

(Q) QUALIFIED CONDITIONS OF APPROVAL

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**" (dated June 12, 2019) 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 49-unit multi-family residential dwelling.
3. **Height.** Building height shall be limited to four stories and 45 feet in height.
4. **Floor Area Ratio (FAR).** The project shall be limited to an FAR of 2.5:1.
5. **Parking.** A minimum of 30 automobile parking spaces shall be provided including 40% compact spaces (12 compact stalls). A minimum of 47 bicycle parking spaces shall be provided (41 long-term and 6 short-term).
6. **Measure JJJ.** A minimum of 3 units (5%) of the 49-unit multi-family apartment building shall be reserved as affordable to Extremely Low Income households and a minimum of 3 units (6%) shall be reserved as affordable to Very Low Income households.
7. **Affordable Units.** In addition to the required set-aside units, pursuant to Measure JJJ and Condition 6 of this approval, the applicant shall set aside remaining units (excluding the Manager's unit), to be restricted to affordability levels as defined by the United States Department of Housing and Urban Development (HUD) or any successor agency as verified by the Los Angeles Housing and Community Investment Department (HCIDLA).
8. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) consistent with Condition Nos. 6 and 7 of this approval, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 11.5.11, to the satisfaction of HCIDLA, and in consideration of the project's AB 2222 Determination. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA.