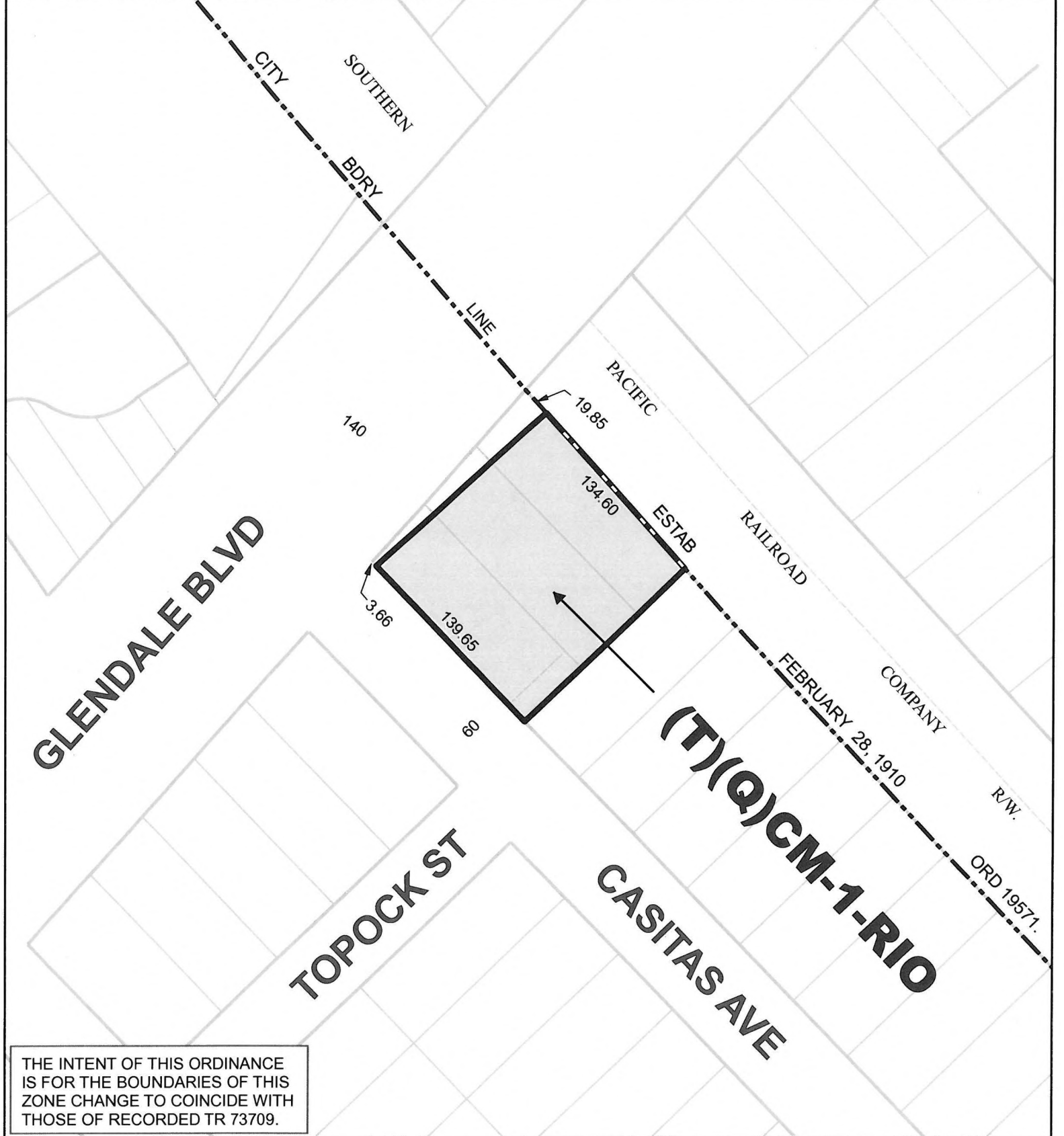


**ORDINANCE NO. \_\_\_\_\_**

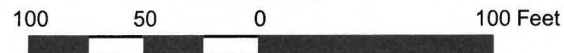
**An ordinance amending Section .12.04 of the Los Angeles Municipal Code by amending the zoning map.**

**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:**



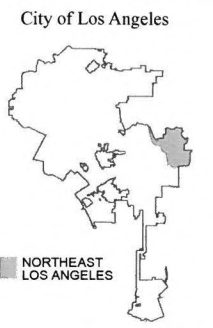
THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR 73709.



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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, City Clerk

By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Pursuant to Section 558 of the City Charter, the East Los Angeles Area Planning Commission on March 23, 2016, recommended this ordinance be adopted by the City Council.

  
\_\_\_\_\_  
Fely C. Pingol, Commission Executive Assistant  
East Los Angeles 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:

1. **Use.** The use and area regulations for the new live-work development shall be developed for commercial/light manufacturing and residential uses as permitted in the CM Zone as defined in LAMC Section 12.17 .1-A.1, except as modified by the conditions herein or subsequent action.
2. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "C." Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Department of City Planning. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
3. **Density.** The project's density shall be limited to a maximum of 11 live-work units.
4. **Live-Work Uses.**
  - a. The five units developed under Floor Plan A shall include a minimum of 20 percent of total floor area dedicated to commercial-manufacturing workspace. The six units developed under Floor Plan B shall include a minimum of 35 percent of the total floor area dedicated to commercial/workspace.
  - b. Exterior walls and doors of the ground floor of each unit shall consist of at least 30 percent facade transparency.
  - c. Residential floor area is prohibited within the workspace of the live-work units.
  - d. Commercial uses that are open to the public, such as retail, light manufacturing, and those allowed in the CM Zone shall occupy the ground floor space of each unit.
  - e. Separate entrances shall be maintained for living space and for commercial/workspace.
5. **Guest Parking.** Guest parking shall be provided at a rate of  $\frac{1}{4}$  space per unit.
6. **Facade.** The facade of the ground floor spaces along Casitas Avenue (Lots 6 and 7) shall be in substantial conformance with the elevations and rendering labeled Exhibit "C."
7. **Entrances.** Units fronting Casitas Avenue shall have entrances to the commercial-manufacturing workspace facing that street. The commercial-manufacturing spaces shall include separate entrances from the living quarters.
8. **Security Lighting.** Security lights shall be installed and maintained along the public right-of-way abutting Glendale Boulevard. Lighting shall be shielded such that the light source cannot be seen from adjacent residential properties.
9. **Solar.** The project shall provide solar panels, as shown in Exhibit "C".

10. **Signage.**
  - a. On-site signs shall be limited to the maximum allowable under the Municipal Code.
  - b. Multiple temporary signs on ground floor windows and along building walls are not permitted.
  
11. **Note to Plan Check.** The workspace of the Live-work units shall comply the following Sections of the California Building Code relating to Live/Work Units (Section 419):
  - i. **Structural.** Floor loading for the areas within a live/work unit shall be designed to conform to Table 1607.1 based on the function within the space.
  - ii. **Ventilation.** The applicable requirements of the California Mechanical Code shall apply to each workspace within the live/work unit for the function within that space.
  - iii. **Plumbing Facilities.** The work area of the live/work unit shall be provided with minimum plumbing facilities sufficient to serve the function of the work area.
  - iv. **Fire Suppression.** Live/work units complying with the requirements of Section 419 of the California Building Code shall be permitted to be built as one and two-family dwellings or townhouses. Fire suppression required by Section 419.5 of the California Building Code when constructed under the California Residential Code for one- and two-family dwellings shall conform to Section 903.3.1.3 of the California Building Code.