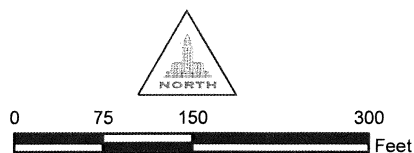
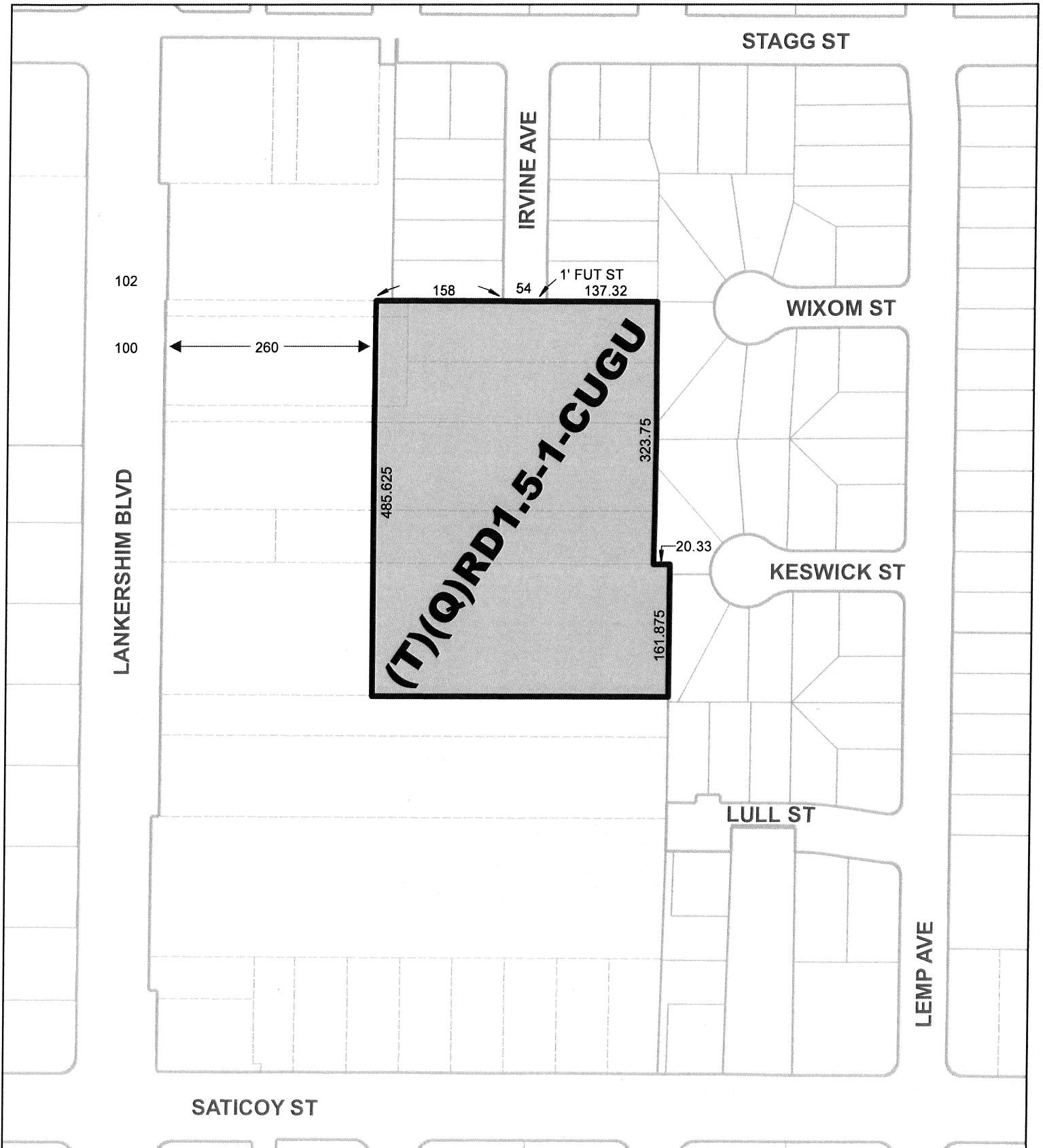


**ORDINANCE NO. \_\_\_\_\_**

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:

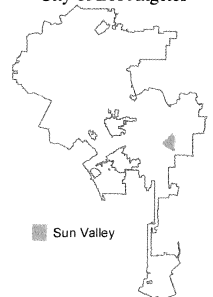


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City of Los Angeles



## (Q) QUALIFIED CONDITIONS OF APPROVAL

As modified by the City Planning Commission July 26, 2018

Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

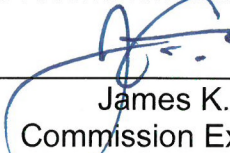
### Zone Change Entitlement Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped "**Exhibit A**" and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Valley Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions.
2. **Use.** The property shall be limited to a 64-unit multi-family residential apartment building and 99 dwelling units in a small lot subdivision configuration.
3. **Height.** For the multi-family residential apartment building, building height shall be limited to 52 feet and four stories. The 52 foot height may be extended by up to 10 feet for the roof structure and housing stairway as permitted under LAMC Section 12.21.1 B.3(a). For the small lot homes, building height shall be limited to 36 feet and three stories.
4. **Floor Area Ratio (FAR).** The multi-family residential apartment building shall be limited to a FAR of 1.8:1. The small lot single-family homes shall be limited to an FAR of 1.5:1.
5. **Vesting Tentative Tract Map No. 74107-SL.** Development of the project is subject to the approval of Vesting Tentative Tract Map No. 74107-SL, and the project shall be in full compliance with all conditions imposed therein.
6. **Automobile Parking.** For the small lot homes, 223 automobile parking spaces are required. For the multi-family residential apartment building, 80 automobile parking spaces are required pursuant to Los Angeles Municipal Code Section 12.22.A 25(d), Parking Option 1. If the applicant utilizes the 10% bicycle parking reduction under LAMC Section 12.21 A.4, the required automobile parking may be reduced to no fewer than 72 spaces.
7. **Bicycle Parking.** For the small lot homes, long-term bicycle parking is provided within the individually accessed private garage attached to each home. A total of 10 short-term bicycle parking spaces are located throughout the small lot subdivision. For the multi-family residential building, a minimum of 64 long-term and 6 short-term bicycle parking spaces shall be provided.
8. **Open Space.** The multi-family apartment building shall include a minimum of 1,600 square feet of private open space and a minimum of 6,350 square feet of common open space for a total of 7,950 square feet of open space. All open space provided shall meet LAMC requirements. Common open space shall be provided in the 2 recreation rooms and main courtyard. The main courtyard shall provide seating and be attractively landscaped.

9. **Tree Replacement.** The five protected Black Walnut trees on the project site to be removed shall be replaced at a 2:1 ratio. A minimum of 48-inch box replacement trees shall be planted, and the canopy at the time of planting shall be in proportion to the canopies of the Black Walnut trees removed to the satisfaction of the Urban Forestry Division.
10. **Pedestrian Gates.** The applicant's plans shall be revised to show that all pedestrian and bicycle access points at Lankershim Boulevard and Irvine Avenue shall remain open and ungated.
11. **Emergency Vehicle Access (EVA).** In addition to the proposed Emergency Vehicle Access (EVA) point off of Irvine Avenue, a second EVA point shall be provided towards the southwestern corner of the project site at the terminus of the private road within the proposed small lot home community, immediately north of Lot 55 of VTT-74107-SL. Both EVA points shall be approximately 20 feet in width, gated with a Knox Box for emergency vehicle and personnel access only, and gates to be posted with "No Parking" signage. Access to EVA gates shall not be blocked by parking spaces, structures, or improvements of any kind. The existing driveway on 7660 Lankershim Boulevard shall provide access to the southwesterly EVA point. The existing driveway shall be striped red with "Fire Lane; No Parking" stenciled and painted, and a 4 inch wide red stripe along the southerly edge of the existing driveway shall be painted to further mark this driveway as a designated fire lane. "Fire Lane; No Parking" shall be stenciled and painted on the ground in front of the southwesterly EVA gate to ensure that the area remains open and clear for emergency access.
12. **Vehicular Access.** Vehicular access to Lankershim Boulevard Shall remain open and ungated.

Sec. XX. 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.

Pursuant to Section 558 of the City Charter, the City Planning Commission on **July 26, 2018** recommends this ordinance **BE ADOPTED** by the City Council.

By  \_\_\_\_\_  
James K. Williams  
Commission Executive Assistant II

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

CITY CLERK

MAYOR

\_\_\_\_\_

\_\_\_\_\_

Ordinance Passed \_\_\_\_\_

Approved \_\_\_\_\_