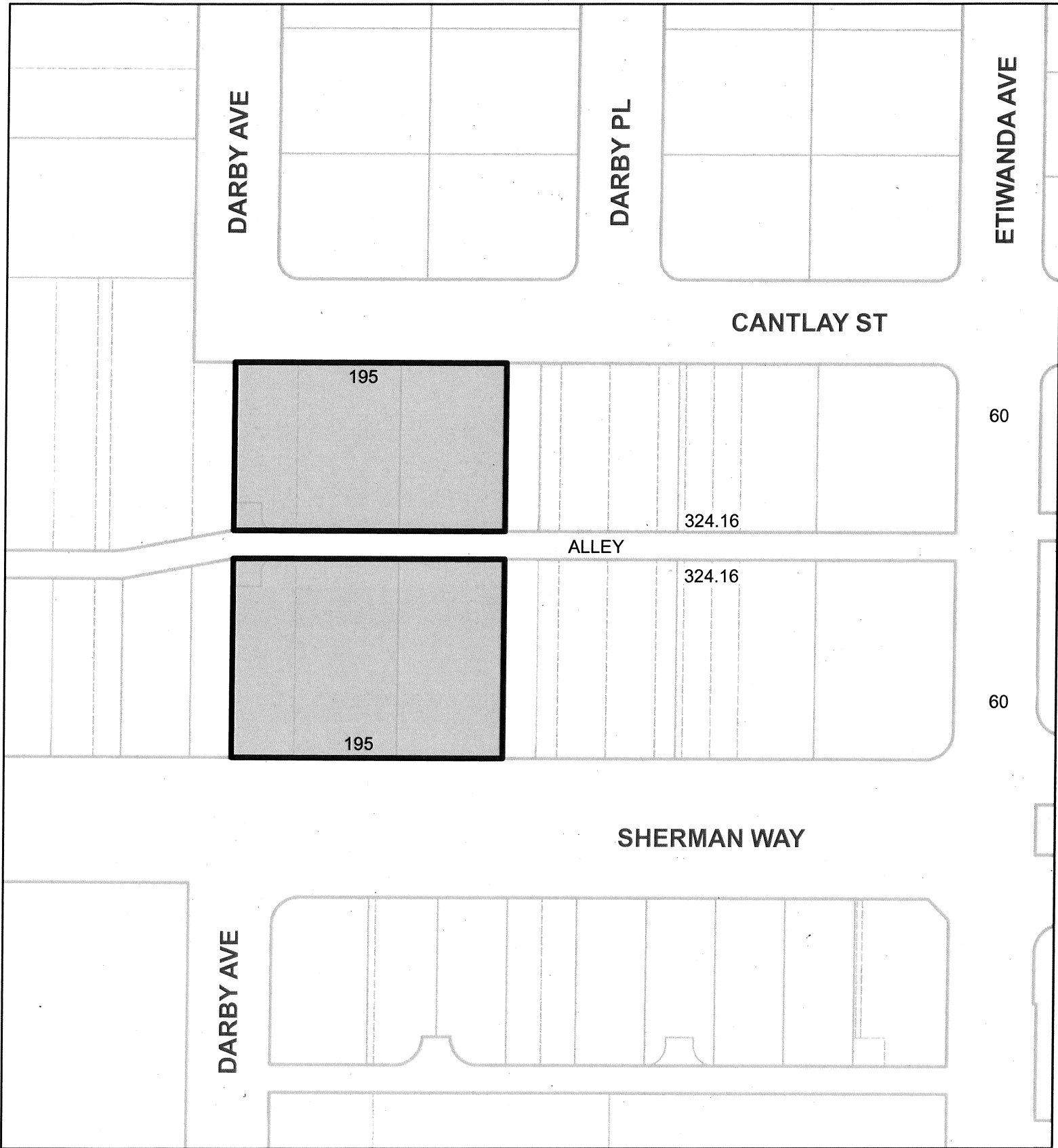


ORDINANCE NO. \_\_\_\_\_

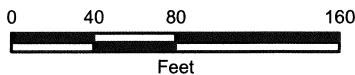
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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 zone 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)RAS4-1D-CDO**

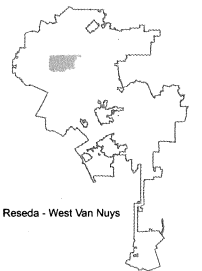


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City of Los Angeles



## (Q) QUALIFIED CLASSIFICATIONS

(As modified by the City Planning Commission on April 27, 2017)

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 112 dwelling units shall be permitted.
3. **Commercial.** A maximum of 15,160 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 20-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. A minimum of five-percent of spaces shall provide EV charging stations that are immediately capable of providing a charge.
  - a. Parking shall be limited to the maximum prescribed amount pursuant to LAMC Section 12.21-A,4. No additional automobile parking spaces shall be permitted.
5. **Bicycle Parking.** Bicycle parking shall be provided in conformance with LAMC Section 12.21-A,4.
6. **Height.** Building A (that fronts Sherman Way) shall not exceed a height of 55 feet. Building B (that fronts Cantlay Street) shall not exceed a height of 45 feet.
7. **Open Space.** A minimum of 20,478 square feet of open space shall be provided.
8. **Solar Panels.** The project shall dedicate a minimum of 3,880 square feet of rooftop space for the installation of a photovoltaic system, in substantial conformance with the plans stamped "Exhibit A" dated April 5, 2017.
9. **Reseda Central Business District Community Design Overlay.** The project shall comply with the Reseda Central Business District Community Design Overlay, with the exception of the height limitations imposed by "Q" Condition No. 6 of this decision.

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 \_\_\_\_\_.

\_\_\_\_\_  
Holly L. Wolcott, City Clerk

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

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Pursuant to Section 558 of the City Charter,  
the City Planning Commission on April 27, 2017  
recommends this ordinance be adopted by the City Council.

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

File No. \_\_\_\_\_