the Zoning Administrator. Prior to submission to the Zoning Administrator the design shall be submitted to the Council Office for review. Additionally, a calendar of such future events shall be posted on the St. Joseph Center website. The area of this sign shall not be subject to the limitation upon sign area required by Condition No. 20.
25. Project Setbacks. The building setback from the southern property line will be no less than 21 feet, provided that a shade canopy may be located within 15 ½ feet of the southerly property line. The setbacks from the northern, western, and eastern property lines will be no less than 15 feet each except as permitted by Condition No. 9.b. relative to the eastern set back for a portion of the second story.

26. The front yard setback along Hampton Drive shall be landscaped, irrigated, maintained and sloped up to the building at an approximately 2:1 slope (as shown on the attached plans at Exhibit A) to soften the appearance of the building and to discourage transient loitering in the landscaped area. Such planting shall include a wall hugging vine to minimize the scale of the retaining wall and to discourage graffiti.

27. There shall be no construction on Saturdays and Sundays and all construction parking shall be on-site or leased off-street parking. There shall be no audible exterior demolition or construction activities on all Jewish Holy Days until 1:00 p.m. and all day on Yom Kippur. Jewish Holy Days shall be limited to the following 13 days:

Rosh Hashana (2 days)

Yom Kippur (1 day)

Shavout (2 days)

Sukkot (2 days at beginning; 2 days at end)

Passover (2 days at beginning; 2 days at end)

Further, no construction activities may be undertaken from 4:00 p.m. on the eve of Rosh Hashana, nor from 4:00 p.m. on the eve of Yom Kippur until the first business day following Yom Kippur.

28. The Applicant shall fund the construction of a fence for the Mishkon Tephilo Congregation located across Hampton Drive at 201 Hampton Drive. The fence shall provide reasonable visual privacy for the childcare play yard along the Hampton Drive frontage at the Mishkon Tephilo Congregation property.

29. The Applicant shall restrict access to the roof of the Project to authorized staff personnel. No roof decks shall be permitted.

30. During demolition and construction, the Applicant shall erect barriers on the subject property to shield construction activities.

31. The Applicant and its contractors shall coordinate with the Mishkon Tephilo Congregation to minimize construction noise to the extent feasible.

Coastal Development Permit

32. Any changes to the project as permitted by Condition No. 4, and any portions of the project not detailed herein shall comply with the applicable provisions of the Venice Local Coastal Program Land Use Plan.

Shared Parking

33. The applicant and parties operating the shared parking facility shall submit written evidence in a form satisfactory to the Office of Zoning Administration which describes the specific nature of the uses, hours of operation, parking requirements, and the allocation of parking spaces, and which demonstrates that the required parking for each use, including leased parking, will be available taking into account their hours of operation. This information shall be provided for the uses on the entire church site.

34. Reserved or otherwise restricted spaces shall not be shared. No spaces shall be reserved for any particular user, including lease parking spaces. The entire ~~134~~ 146 parking spaces must be made available to all of the uses, except that leased parking (as set out below) may be confined to the lower parking lot.
35. Leased parking spaces shall be limited to the lower parking lot located along Hampton Drive. Prior to the issuance of a Certificate of Occupancy, a parking operations plan shall be submitted to the Zoning Administrator for review and approval. The parking operations plan shall ensure that the needs of all on-site users are adequately met before making spaces available for public use. The Zoning Administrator may require the recommendation of Department of Transportation prior to approval. A shared parking survey and analysis shall be provided with any plan approval application and shall be reviewed by the Department of Transportation prior to submission.
36. Prior to the issuance of any permits, a Additional documents, covenants, deed restrictions, or other agreements shall be executed and recorded as may be deemed necessary by the Zoning Administrator, in order to assure the continued maintenance and operation of the shared spaces, under the terms and conditions set forth in the original shared parking arrangement. Any changes to the participating uses or hours (includes portions within the City of Santa Monica) shall require a plan approval application and a public hearing.

Specific Plan Project Permit

37. Except as otherwise provided herein all requirements of the specific plan shall apply to any deviations permitted by Condition No. 4 and for any project details not disclosed herein. Prior to the issuance of any permit, the applicant shall secure the review of plans and recommendation for sign-off from the Planning Department Venice Specific Plan staff to the Zoning Administrator.
- a. Prior to the issuance of a building permit the applicant shall submit a landscape and automatic irrigation plan prepared by a licensed landscape architect and in compliance with Section 11, B, 6, of the Specific Plan.
- b. Trash enclosure for regular and recyclable trash shall be provided.
- c. Any roof structures shall comply with Section 9, C, of the Specific Plan.

38. ENVIRONMENTAL CONDITIONS

The following environmental mitigation measures shall apply only to the building site (Lots 27-31, Rosemont Terrace Tract)

- a. Aesthetics (Landscaping):

All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

b. **Aesthetics (Surface Parking):**

A minimum of one 24-inch box tree (minimum trunk diameter of 2 inches and a height of 8 feet at the time of planting) shall be planted for every four parking spaces (34 trees for 134 parking spaces). The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. Automatic irrigation plan shall be approved by the City Planning Department.

c. **Aesthetics (Light):**

Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

d. **Tree Removal**

- 1) Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert as defined by Ordinance 153, 478, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Maintenance. All trees in the public right-of-way shall provided per the current Street Tree Division standards.
- 2) The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance and the Advisory Agency.

Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Street Tree Division at 213-485-5675.

e. **Seismic:**

The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

f. **Erosion/Grading/Short-Term construction Impacts:**

1) **Air Quality:**

- a) All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- b) The owner or contractor shall keep the construction area sufficiently

dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.

- c) All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- d) All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- e) All clearing, 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.
- f) General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

2) Noise:

- a) The project shall comply with the City of Los Angeles Noise Ordinance Nos. 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.
- b) Construction shall be restricted to the hours of 7 a.m. to 6 p.m. Monday through Friday, and 8 a.m. to 6 p.m. on Saturday.
- c) Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- d) The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- e) 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.

3) General Construction:

- a) 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.
- b) Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

- c) Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
 - d) Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
 - e) Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
 - f) 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.
- g. **Explosion/Release (Asbestos Containing Materials)**
- 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.
- h. **Parking Lots with 25 or more spaces or 5,000 square feet of lot area. (Residential, Commercial, Industrial, Public Facility)**
- 1) Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
 - 2) Post-development peak storm water runoff discharge rates shall not exceed the estimated pre-development rates and shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
 - 3) Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
 - 4) Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
 - 5) Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
 - 6) Promote natural vegetation by using parking lot islands and other landscaped areas.

- 7) Preserve riparian areas and wetlands.
- 8) Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce runoff velocities and to provide long term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- 9) Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock outlet protection. Rock outlet protection is physical device composed of rock grouted, riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair and maintain the outlet protection after each significant rain.
- 10) All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- 11) Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- 12) Legibility of stencils and signs must be maintained.
- 13) Materials with the potential to contaminate stormwater must be: (a) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (b) protected by secondary containment structures such as berms, dikes, or curbs.
- 14) The storage area must be paved and sufficiently impervious to contain leaks and spills.
- 15) The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- 16) Trash container areas must have drainage from adjoining roofs and pavement diverted around the area(s).
- 17) Trash container areas must be screened or walled to prevent off-site transport of trash.
- 18) Reduce impervious land coverage of parking lot areas.
- 19) Infiltrate runoff before it reaches the storm drain system.
- 20) Runoff must be treated prior to release into the storm drain. Three types of media filtration are available, (1) dynamic flow separator, (2) a filtration or (3) infiltration. Dynamic flow separators use hydrodynamic force and sorbents to

remove debris, and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, and cleaned at least twice a year. Infiltration methods are typically constructed on-site and are determined by various factors such as soil types and groundwater table.

- 21) Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- 22) The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Zoning Administrator binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation plan and/or per manufacturer's instructions.
- 23) Prescriptive methods detailing BMPs specific to this project category area available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the city's website at: www.lastormwater.org. (See Exhibit D).

i. **Safety Hazards:**

Submit a parking and driveway plan, that incorporates design features that shall reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

j. **Utilities (Power):**

If conditions dictate, the Department of Water and Power may postpone new power connections for this project until power supply is adequate.

k. **Utilities (Solid Waste):**

- 1) The applicant shall institute a recycling program to the satisfaction of the Zoning Administrator to reduce the volume of solid waste going to landfills in compliance with the City's goal of a 50% reduction in the amount of waste going to landfills by the year 2000.
- 2) Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.