

## (Q) QUALIFIED CLASSIFICATIONS

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. **Development.** The use and development of the property shall be in substantial conformance with the plans and materials submitted with the application and marked Exhibit "A" except as may be revised as a result of this action. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions.
2. **Height.** The building shall be limited to a maximum height of 34 feet.
3. **Floor Area.** The proposed development shall be limited to a maximum floor area of 15,468 square feet.
4. **Building Materials.** A variety of high-quality exterior building materials, consistent with the approved Exhibit "A" plans, shall be used. Substitutes of an equal quality shall be permitted, to the satisfaction of the Department of City Planning.
5. **Landscaping.** All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
  - a. **Landscape Plan.** Landscaping shall be provided in substantial conformance with the Landscape Plan stamped as "Exhibit A."
  - b. **Tree Requirement.** The project shall be planted with trees at a minimum ratio of one (1) tree for every four (4) surface parking spaces.
6. **Parking.**
  - a. **Automobile Parking.** Automobile parking shall be provided in conformance with L.A.M.C. Section 12.21-A,4.
  - b. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Section 99.05.106 of Article 9, Chapter IX of the LAMC.
  - c. **Bicycle Parking.** Bicycle parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the bicycle parking requirements has been requested or granted herein.
7. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if visible from the street or adjoining properties, shall be screened with landscaping.
8. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way, nor from above.

9. **Maintenance.** The subject property (including all trash storage areas, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.
10. **Trash/recycling.** Trash and Recycling pick-up and emptying or disposing of trash/recycling into outside containers is permitted to occur only between the hours of 7:00 a.m. and 8:00 p.m., Monday through Friday, and 10 a.m. to 4 p.m., Saturdays and Sundays.
  - a. Trash/recycling containers shall be locked when not in use.
  - b. Trash/recycling containers shall not be placed in or block access to required parking.
11. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
12. **Solar Panels.** Solar panels shall be installed on the project's rooftop space to be connected to the building's electrical system. A minimum 15% of the roof area shall be reserved for the installation of a solar photovoltaic system, to be installed prior to the issuance of a certificate of occupancy, in substantial conformance with the plans stamped "Exhibit A".