

[Q] QUALIFIED CONDITIONS OF APPROVAL

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.

1. **Use.** The use of the property shall be limited to the existing automotive and tow truck repair, storage, and dispatch service with multi-family residential uses totaling 13,352 square feet as shown on “**Exhibit A**” as follows:
 - a. The automotive repair service is limited to a maximum of 5,280 square feet and must be wholly conducted on the ground floor.
 - b. The 4,020 square foot business office on the ground floor shall be used for towing dispatch services as an accessory use to the existing automotive repair service.
 - c. If the automotive repair service ceases operation, no towing operations are permitted.
 - d. No wrecked vehicle storage or vehicle repossession operations shall take place on site.
 - e. The only tow vehicles allowed on site are those dispatched from the tow truck dispatching service permitted herein. The tow vehicles shall remain parked in the 1,947 square foot area at the southwest corner of the site away from the residential apartments above and the residences on Cantlay Street.
 - f. All overnight parking (i.e., open storage) of automobiles and tow service vehicles is permitted only on site and not within the public right-of-way/alley. No vehicle parts, equipment, or materials used for vehicular repair may be stored on the second floor or within the public right-of-way/alley.
 - g. A maximum of three multi-family apartment dwelling units shall be located on the second floor.
 - h. No new construction or expansion of the existing uses on site is requested or permitted herein. Any new construction or expansion of use shall require a new entitlement grant.
 - i. No new signage is requested or permitted herein.
 - j. The project shall be prohibited from including off-site signs or digital signs. Signage shall be limited to on-site signage for the proposed commercial tenants.
2. **Height.** The structure shall not exceed the existing two stories and 25.3 feet in height as shown on the project plans dated October 20, 2022 and labeled “**Exhibit A**,” attached to the subject case file.
3. **Plot/Site Plan.** Prior to the issuance of any building permits for the subject project, detailed development plans, including site plans that show landscaping and elevation plans, 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 October 20, 2022 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.
4. **Reseda Central Business District Community Design Overlay District (Ordinance No. 176,557).** No entitlement under this grant changes the boundaries of the Reseda

Central Business District Community Design Overlay as delineated in the Boundary Map pursuant to Ordinance No. 176,557.

5. **Reseda Central Business District Community Design Overlay (Ordinance No. 176,558).** The entitlement grant herein allows the following modifications to Ordinance No. 175,558 permanent "Q" Conditions that regulate the Reseda Central Business District Community Design Overlay District:
 - a. Condition 2.A.1 which prohibits new auto-related use and requires compliance with LAMC Section 13.08 E for the remodeling/expansion of any existing, legal non-conforming auto-related use including signage to allow the uses as permitted herein.
 - b. Condition 2.A.1 prohibiting open storage to allow the uses as permitted herein.
 - c. Condition 2.A.2 to allow truck storage and auto-related uses as permitted herein.
 - d. No other permanent [Q] Conditions pursuant to Ordinance No. 175,558 shall be modified under this grant.

6. **Code Compliance.** All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.