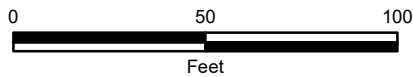
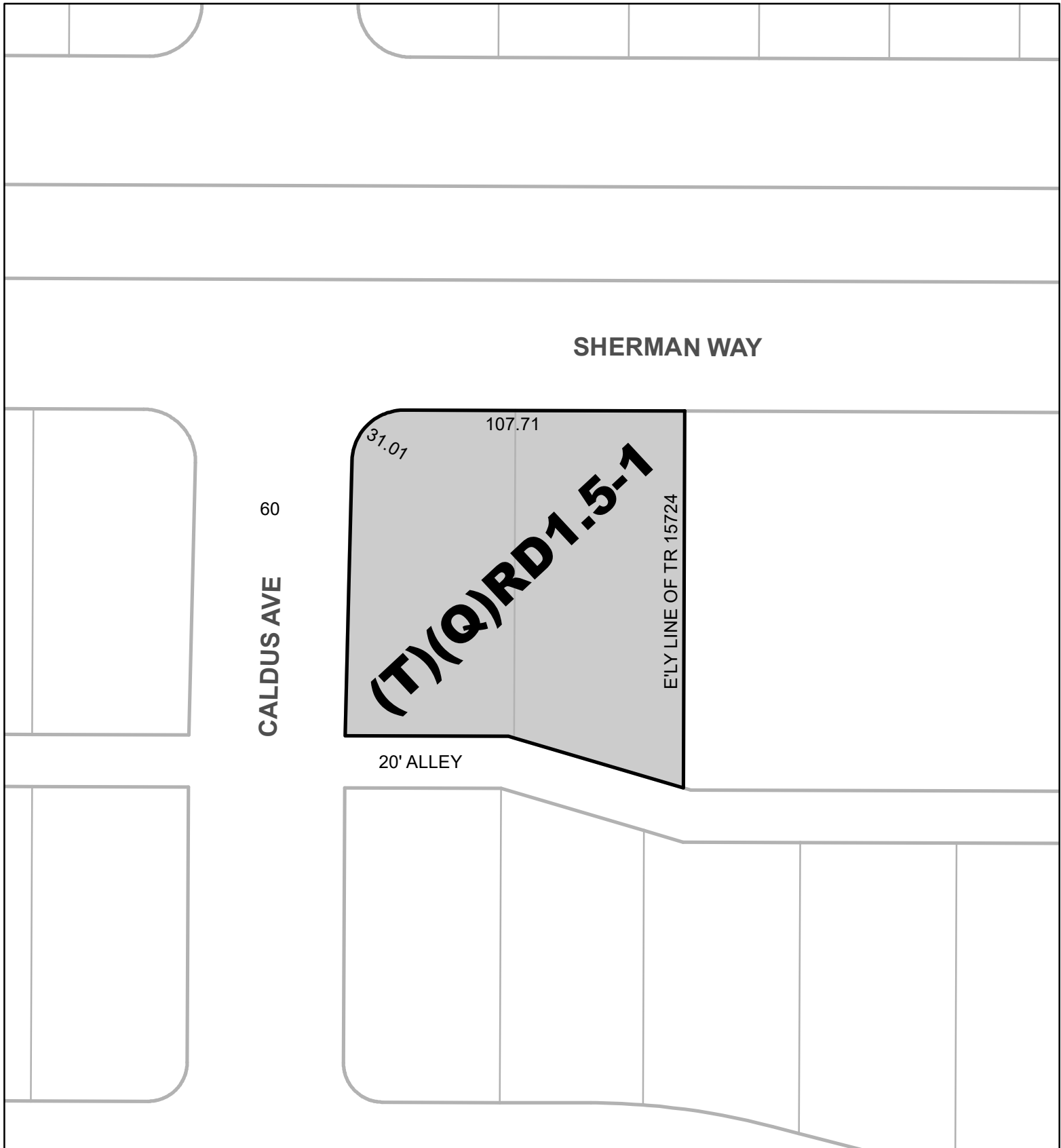


ORDINANCE NO. _____

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

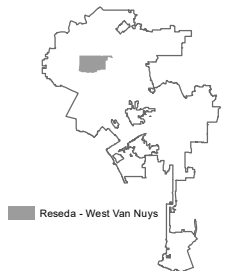
THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

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:



APCSV-2018-2184-ZC-BL
AA/Cf 082523

City of Los Angeles



(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.

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 October 2, 2023) 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 maximum 25,214 square foot, nine unit multi-family residential apartment dwelling.
3. **Height.** Building height shall be limited to three stories and 43 feet in height including a one-story ground level parking garage.
4. **Floor Area Ratio (FAR).** The project shall be limited to a maximum FAR of 1.5:1.
5. **Automobile Parking.** The project shall provide a minimum of two automobile parking spaces per unit within an enclosed garage for a total of 18 automobile parking spaces.
6. **Bicycle Parking.** The project shall provide a total of 11 bicycle parking spaces including one long-term bicycle parking space within the garage provided for each unit (9 long-term spaces) and a minimum of two short-term spaces adjoining the building lobby on Caldas Avenue.

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 South Valley Area Planning Commission on **December 14, 2023** recommends this ordinance **BE ADOPTED** by the City Council.

By 
Bryan Sanchez
Commission Executive Assistant

File No. _____

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____