

CITY OF LOS ANGELES
CALIFORNIA



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JUN 26 1986

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Los Angeles, CA 90035

Department of Building and Safety
Zoning - Room 423, City Hall
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CITY PLAN CASE NO. 86-015 CU

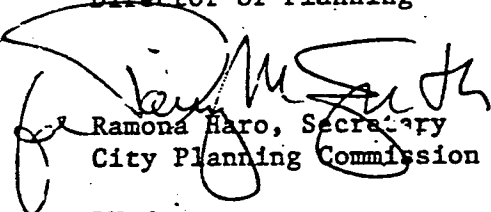
COUNCIL DISTRICT NO. 5

The City Planning Commission has permitted the Conditional Use at the specified located and subject to the conditions shown on the attached report of its action. This action was taken in accordance with Section 12.24 of the Los Angeles Municipal Code.

This authorization must be utilized within one year from the effective date of this grant. If not utilized, or if some construction work is not begun and carried on to completion of at least one usable unit, the authorization shall become void. This authorization does not waive the need to secure any other required permits or licenses.

Unless an appeal is filed at the public counter of this department on the form provided for that purpose, the Commission's determination becomes effective fifteen days from the date of this communication.

CALVIN S. HAMILTON
Director of Planning


Ramona Haro, Secretary
City Planning Commission

RH:dg

CITY PLANNING DEPARTMENT
ACTION OF THE CITY PLANNING COMMISSION

CITY PLAN CASE NO. 86-015 CU

DATE: JUNE 5, 1986

Pursuant to the provisions of Section 12.24 of the Los Angeles Municipal Code, the City Planning Commission adopted the FINDINGS of the Planning Department staff as the FINDINGS of the Commission that the construction, use, and maintenance of the proposed museum, under the terms and limitations herein imposed, will be desirable to the public convenience, and welfare, and in harmony with the various elements and objectives of the General Plan.

Action:

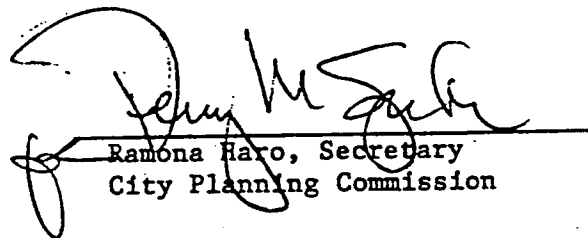
Approved a Conditional Use permitting the construction, use, and maintenance of a four-story, 60-foot high, 81,000-square foot museum building, with a 325-seat auditorium, administrative offices, subterranean exhibit areas, memorial garden, and 3 levels of subterranean parking in the C4-1VL-0, R3-1-0, and R1-1-0 Zones located on the south side of Pico Boulevard between, Roxbury Drive and Castello Avenue, having frontages on each of approximately 271 feet and a approximately 334 feet, respectively.

Adopted the attached Conditions of Approval.

Report: Concurred in the recommendations of the Commission Chief Examiner and Commission Hearing Examiner, except to modify Conditions of Approval.

VOTE:

Moved:	Garcia
Seconded:	Luddy
Ayes:	Neiman
Absent:	Abernethy, Botwin



Ramona Haro, Secretary
City Planning Commission

TMS:dg

EXHIBIT E- 1aCONDITIONAL USE CONDITIONS OF APPROVAL

1. Conditional Use Implementation. If the subject conditional use privileges are not utilized or construction work not begun and carried on diligently to completion of at least one usable unit within one year after the effective date of the subject conditional use authorization, the authorization shall become void, unless granted an extension of time by the City Planning Commission.
2. Conditional Use Revocation and Modification. Pursuant to Municipal Code Section 12.24-J, or any amendment thereto, this conditional use shall be reviewed by the Planning Commission, within two years of the issuance of a Certificate of Occupancy for the Museum. The Commission may amend or delete the subject conditions relating to the operation of the Museum, or impose any new conditions it deems necessary to mitigate detrimental effects on the neighborhood resulting from the subject use. Further, the Commission may terminate the grant if the conditions of the grant are not in compliance.
3. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in the subject conditions shall all be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Furthermore, 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 must be furnished to the City Planning Department for attachment to the subject file.
4. The use of the subject property shall be solely for museum uses with limitations for same as hereafter set forth.
5. The total floor area for the Museum shall not exceed 81,000 square feet. The number of auditorium seats shall not exceed 325.
6. Hours of Operation:

Daytime: Museum hours (exclusive of office and support staff) shall be 10 a.m. to 5 p.m. Monday through Friday and 11 a.m. to 5:00 p.m. on Sunday, closed Saturday.

Evening: All evening classes or events must conclude by 10 p.m. Enrollment in continuing Education classes shall be limited to Monday through Thursday. Activities other than such classes shall be limited to no more than 10 per month. Such events shall be limited to no more than 2 Saturdays per month.

7. The use of the facility (auditorium, etc.) shall be limited to educational, cultural or community purposes only. The facility may not be used for private use, rental or non-rental (i.e. parties, weddings, bar-mitzvahs, receptions, etc.)
8. Plans. The subject property shall be developed generally in accordance with the plot plan, Exhibit A-1, attached to the file in the Los Angeles City Planning Department, except as the City Planning Commission may subsequently approve a modification of the plan, or as development of the subject property may require modification in order to meet the provisions of the Municipal Code or the conditions herein.
9. Parking. Off-street parking shall be provided on the basis of one parking space for each five auditorium seats and one space for each 440 square feet of floor space for other museum uses. All parking shall be located in the subterranean parking structure below grade. All staff vehicles shall be identified by decal or other such identification. Free validated parking shall be provided for Center visitors and employees.
10. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any nearby single-family residential properties.
11. During the construction phase, the general contractor shall provide off-street parking in commercial areas for all construction workers and construction equipment. There shall be no parking or storage of construction equipment, or construction worker parking on local residential streets. All construction shall take place between 8 a.m. and 6 p.m., Monday through Friday.
12. A construction agreement to be submitted to the Council office (in consultation with the Roxbury-Beverwil Homeowner's Association) for approval in addition to required approvals by other City departments, before construction commences detailing such items as: regulation of all trucks and equipment on residential streets, (parking of such trucks and equipment shall be prohibited), off-street parking for construction workers, haul routes, watering of site, street cleaning, etc.
13. Setbacks/Height/Yards. The first story of the building shall be set back at least 100 feet from the south property line with the top floor of the Museum not to exceed 263 feet above sea level, exclusive of roof structures as defined in the Municipal Code. There shall be a minimum setback of 15 feet from the property line on Pico Boulevard and 30 feet from the property line on Roxbury Drive for any portion of the building exceeding 45 feet in height. Residential use south of and immediately adjacent to the subject site shall not be visible from above this level.
14. Access. Vehicular ingress and egress from the subject property shall be prohibited from Roxbury Drive, except for an emergency access as may be required by the Fire Department. Emergency pedestrian access may be taken via the Yeshiva University parking lot to Castello Avenue.

15. A program shall be prepared to the satisfaction of the Department of Transportation, describing procedures that will be used to minimize the impacts of bus routing and parking on nearby residential uses.
16. Environmental. The following conditions are required by the environmental clearance for the subject project:
- a. Air Quality. The project shall be provided with an air filtration system to improve the air quality for the project's tenants/residents. However, this requirement shall not preclude the installation of operable windows which permit passive heating and cooling.
 - b. Fence. A solid wood or decorative masonry block fence, a minimum of 5 feet 9 inches and a maximum of 6 feet height, or other suitable noise barrier, shall be constructed along the adjoining single-family residence property line of the subject site.
 - c. Noise (mobile). All exterior windows and walls having a line of sight of Pico Boulevard shall be constructed with double-pane glass. Exterior wall construction shall provide a Sound Transmission Class of 50 or greater, as defined in the Uniform Building Code Standard No. 35-1, 1979 edition or any revision thereof. The developer, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for building permit, specifying any alternative means of sound insulation sufficient to reduce interior noise levels below a CNEL of 40 in any habitable room.
17. The proposed memorial garden and outdoor patio, located on the southerly approximate 100-foot setback portion of the site, shall be utilized primarily as a buffer and may not be used for additional seating capacity, special events, receptions or for any such organized, formal function. This garden shall only provide a quiet area for individuals and shall act, as a well landscaped buffer area, separating the museum building from residential areas to the south. No food or drink service may be provided in the garden/patio, nor shall the area be used as a picnic or dining area. No sound amplification system shall be permitted in the outdoor area nor shall any interior sound amplification system be audible in the outdoor area.

Notwithstanding the aforementioned provisions for the memorial garden and outdoor patio, a maximum of 2 events per year may be conducted during daylight hours and never on Saturday in the garden/patio area with a duration of no more than 1½ hours per event and a minimum 10-day written notification to the Roxbury/Beverly Homeowners Association. No food or drink service shall be provided in the garden/patio area, nor shall the area be used as a picnic or dining area during these 2 permitted events. Any sound amplification system used in connection with these permitted events shall conform to all City noise control regulations.

18. **Food Service:** ~~No food service may be provided for the general public (i.e. restaurant or cafeteria).~~ Food preparation/service area may be provided for staff/employees.
19. For special events which may attract larger than usual crowds, traffic control measures for directing and rerouting of traffic shall be required which will permit access for residents and limit interference with normal usage of residential streets. Signage and necessary garage attendants to facilitate the utilization of the subterranean garage shall be provided. When such event is scheduled in the evening hours all other programmed activities shall be cancelled.
20. Events shall not be planned by the Center which cannot be accommodated by existing on-site parking. Events that require on street parking shall be prohibited. The Center shall coordinate scheduling of special events with the Yeshiva University so that no two such events will be scheduled on the same day.
21. The Center shall not be used for location filming (excluding reasonable access for media coverage of major events) except with advance notice of at least one week to Homeowners' Association representative. Filming shall be limited to educational and cultural purposes. All trucks and film crews shall be prohibited from parking in residential neighborhood.
22. 24-hour security guard/patrol shall be provided and additional security for special events commensurate with the event/individual shall be provided. Adequate lighting shall be provided in the garage for all evening activities.
23. Buses/Vans. Parking and loading/unloading of buses and vans shall not be permitted on residential streets. Tour companies and bus operators will be provided routing information to assure access along Pico Boulevard only. (Companies violating these rules shall not be permitted to conduct tours to the Center for a period of 3 years from date of violation.) Any such violation shall be reported to the Center's Administration office verbally, or preferably in writing.
24. There shall be no classes for Yeshiva University courses.
25. All deliveries and trash pickup shall be made during regular weekday business hours and in a manner so as not to interrupt traffic on residential streets or cause excessive noise, disturbance or parking problems. Such deliveries to be made from Pico Boulevard (and/or from the subterranean garage) whenever feasible.
26. The air conditioning system and ventilation system for the subterranean garage shall be designed to direct emissions (noise, fumes, etc.) away from the residential area and to minimize these emissions to the greatest degree possible. Such systems shall be no more than 10 feet from the perimeter of the building unless otherwise required by Code. All such systems shall be designed and screened to minimize their visibility.

27. Landscape and landscape plan prepared by a licensed landscaped architect and lighting plans for the patio/garden on the southerly portion of the property will require approval by the Director of Planning subject to review by the Council office in consultation with the property owners of Lots 10 and 2 immediately adjacent to this area. The Museum shall use its best efforts to preserve the trees along the east border. Mature trees (at a minimum of a 48-inch box) with full canopy to effectively screen the eastern boundary shall be provided.
28. The Museum shall maintain garden/patio area and building exterior and shall provide adequate security and aesthetic lighting which shall be designed in such a way to deflect away from adjacent residences.
29. The Museum auditorium or meeting room may be used by the Homeowners' Association four times per year for meetings or other reasonable uses mutually agreed upon by the Association and the Center.
30. Copies of all building plans and specifications for the project, together with geological or other studies required by the City, shall be made available for review during regular business hours by the Homeowners' Association or their representatives (such representative may be an architect, engineer, etc.). Before working plans are submitted to the City, the Museum and Homeowners' Association will meet and confer. Any changes, additions, or modifications to the plans relating to such items as: air conditioning and ventilation system, parapet screening, location of exterior doors/windows/skylights exclusive of those on Pico Boulevard, etc. may be reviewed by the Homeowners' Association. Notification of such changes shall be made to the Council office and the Homeowners' Association. In the event there are substantial changes with which the Homeowners' Association cannot concur, these changes will be reviewed by the Director of Planning with the Council office.
31. That the following dedications and improvements, or the assurance of suitable guarantees without expense to the City of Los Angeles, and copies of any approvals or guarantees be provided to the Planning Department for attachment to the subject file:
- A. Dedication and improvement of Pico Boulevard and Roxbury Avenue, adjoining the subject property to the satisfaction of the City Engineer, including but not limited to:
 - a. Access ramps for the handicapped
 - b. Construction of sidewalks and repairing and replacing any broken or off-grade curb, gutters and sidewalks, together with landscaping, trees and tree wells
 - c. Suitable transitions to join existing improvements
 - d. Construction of sewers and drainage facilities
 - B. Installation of street lights to the satisfaction of the Bureau of Street Lighting.
 - C. A parking area and driveway plan has been submitted to the appropriate District Office of the Bureau of Engineering for approval and coordination with the Department of Transportation.

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- D. The City Engineer has certified that the provisions of the Flood Hazard Ordinance have been considered and appropriate measures have been taken.
 - E. The Fire Department has approved the plot plan for the subject project.
 - F. Any necessary arrangements have been made with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05-N to the satisfaction of the Department of Telecommunications.