

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:

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR 73939.

LANGDON AVE

BLVD

88

PLUMMER

ST 83

125
(T)(Q)RD1.5-1
227

600.07

150

302

(T)(Q)RD1.5-1

← W'LY, S'LY, & E'LY LINES OF TR 20103. →

160

SEPULVEDA

VINCENNES

ST

ALLEY

ALLEY

City of Los Angeles

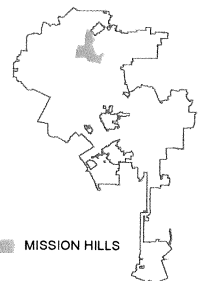


150 75 0 150 Feet

CPC 2015-4184 GPA ZC BL SPR

LH/cf

101216



MISSION HILLS

(Q) QUALIFIED CONDITIONS OF APPROVAL
As modified by the City Planning Commission June 28, 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.

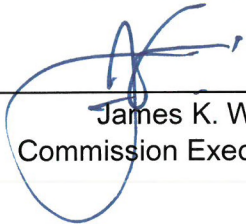
Zone Change Entitlement Conditions

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**" (dated May 24, 2018) 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 75 dwelling units.
3. **Height.** Building height shall be limited to (3) three stories and 41 feet for Buildings 1-8, 14, and 15. All other buildings shall be a variable height of two (2) and three (3) stories as shown on "**Exhibit A.**" Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any nearby single-family residential properties.
4. **Floor Area Ratio (FAR).** The project shall be limited to an FAR of 2:1.
5. **Vesting Tentative Tract Map No. 73939-CN.** Development of the project is subject to the approval of Vesting Tentative Tract Map No. 73939, and, if approved, the project shall be in full compliance with all conditions imposed therein.
6. **Parking.** The property shall consist of 150 parking spaces for the 75 dwelling units and 19 guest parking spaces totaling 169. The 19 guest parking spaces shall only be used for short-term guest parking. At a minimum, automobile parking and bicycle parking shall be provided in accordance with LAMC Sections 12.21.A.4 and 12.21.A.16, respectively, and the applicant shall indicate on the site plan the location of short- and long-term guest bicycle parking.
7. **Open Space.** The project shall provide 38,115 square feet of common and private open space, all of which is at the ground level. As shown on the open space legend on "Exhibit A, Sheet L-4" open space shall be provided as required by the LAMC and in excess of LAMC open space requirements.
8. **Tree Replacement.** The three protected Black Walnut trees on the project site to be removed shall be replaced at a 4:1 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.

9. **Opaque and Non-Operable Windows.** Opaque and non-operable windows shall be used on the facades facing the single-family dwellings to the south and west of the project site.

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 **June 28, 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 _____