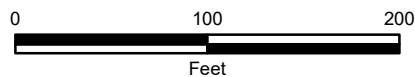
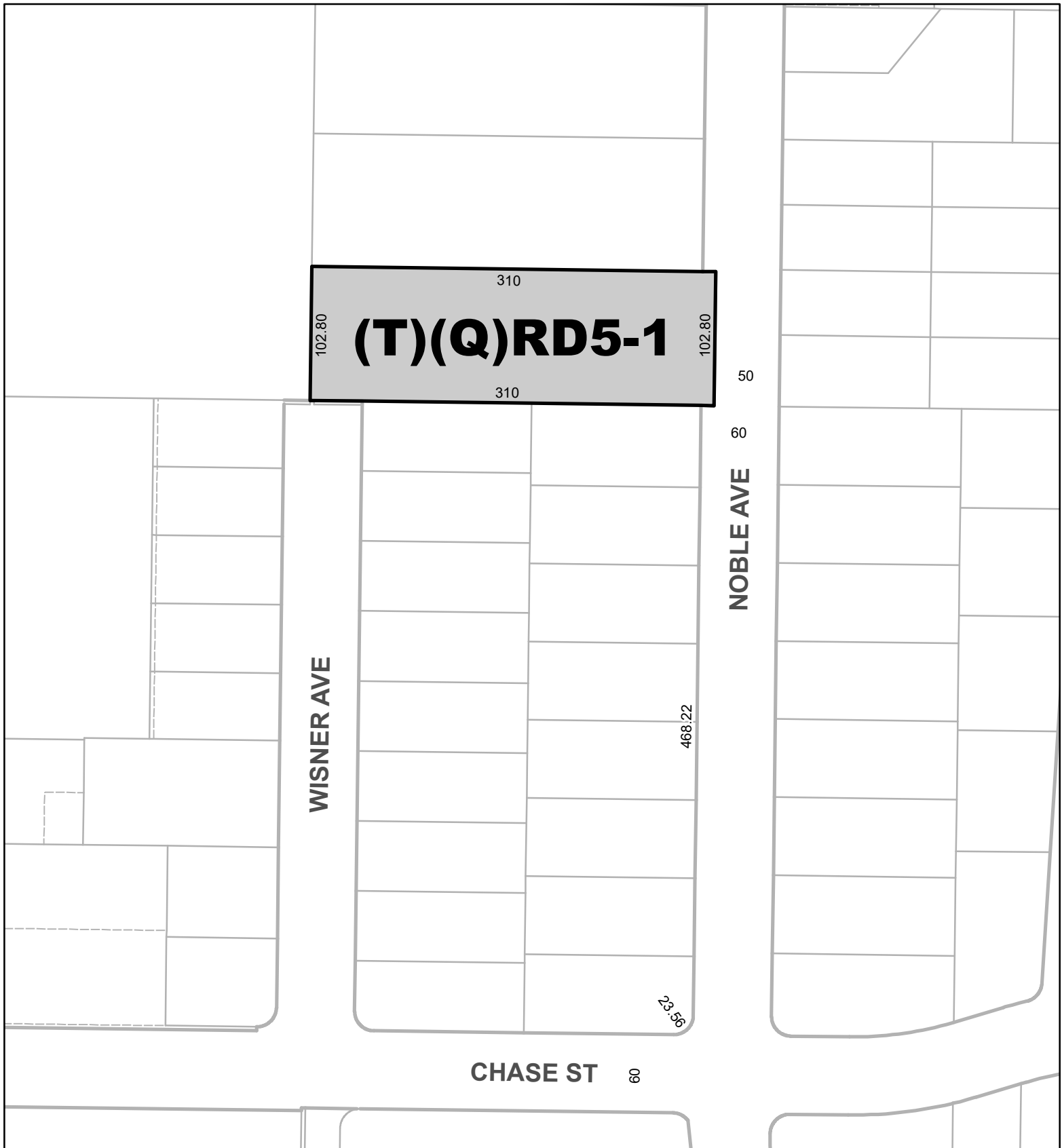


ORDINANCE NO. _____

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:

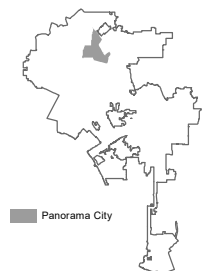


APCNV-2017-1102-ZC

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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.

A. 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 5, 2020) 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 site shall be limited to the maximum density allowed by the RD5 zone.
3. **Floor Area.** The floor area for the single-family dwelling on each lot shall not exceed 2,077 square feet. Any residential floor area created by the addition of ADUs is subject to LADBS review and approval under a separate ministerial permit. In no circumstance shall the total floor area shown on the applicant’s final plans exceed 3:1.
4. **Height.** Building height shall be limited to two-stories and 26.5 feet.
5. **Automobile Parking.** Two covered automobile parking spaces shall be provided for each single-family dwelling in compliance with LAMC Section 12.21 A.4 unless the applicant requests and is approved for reduced parking under AB 2097.
6. **Bicycle Parking.** In compliance with LAMC 12.21 A.16, a minimum of two short-term bicycle parking spaces shall be provided for each single-family dwelling unit. If the applicant is approved for reduced parking under AB 2097 and does not provide a private garage for each unit, one long-term bicycle parking space shall be provided for each single-family dwelling unit.

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 positing 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 559 of the City Charter, the North Valley Area Planning Commission on **July 6, 2023** recommends this ordinance **BE ADOPTED** by the City Council.

By  _____
Cecilia Lamas
Commission Executive Assistant

File No. _____

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____