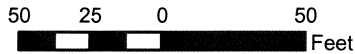
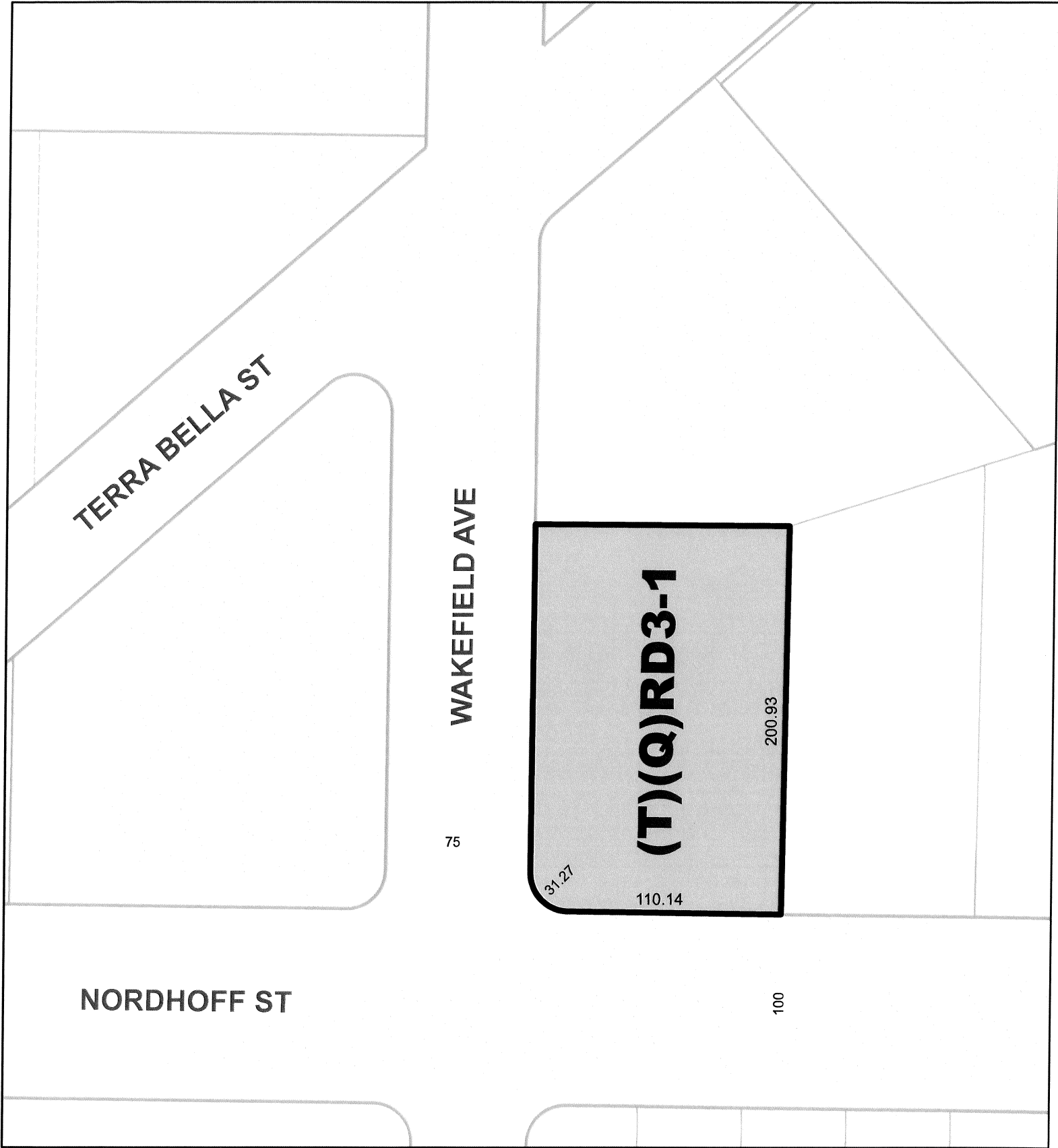


**ORDINANCE NO.** \_\_\_\_\_

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:

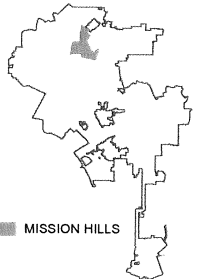


APCNV-2016-1804-VZC-BL-F

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City of Los Angeles



## (Q) QUALIFIED CONDITIONS OF APPROVAL


### Development Conditions:

1. **Use.** The use of the subject property shall be limited to those uses permitted in the RD3 Zone, as defined in Section 12.09.1 of the LAMC.
2. **Density.** A maximum of eight (8) single-family residential dwellings.
3. **Height.** No building or structure shall exceed 27 feet in height, as defined by Section 12.21.1 B.3 of the LAMC, and as shown on the project plans dated January 16, 2018 and labeled “**Exhibit A**”, attached to the subject case file.
4. **Plot/Site Plan.** Prior to the issuance of any building permits for the subject project, detailed development plans, including site and elevation plans, and including complete landscape and irrigation plans prepared by a licensed landscape architect or architect, shall be submitted for review by the Department of City Planning for verification of compliance with the imposed conditions. The plans submitted to Building and Safety shall be in substantial conformance with the plans dated January 16, 2018, and labeled “**Exhibit A**”, attached to the subject case file. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
5. **Setbacks.** A minimum setback of 8 feet shall be provided along Nordhoff Street and a minimum setback of 18 feet shall be provided along Wakefield Avenue.
6. **Parking.** Provide a minimum of two (2) covered parking spaces per single-family dwelling.
7. **Design.** As shown on the submitted project plans and elevations, the following design elements shall be incorporated:
  - a. Arched windows with trim at the front elevation.
  - b. Porch and recessed doorways at the front entryway of each unit.
  - c. Unit designs will incorporate tile roofing, smooth stucco walls, and complementary colors.
  - d. Private, wheeled trash and recyclable trash bins adjoining each garage.
8. **Landscaping (Open Areas).** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. Additionally, landscaping is required to complement the building design and shall comply with the City of Los Angeles Landscape Ordinance 170,978 and Section 12.40 of the LAMC.

9. **Wall.** Prior to issuance of a Certificate of Occupancy, a minimum 6-foot-high, slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in the yards facing Nordhoff Street and Wakefield Avenue.
10. **Roof-Top Equipment.** Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting properties with single-family dwellings.
11. **Lighting.** All outdoor lighting shall be shielded and down-casted within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes).

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 North Valley Area Planning Commission on **February 15, 2018**, recommends this ordinance **BE ADOPTED** by the City Council.

By  \_\_\_\_\_  
Rocky Wiles  
Commission Office Manager

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

I hereby certify that the foregoing ordinance was passed by a **vote of not less than two-thirds of all its members** by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

\_\_\_\_\_

\_\_\_\_\_

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

Approved \_\_\_\_\_