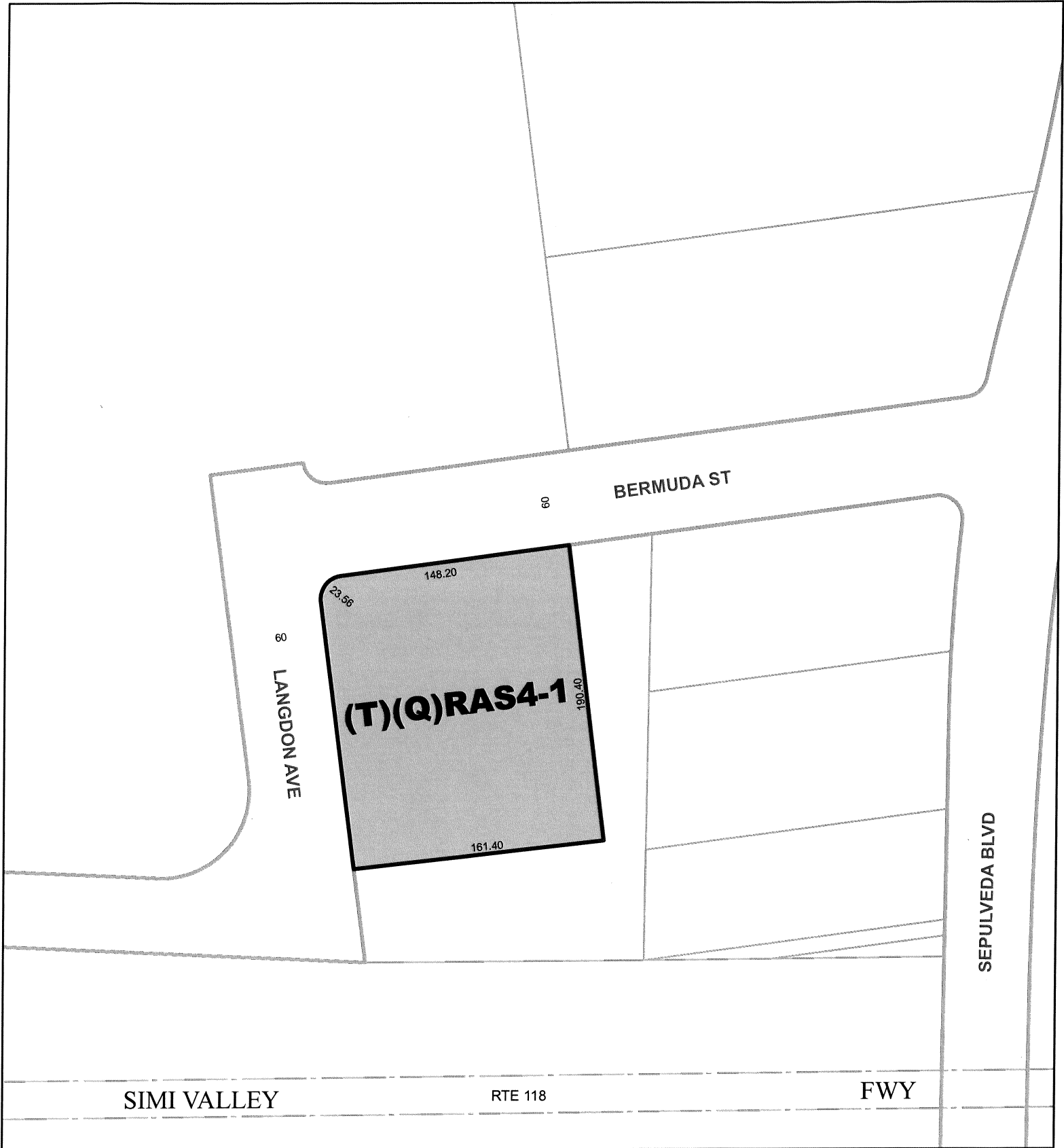


ORDINANCE NO. _____

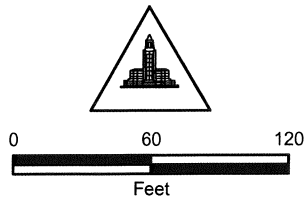
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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:

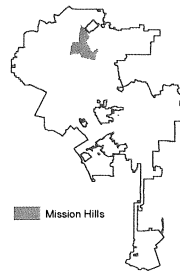


THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR. 74855.



CPC-2017-0627-VZCJ-SPR
AAV of 031919

City of Los Angeles



(Q) QUALIFIED CONDITIONS OF APPROVAL
(As modified by the City Planning Commission on August 22, 2019)

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 February 13, 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 a 52-unit multi-family residential apartment dwelling.
3. **Height.** Building height shall be limited to four stories and 61.5 feet in height.
4. **Floor Area Ratio (FAR).** The project shall be limited to a maximum FAR of 2.5:1.
5. **Parking.** A minimum of 76 automobile parking spaces and 58 bicycle parking spaces (52 long-term and 6 short-term) shall be provided.
6. **Measure JJJ.** A minimum of 3 units (5%) of the 52-unit multi-family apartment building shall be reserved as affordable to Extremely Low Income households and a minimum of 4 units (6%) shall be reserved as affordable to Very Low Income households.
7. **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) to make 3 units available to Extremely Low Income households and 4 units available to Very Low Income households 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.
8. **Open Space.** The multi-family apartment building shall include a minimum of 6,175 square feet of open space, including a 3,164 square foot open to the sky deck level courtyard, a 664 square foot community room on the 2nd level, a 712 square foot open to the sky deck on the 4th level, and a 1,635 square foot roof deck.

9. **Freeway Facing Units.** Consistent with “**Exhibit A,**” a maximum of six residential units shall be located facing the freeway and Caltrans right-of-way to the south of the apartment building. No living room, kitchen, dining area, or private balcony/patio shall face the freeway and Caltrans right-of-way. All windows in the six residential units facing the freeway

Sec. 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.

Pursuant to Section 558 of the City Charter, the Los Angeles City Planning Commission on **August 22, 2019** recommends this ordinance **BE ADOPTED** by the City Council.

By  _____
Cecilia Lamas
Commission Executive Assistant

File No. _____

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____