

ORDINANCE NO. _____

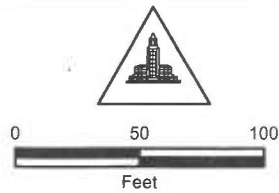
An ordinance amending Section .12.04 of the Los Angeles Municipal Code by amending the zoning map.

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 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:



 **(T)(Q)R3-1**



C.M. 195 B 141, 195 B 145	APCNV-2013-3600-ZC
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AA/ 

062014

Sec. _____. 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 this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

Holly L. Wolcott , Interim City Clerk

By _____ Deputy

Approved _____

Mayor

Pursuant to Section 558 of the City Charter, the North Valley Area Planning Commission on June 5, 2014, recommended this ordinance be adopted by the City Council.



Randa M. Hanna, Commission Executive Assistant
North Valley Area Planning Commission

File No. _____

(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. Entitlement Conditions

1. **Use.** The use of the property shall be in substantial conformance with Exhibit B and those uses permitted in the R3-1 Zone.
2. **Site Plan.** The development of the property shall be in substantial conformance with this approval and the plans submitted by the applicant and attached to the case file as Exhibit B 1
3. **Floor Area.** The total floor area of the new building on the subject property shall not exceed 3:1 FAR.
4. **Height.** The height of the proposed 33-unit residential apartment building shall be in substantial conformance with L.A.M.C. Section 12.21.1 and not 45 feet in height.
5. **Parking.** The project shall provide parking in compliance with the L.A.M.C. Section 12.21-A 4.
6. **Driveway.** The driveway shall be located at the edge of the parcel rather than the center. The driveway reservoir shall comply with the Department of Transportation recommendation for depth and width.
7. **Pedestrian Entry.** Pedestrian entryways below the street level shall be prohibited.
8. **Light and Glare.** The exterior of the proposed buildings shall be constructed of materials which reduce glare and reflectivity, such as high-performance tinted or deep-color glazed glass, pre-cast concrete or fabricated wall surfaces. All exterior windows should be tinted or contain a lighted reflective film to reduce illumination levels outside of the buildings.
9. **Graffiti.** Every building, structure or portion thereof shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material pursuant to Municipal Code Section 91.8104. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street, or alley, pursuant to Municipal Code Section 91.8104.15.