

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:

TUPPER ST

CEDROS AVE

S'LY LINE OF TR 53368-C

64
62

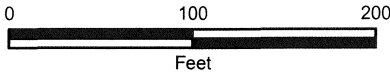
92

(T)(Q)RD3-1

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257.50

62
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City of Los Angeles



Mission Hills

(Q) QUALIFIED CONDITIONS OF APPROVAL

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

A. Development 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**" (Plot Plans, Floor Plans, Sections, Elevations, Renderings, and Landscape Plans dated July 11, 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. Prior to the issuance of building permits, revised, detailed development plans that show compliance with all Conditions of Approval, including complete Plot Plans, Floor Plans, Sections, (color) Elevations, (color) Landscape Plans, and (color) Renderings shall be submitted to the Director of Planning, Valley Project Planning, for review. The plans submitted to the Department of Building and Safety shall be revised in conformance with this approval.
2. **Use.** The property shall be limited to an eight (8) unit multi-family residential townhome style apartment complex, including two (2) units within Building A, three (3) units within Building B, and three units within Building C.
3. **Height.** No building or structure shall exceed 25 feet 8 inches in height, as defined by Section 12.21.1 of the LAMC, and as shown on the "**Exhibit A**" elevation plans dated July 11, 2019, attached to the subject case file.
4. **Parking.** Two parking spaces within an attached garage shall be provided for each dwelling unit.
5. **Guest Parking.** Two guest parking spaces shall be provided.
6. **Bicycle Parking.** A minimum of 8 long-term and one short-term bicycle parking spaces shall be provided, consistent with Section 12.21.A.16 of the LAMC.

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 **May 7, 2020** recommends this ordinance **BE ADOPTED** by the City Council.

By  _____
Cecilia Lamas
Commission Executive Assistant

File No. _____

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____