

**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:

**NOVICE ST**

S'LY LINE OF LOT 12, TR 12139.

100

280

**(T)(Q)RAS4-1VL**

**PLUMMER ST**

**VAN NUYS BLVD**



50 25 0 50 Feet

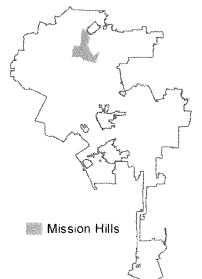


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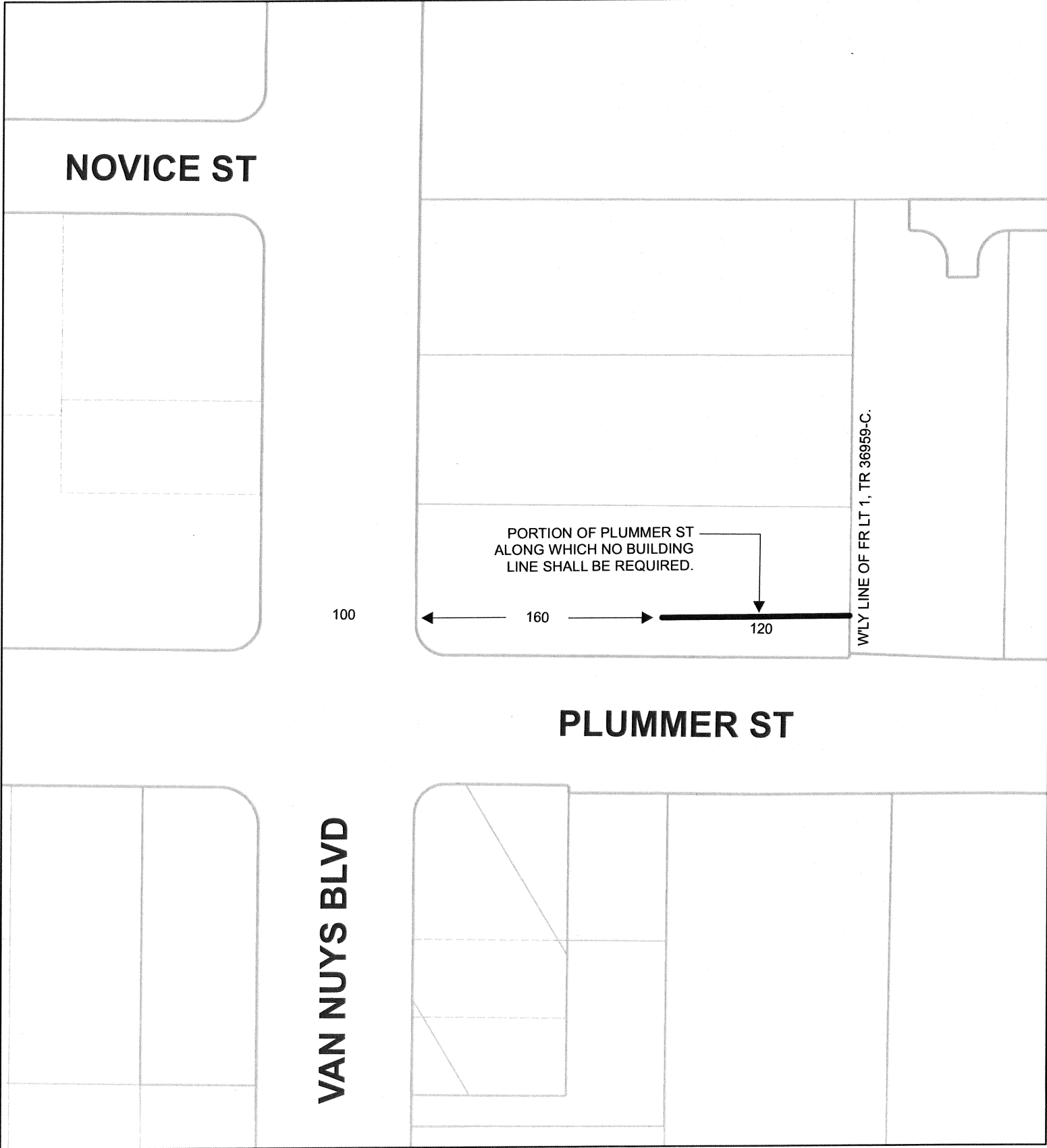
CFI *aa*

050619

City of Los Angeles



Mission Hills



**NOVICE ST**

100

PORTION OF PLUMMER ST  
ALONG WHICH NO BUILDING  
LINE SHALL BE REQUIRED.

160

120

WLY LINE OF FR LT 1, TR 36959-C.

**PLUMMER ST**

**VAN NUYS BLVD**



50 25 0 50 Feet

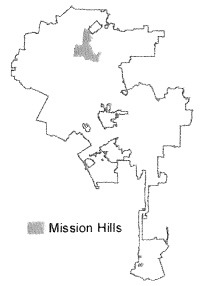


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## MODIFIED (Q) QUALIFIED CONDITIONS OF APPROVAL

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.

9. **Supportive Housing - AB 1197.** Prior to issuance of a building permit, the Los Angeles Housing and Community Investment Department (HCIDLA) shall confirm that the supportive housing development is funded, in whole or in part, by any of the following:

- a. The No Place Like Home Program (Part 3.9 (commencing with Section 5849.1) of Division 5 of the Welfare and Institutions Code); or
- b. The Building Homes and Jobs Trust Fund (Health and Safety Code Section 50470); or
- c. County of Los Angeles Measure H funds; or
- d. City of Los Angeles Measure HHH funds; or
- e. The City of Los Angeles Housing Impact Trust Fund.

Section 2. 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 introduced 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 Sec. 559 of the City Charter,  
**I approve** this ordinance on behalf of the  
City Planning Commission and  
recommend that it be adopted....

(October 16, 2019)

File No. C.F. 16-0226  
APCNV-2017-612-VZCJ-BL

  
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Vincent P. Bertoni, AICP  
Director of Planning