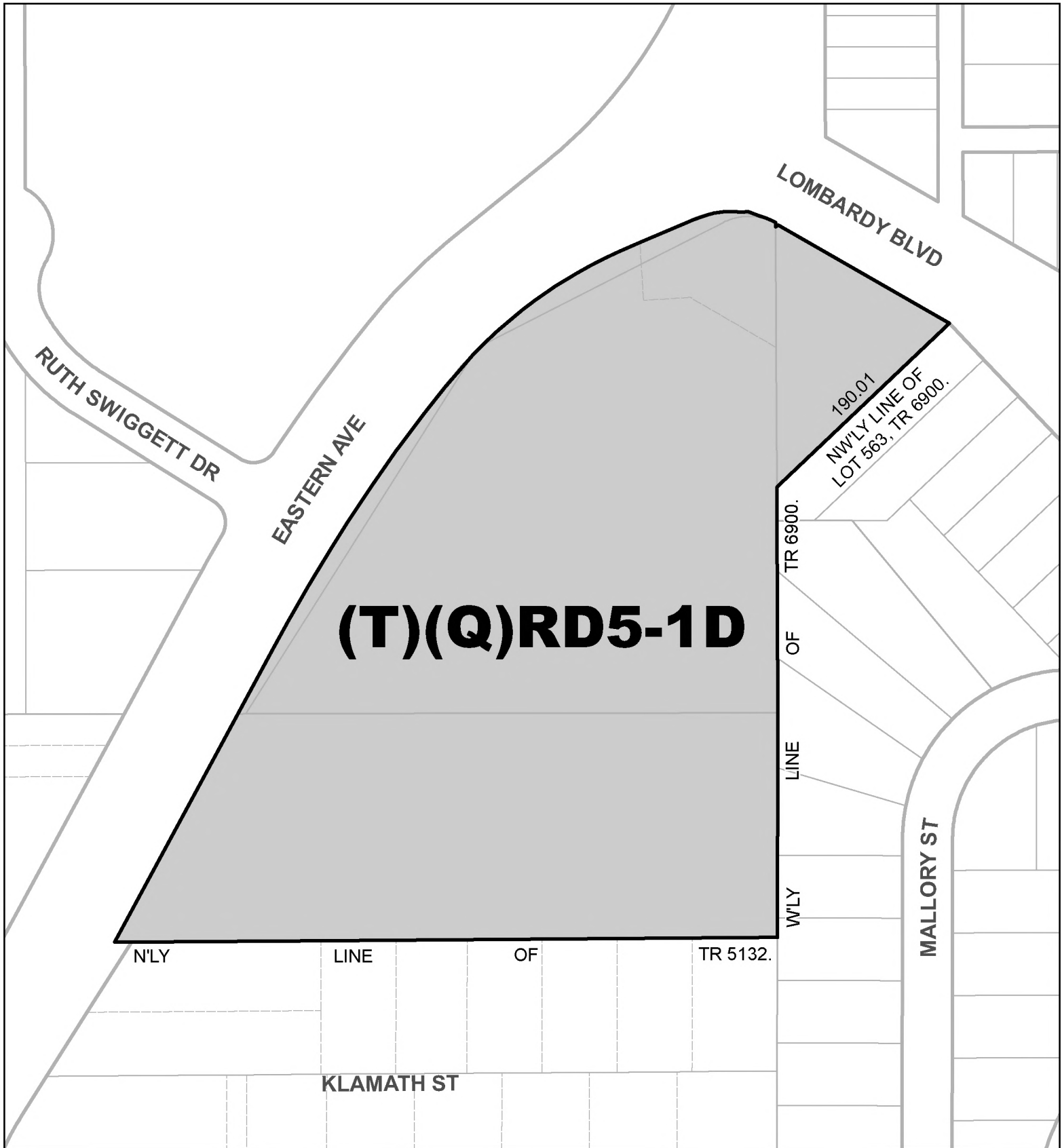


ORDINANCE NO. 187077

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 LAMC, so that such portion of the Zoning Map shall be as follows:



THE INTENT OF THIS ORDINANCE  
IS FOR THE BOUNDARIES OF THIS  
ZONE CHANGE TO COINCIDE WITH  
THOSE OF RECORDED TR 73531.



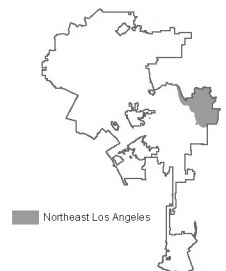
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City of Los Angeles



**(Q) QUALIFIED CONDITIONS**

**As modified by the East Los Angeles Area Planning Commission  
at its meeting on May 13, 2020**

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. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "A" dated July 23, 2019. Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Central Project Planning Bureau of the Department of City Planning. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Building Design.** New hardscape areas, not including foundations and the common access driveways, shall utilize permeable paving systems including, but not limited to pavers, porous asphalt, porous concrete, grasscrete and/or similar materials as approved by LADBS. The common access driveway plan shall utilize pavers or hardscape design to be reviewed and approved to the satisfaction of the Fire Department and the City Engineer of the Bureau of Engineering.
3. **Retaining Walls.** Retaining walls, as defined under LAMC Section 12.21 C.8, shall be subject to the regulations contained in LAMC Section 12.21 C.8. Deviations from the regulations shall require the approval of a Zoning Administrator's Determination under LAMC Section 12.24 X.26.
4. **Grading.** Grading shall be limited to a maximum soils cut of up to 82,000 cubic yards, fill of up to 2,000 cubic yards, removal and replacement of up to 8,000 cubic yards, and soils export of up to 79,000 cubic yards.
5. In addition to those Q Conditions contained in this Ordinance, the [Q] Conditions and D Limitations pursuant to Ordinance No. 180,403 shall be retained, except for Conditions Nos. 2(f), 3(a), 5(d) and (e).

**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.

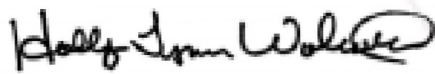
Pursuant to Section 558 of the City Charter, the East Los Angeles Area Planning Commission on **May 13, 2020** recommends this ordinance **BE ADOPTED** by the City Council.

By   
Etta Armstrong  
Commission Executive Assistant

File No. 21-0174

CITY CLERK

MAYOR





Ordinance Passed June 8, 2021

Approved \_\_\_\_\_

06/18/2021

Publish Date: 6-23-21  
Ordinance Effective Date: 7-24-21