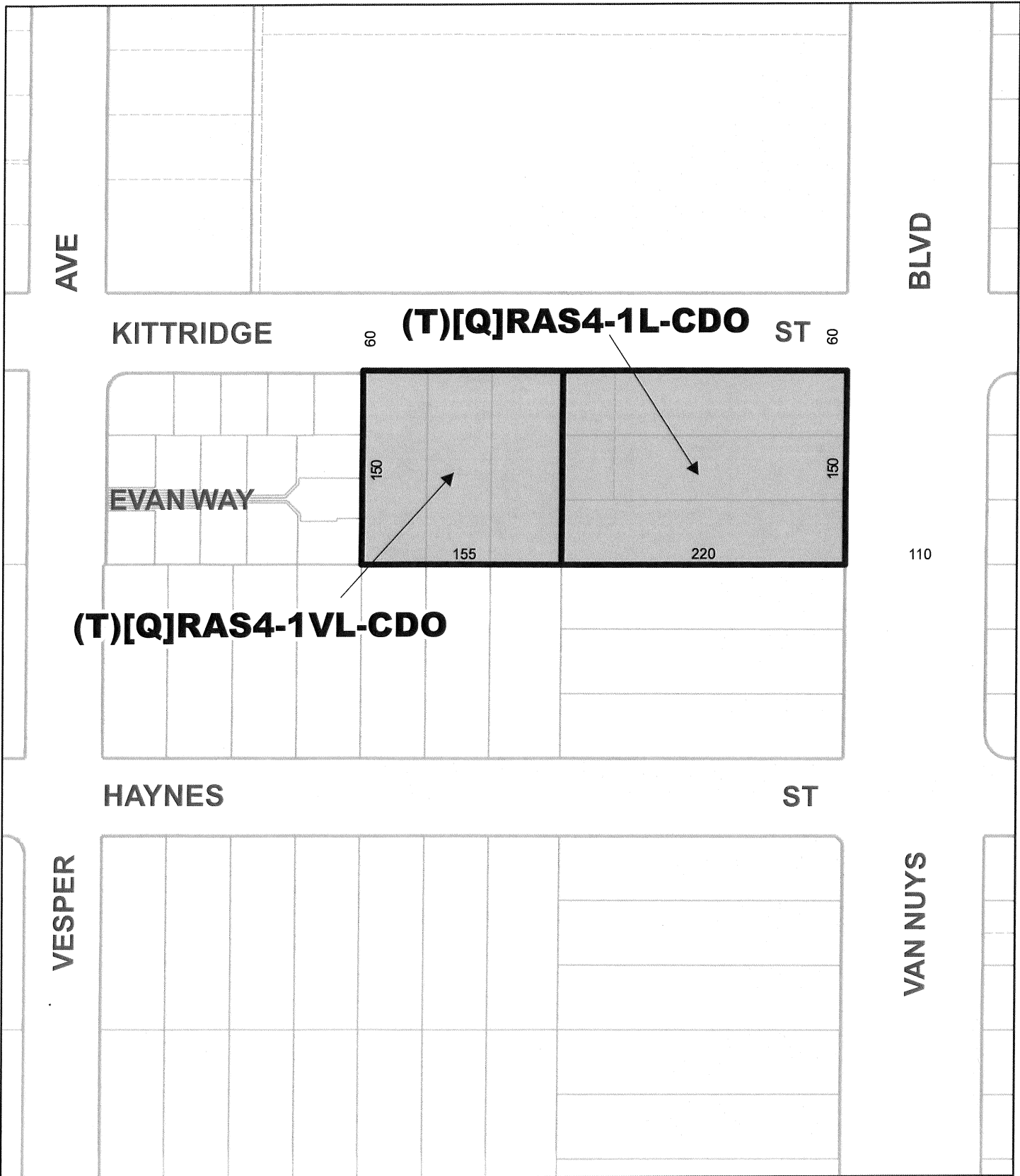


ORDINANCE NO. _____

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:



CPC-2016-2944-VZC-SPR-DB-CDO
 MYI of 041918

City of Los Angeles



Van Nuys

[Q] QUALIFIED CONDITIONS OF APPROVAL

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

Zone Change Entitlement Conditions

1. **Use and Density.** Permit the development of a mixed-use project consisting of a maximum of 174 residential apartment units, including density bonus units, and a maximum of 18,400 square feet of ground floor commercial space, in accordance with LAMC Section 12.11.5.
2. **Floor Area.** A maximum Floor Area Ratio (FAR) of 3.0:1 shall be permitted.
3. **Height.** A maximum height of 75 feet shall be permitted.
4. **Yards.** Notwithstanding the provisions of LAMC Section 12.11.5, each building shall be built to the front and side property lines, as shown in Exhibit "A", consistent with the requirements of the Q Qualified Classification Condition No. 3.a of Ordinance 174421 (Van Nuys CBD CDO District).
5. **Plans.** The use and development of the subject property shall be in substantial conformance with the submitted plans, including the Site/Level Plans, Floor Plans, Building Elevations, Building Sections, Landscape Plans, and Renderings (Exhibit "A") attached to the subject case file, as modified herein by the Conditions. Prior to the issuance of building permits, detailed development plans that show compliance with all Conditions of Approval, including complete landscape and irrigation plans, shall be submitted to the Department of City Planning Department Development Services Center for verification of compliance with the imposed Conditions; the plans submitted to the Department of Building and Safety shall be revised in conformance with this approval. Minor deviations may be allowed only in order to comply with provisions of the LAMC, the subject conditions, and the intent of the subject permit authorization.
6. **Landscaping.** The project shall provide a minimum of 9,189 square feet of landscaping (as shown on Sheet A2.1), including a minimum of 2,587 square feet on the 2nd floor, a minimum of 2,528 square feet on the 5th floor, and a minimum of 4,074 square feet on the 6th floor. In addition, and as shown on Sheet L-1.0, landscaping shall be provided on the ground floor (Street Level) including planter boxes adjacent to commercial space entrances, and a row of 24-inch box Giant timber bamboo trees (*Bambusa oldhamii*) along the west property line. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted Landscape Plan, Exhibit "A", and shall incorporate any modifications required as a result of this grant.
7. **Open Space.** The project shall provide a minimum of 20,489 square feet of open space, as shown in Exhibit A.
8. **Residential and Commercial Parking.** As shown on Exhibit "A", the project proposes 348 residential automobile parking spaces and 67 commercial automobile parking spaces, and a total of 211 bicycle parking stalls. At a minimum, 206 residential automobile parking spaces shall be provided in accordance with LAMC Sections 12.21 A.4, 37 commercial automobile

parking spaces shall be provided in accordance with LAMC Section 12.21.A.4.(x)(3)6, and 211 bicycle parking shall be provided in accordance with LAMC 12.21 A.16, respectively, and any amendments thereto.

9. Unbundled Parking. Residential parking shall be unbundled from the cost of the rental units, with the exception of parking for Restricted Affordable Units.

10. Entrances. Notwithstanding Ordinance No. 174,421, main entry doors shall be recessed a minimum of six (6) inches and a maximum of 14 feet 9 inches (a total of 177 inches) from the front lot line (i.e., Van Nuys Boulevard).

11. Van Nuys Central Business District Community Design Overlay District Q Qualified Classification Conditions - Ordinance No. 174,421. Comply with all following provisions of Ordinance No. 174,421, except as permitted in Condition No. 10 (Entrances) above:

a. Uses.

- i. New auto-related uses, except retail, shall be prohibited. Auto-related uses shall include, but are not limited to auto repair, auto body, auto sales, services station, car wash, rentals, and other such uses as determined by the Director of Planning.
- ii. New drive-thru businesses shall not be permitted along Van Nuys and Victory Boulevards, except drive-thru businesses that take access off a Secondary, Collector or Local Street, or alley.
- iii. Multiple Family uses shall not be permitted on the ground floor along Van Nuys and Victory Boulevards.
- iv. New adult entertainment businesses (Section 12.7 B 17), Pawnshops, and swap meets (Section 12.24 W 42 c 1) shall be prohibited.

Pawnshop: a place of business where a licensed person lends money on the security of personal property deposited within the shop and where these goods are displayed for resale or exchange.

- v. Open Storage areas shall be prohibited.

Open Storage: the covered or uncovered ground level portion of a business operation which is not completely enclosed within a building or structure and is used to store items for purchase or repair, or is used for tools of trade. The term does not apply to nurseries, flower stores, auto sales or other uses as determined by the Director or his/her designee.

b. Signs.

- i. Signs shall be no larger than one (1) square foot per every two (2) feet of building frontage. In the case that more than one business occupies a building, the calculations shall be divided between the businesses; in no instance shall a business use duplicate measurements. Rear entrances shall be a maximum of one (1) square foot per every three (3) feet for each linear foot of wall facing the alley or parking area.
- ii. Temporary signage including but not limited to holiday decoration, sales, advertisements, etc. shall be removed within 30 days of posting.

- iii. Temporary signage is limited to one (1) per business establishment.
- iv. Each business is only allowed one (1) wall, Awning, Canopy, projecting, or Pedestrian Sign for the primary entrance. An additional sign shall be permitted where rear public entrances exist.

Awning: a roof-like cover extending over or in front of a door or window as a shelter or decorative element.

Canopy: a projecting horizontal architectural element of a building having the form of a flat band.

Pedestrian Sign: a sign which is attached to a wall or the underside of an Awning or Canopy with one or two sign faces perpendicular to the face of the building.

- v. The following signs are prohibited:
 - off-site signs;
 - billboards;
 - Box/Cabinet/Can/Cannister Signs;
 - signs that flash, blink, move, or have the appearance of movement;
 - internally illuminated architectural canopy signs;
 - murals;
 - pole signs; and
 - roof and roof-top signs
- vi. Box/Cabinet/Can/Cannister Signs: a sign whose text, logos and/or symbols are placed on a face(s) of an enclosed cabinet attached to a building, structure, pole, or freestanding. The face may or may not be translucent and the sign may or may not be illuminated.
- vii. Any neon lighting or sign shall be calculated into the total window signage permitted and shall not exceed five percent (5%) of the window area.
- viii. Multi-tenant Retail Uses are only allowed one (1) collective wall, Awning, Canopy, projecting or Pedestrian Sign for the primary entrance identifying the type of businesses contained within. An additional collective sign shall be permitted where rear public entrances exist.

Multi-tenant Retail Use: any location where new or secondhand goods are offered or displayed for sale or exchange by two to nine Independent Vendors within a completely enclosed building.

Independent Vendor. any individual, partnership, corporation, business association, lessee, sub-lessee or other person or entity, doing business on the subject property for any period of time; where a fee is charged for the privilege of offering or displaying new or secondhand good for sale or exchange; or a fee is charged to prospective buyers for admission to the area where new or secondhand goods are offered or displayed for sale or exchange.

- ix. Tenants in Multi-tenant buildings and businesses shall be permitted a listing sign identifying tenants. The area of such sign shall be incorporated into the total area permitted and shall not exceed two (2) square feet and shall be located adjacent to the window or door area.

c. Building Orientation.

- i. Each building shall be built to the front and side property lines with primary ground floor entrances fronting the public right-of-way, even when rear entrances are provided. Allowances will be given for the visibility triangle required by Section 12.21C.7 LAMC.
- ii. Corner buildings shall be permitted a corner entrance. This entrance shall be located at a forty-five degree (45 °) angle.

d. Security Devices.


- i. Exterior security grills, security bars, roll-down grills, and similar security devices shall be prohibited.

e. Wireless Antennas.

- i. Freestanding unmanned wireless telecommunication facilities, including radio or television transmitters, shall be prohibited.

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 **May 23, 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 _____