

ORDINANCE NO. 184778

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.

SHERMAN WAY

31.92 132.98
(T)(Q)RAS4-1L-CDO

20' ALLEY

20' ALLEY

ETIWANDA AVE

210
(T)(Q)RAS4-1L-CDO
80 153

64

2

62



50 25 0 50 Feet



C.M. 183 B 125

CPC 2016-1027 VZC ZAA SPR CDO

LH/αε

083016

City of Los Angeles



RESEDA

(Q) QUALIFIED CLASSIFICATIONS

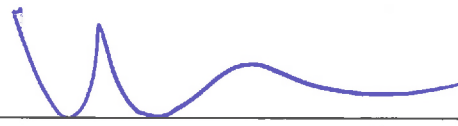
Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification:

1. **Use.** The use and area regulations for the new development on-site shall be developed for the commercial and residential uses as permitted in the RAS4 Zone as defined in LAMC Section 12.11.5, except as modified by the conditions herein or subsequent action.
2. **Residential.** A maximum of 115 dwelling units shall be permitted.
3. **Commercial.** A maximum of 10,485 square feet of commercial floor area shall be permitted.
4. **Parking.** All residential and commercial automobile parking shall be provided in conformance with LAMC Section 12.21-A,4. A minimum of five percent of the total provided parking spaces shall be capable of supporting future electric vehicle supply equipment (EVSE). EVSE, infrastructure, and all devices related to EV charging shall be installed in accordance with California Electrical Code and to the satisfaction of the Department of Building and Safety.
5. **Height.** Building A (that fronts Sherman Way) shall not exceed a height of 47 feet. Building B (that fronts Etiwanda Avenue) shall not exceed a height of 45 feet.
6. **Open Space.** A minimum of 20,761 square feet of open space shall be provided.
7. **Solar-ready Buildings.** The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
8. **Reseda Central Business District Community Design Overlay.** The project shall comply with the Reseda Central Business District Community Design Overlay.


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 passed at the Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of FEB 22 2017.

Holly L. Wolcott, City Clerk

By  _____
Deputy

Approved 2/27/17

 _____
Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on September 8, 2016
recommends this ordinance be adopted by the City Council.



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

File No. 16-1376

DECLARATION OF POSTING ORDINANCE

I, JUAN VERANO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 184778 – Vesting Zone Change for property located at 18252, 18254, 18256 and 18260 West Sherman Way, and 7120, 7124, and 7128 North Etiwanda Avenue – CPC-2016-1027-VZC-ZAA-SPR-CDO – a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **February 22, 2017**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **March 1, 2017** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **March 1, 2017** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **1st** day of **March 2017** at Los Angeles, California.



Juan Verano, Deputy City Clerk

Ordinance Effective Date: **April 10, 2017**

Council File No. **16-1376**