

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:

BLVD

60 HALSTED

ST

102

31.43

79.99

100

280.24

(T)[Q]RAS4-1VL

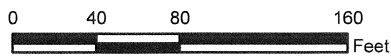
239.25

280.17

RESEDA

PLUMMER

ST

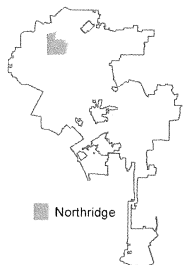


CPC-2015-3702-GPA-VZC-SPR

MY/af

022018

City of Los Angeles



Northridge


[Q] QUALIFIED CONDITIONS

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

1. **Use.** The use and area regulations of the development shall be developed for uses as permitted in the RAS4 Zone as defined in LAMC Section 12.11.5, except as modified by the conditions herein or subsequent action.
2. **Site Development.** The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", dated February 15, 2018 except as may be revised as a result of this action.
3. **Density.** The project shall be limited to a maximum density of 128 residential dwelling units and up to 7,255 square feet of commercial.
4. **Floor Area.** The total floor area shall not exceed 127,062 square feet (approximately 1.89 to 1 Floor Area Ratio) of commercial development, as shown on Exhibit "A".
5. **Height.** The building height shall be permitted as defined in LAMC Section 12.21.1 A.1 and shall not exceed a height of 45 feet, excluding roof structures and equipment as defined by LAMC Section 12.21.1.

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 **February 22, 2018** recommends this ordinance **BE ADOPTED** by the City Council.

By  _____
James K. Williams
Commission Executive Assistant II

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 _____