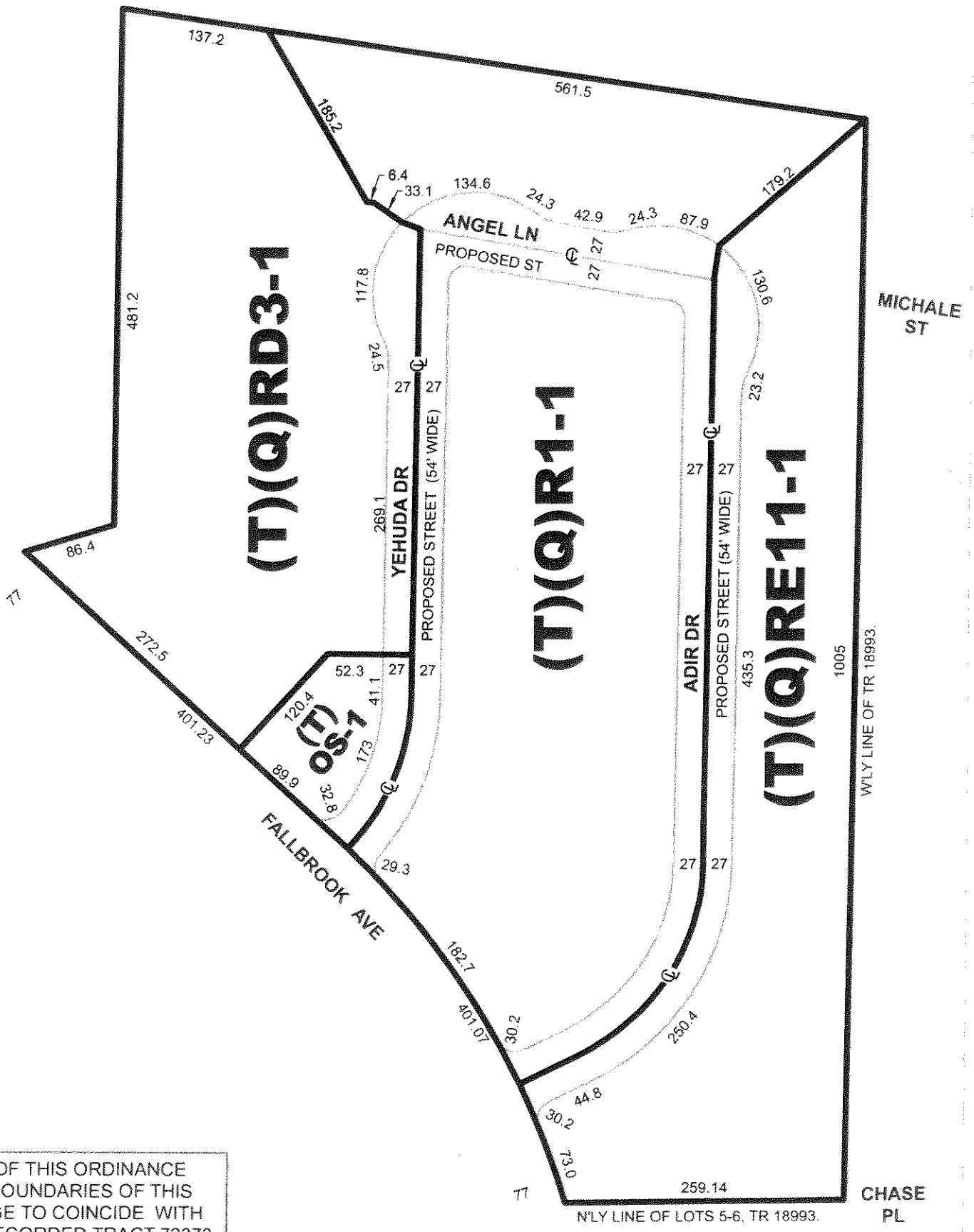


ORDINANCE NO. _____

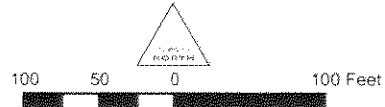
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section _____. Section 12.04 of the Los Angeles municipal Code is hereby amended by changing the zone classifications of property shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.



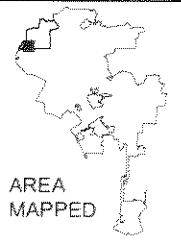
THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF RECORDED TRACT 72373.



C.M. 192 B 097, 105 B 097	CPC 2014-0194 ZC GPA
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LH/ *[Signature]*

060915



AREA MAPPED

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Development Conditions:

1. Development on the subject property shall meet the conditions of Vesting Tentative Tract No. 72373-SF-SL.
2. **Height.** No building or structure located on the subject property shall exceed the height limitations, as defined by Municipal Code Section 12.21.1.B-3.a and b. 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.
 - a. Within the RD3 Zone, a maximum of 2 stories, 30 feet in height shall be permitted.
 - b. Within the R1 Zone, a maximum of 2 stories, 30 feet in height shall be permitted.
 - c. Within the RE11 Zone, a maximum of 1 story, 20 feet in height shall be permitted.
3. **Architectural Façade Treatment.** Architectural features shall be applied to all elevations of the proposed dwellings, including the side elevations. Such features shall occur at a minimum of every 15 feet.
4. **Gates.** No gates shall be permitted on access easements within the RD3 portions of the development.
5. **Landscape Buffer.** Landscape screening shall be provided between the Lot Nos. 28-37 and adjacent residential uses to the East. The screening shall include a minimum of 4 trees within each subdivided lot to be incorporated within a landscape plan prepared by a licensed Landscape Architect and to the satisfaction of the Planning Department.
6. **Plan:** The use and development of the property shall be in general conformance with the plot plans and landscape plans submitted with the application and marked **Exhibits "B, B1, B2 and B3" dated February 25, 2015** and with the following requirement(s):
 - a. At the Fallbrook Avenue frontage of the RD3 zoned portion, a maximum 6 - foot high wall may be permitted including a solid lower 3½ - foot high portion and the upper portion to be transparent/open with materials including, but not limited to wrought iron.
7. **Water Conservation.** Water conserving landscaping to reflect current water shortage crisis shall be implemented to the extent possible to the satisfaction of the Department of City Planning.
8. **Solar.** Installation of supplemental solar electric generation system cables shall be required on all dwellings. To the extent feasible, the location/placement of rooftop solar equipment/panels should not be visible from the public right-of-way and shall be subject to the satisfaction of the Department of City Planning. Roof mounted locations for the solar panels shall be in substantial compliance with **Exhibits "B2 and B3", dated February 25, 2015.**

B. Administrative Conditions:

1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
2. **Code Compliance.** Area, height and use regulations of the zone classifications of the subject property shall be complied with, except where herein conditions are more restrictive.
3. **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 Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. 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 for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
7. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
8. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.

Section __. 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.

I hereby certify that the foregoing ordinance was introduced at the Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of _____.

Holly L. Wolcott, City Clerk

By _____
Deputy

Approved _____

Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on May 28, 2015
recommended this ordinance be adopted by the City Council.



James K. Williams, Commission Executive Assistant II
City Planning Commission

File No. _____