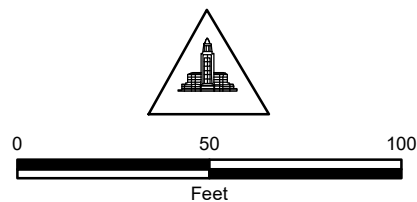
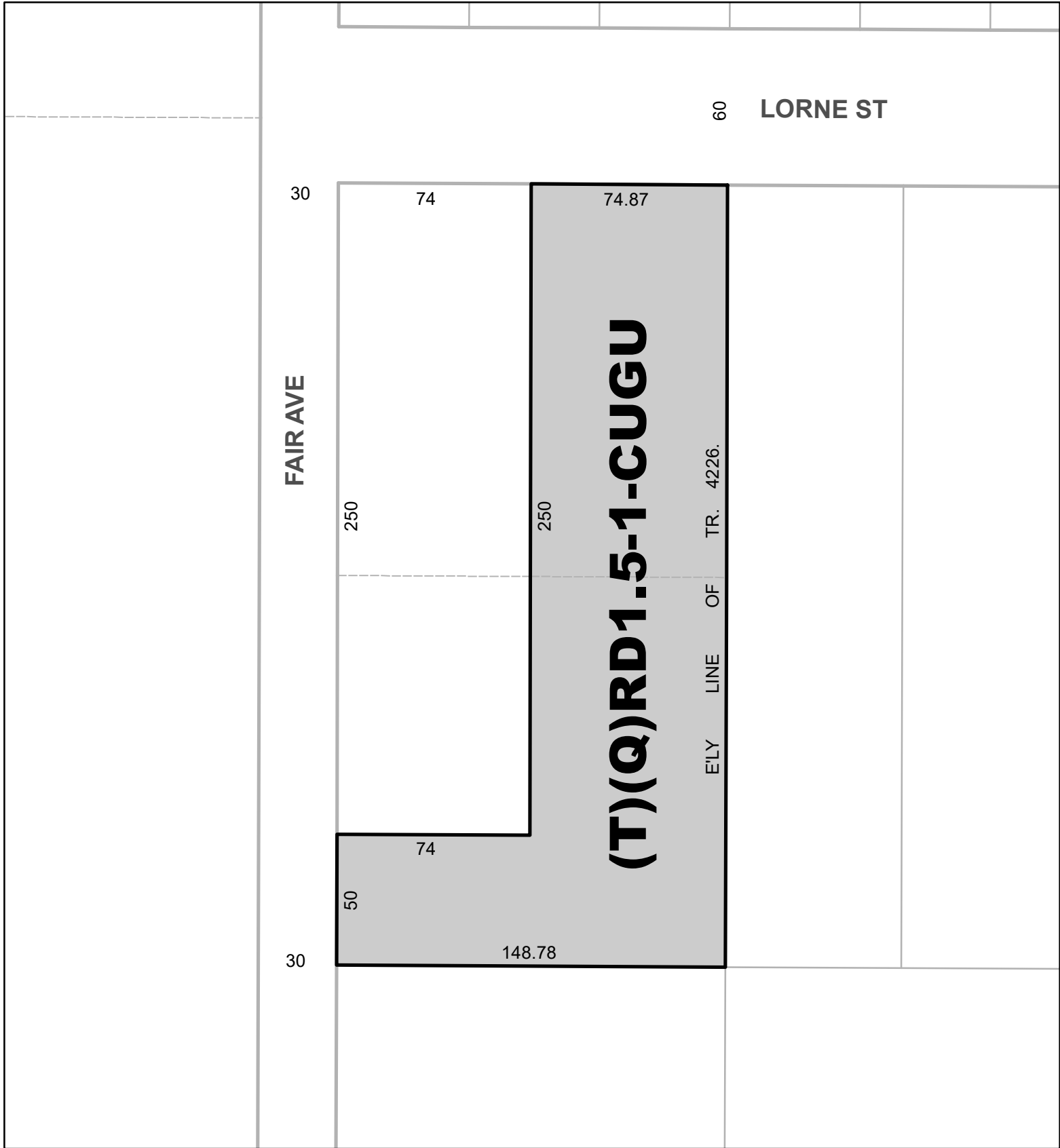


ORDINANCE NO. \_\_\_\_\_

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:

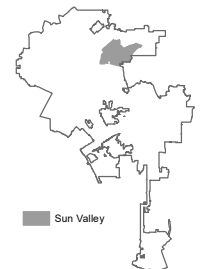


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City of Los Angeles



## QUALIFIED (Q) CONDITIONS

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 Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped “Exhibit A,” and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, 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 Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** A maximum of 17 dwelling units shall be permitted.
3. **Landscaping.**
  - a. **Landscaping, Common Open Space Areas, and Amenities.**
    - i. All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or common open space areas shall be attractively landscaped and maintained.
    - ii. Any common open space areas shall be readily accessible to all residents. Common open space areas shall be multi-functional and designed to accommodate a range of passive, active, or social uses, with enhancements such as landscaping, activity lawns, picnic pavilions, bench seating, decorative bike racks, dog washing stations, retaining or planting mature trees, central mailboxes, and/or children’s play areas.
4. **On-site Restricted Affordable Units.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make a minimum of no less than 5% of the total units at rents affordable to Extremely Low Income households, and either 6% of the total units at rents affordable to Very Low Income households or 15% of the total units at rents affordable to Lower Income households, inclusive of any Replacement Units, as defined by LAMC Section 11.5.11(a)(1)(ii) and as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project or includes for-sale units, the number of required reserved Onsite Restricted Units may be adjusted, consistent with LAMC Section 11.5.11, to the satisfaction of LAHD. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall provide a copy of the recorded covenant to the Department of City Planning for inclusion in this file. On-site restricted affordable units shall be provided in accordance with LAMC Section 11.5.11, to the satisfaction of LAHD, and with any monitoring requirements established by LAHD.
5. **Affordable Units**
  - a. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make a minimum of one (1) dwelling unit available to Extremely Low Income households and one (1) dwelling unit available to Very Low Income Households, as defined by the Los Angeles Municipal Code (LAMC) Section

11.5.11(a)(1)(ii). All restricted affordable units shall be available for a minimum period of 55 years. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the North Valley Area Planning Commission and with any monitoring requirements established by the LAHD.

- b. Changes in Restricted Units. Deviations that change the composition of units shall be consistent with LAMC Section 11.5.11(a)(3).
6. **Labor Requirement.** Pursuant to Los Angeles Municipal Code Section 11.5.11, certified by City Council on December 13, 2017 and codified as Section 5.522 of the Administrative Code, the applicant shall confer with Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance, and shall provide the following to the Department of City Planning:
- a. A signed Preconstruction Checklist Agreement between the Applicant and the Bureau of Contract Administration (maintained in the case file), prior to clearing any Building Permit, which covers the following:
    - i. **Licenses.** All building and construction work on the project will be performed at all tiers by contractors that are licensed by the State of California and the City of Los Angeles. The project will employ only construction workers that possess all licenses and certifications required by the State of California and the City of Los Angeles.
    - ii. **Local Hire.** At least 30% of all respective workforces' construction workers' hours of Project Work will be performed by permanent residents of the City of Los Angeles. Of these, at least 10% of all their respective workforces' construction workers' hours of Project Work shall be performed by Transitional Workers whose primary place of residence is within a 5-mile radius of the covered project. If such minimums are not met, evidence of a good faith effort to solicit such local workers shall be evidenced.
    - iii. **Wages.** The project will pay construction workers performing Project Work hourly wage rates for those classifications in compliance with the applicable prevailing wage rate determination established pursuant to the California Labor Code.
    - iv. **Training.** At least 60% of construction workforces employed on the project will be:
      - 1. Workers who graduated from a Joint Labor Management apprenticeship training program approved by the State of California.
      - 2. Alternatively, workers employed that have minimum hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program.
      - 3. Workers who are registered apprentices in an apprenticeship training program approved by the State of California or an out-of-state, federally approved apprenticeship program.
    - v. **Bond.** A Bond may be required to ensure compliance.
7. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping.

8. **Design Related Conditions.** This project shall conform to the following Citywide Design Guidelines Compliance Review Form and Best Practices.
- a. GUIDELINE 1: PROMOTE A SAFE, COMFORTABLE AND ACCESSIBLE PEDESTRIAN EXPERIENCE FOR ALL.
    - i. Site Planning
      - 1. The pedestrian pathways shall be accessible, clear, prominent and intuitive to navigate.
      - 2. The project shall prioritize pedestrian circulation at the street level.
      - 3. The project shall provide direct access to the surrounding neighborhood and amenities, including transit.
      - 4. The project shall provide ornamental low-level lighting to highlight and provide security for pedestrian paths and entrances and shall ensure that all parking areas and pedestrian walkways are illuminated.
    - ii. Right-of-Way
      - 1. Introduce pedestrian lighting in addition to the roadbed lighting to the satisfaction of the Bureau of Street Lighting.
  - b. GUIDELINE 3: DESIGN PROJECTS TO ACTIVELY ENGAGE WITH STREETS AND PUBLIC SPACE AND MAINTAIN HUMAN SCALE.
    - i. Building Design
      - 1. The project shall locate active ground floor uses along primary street frontages.
      - 2. The project shall use a variety of architectural elements to reduce the perceived mass of larger projects.
      - 3. The project shall enclose or wrap podium parking areas with active uses, landscaping and/or architectural elements.
      - 4. The project shall design and orient buildings to provide users with direct visual and physical connections to the abutting public rights-of-way.
      - 5. The project shall locate windows, balconies and courtyards to provide views onto sidewalks and gathering spaces.
    - ii. Right-of-Way
      - 1. The project shall maintain and improve existing alleys with appropriate lighting and other design features (landscaping, art, etc.) to screen blank walls or parking, where space is available.
  - c. GUIDELINE 4: ORGANIZE AND SHAPE PROJECTS TO RECOGNIZE AND RESPECT SURROUNDING CONTEXT.
    - i. Site Planning
      - 1. The project shall lay out the site to ensure that access and building entrances are clearly legible.
      - 2. The project shall place and shape outdoor space to respond to, and/or connect with, nearby existing parks and open space areas.
    - ii. Building Design
      - 1. The project shall modulate building massing vertically and horizontally to a scale compatible to its context.
      - 2. The project shall identify and utilize exterior surface materials that will reduce the incidence and appearance of graffiti.

- d. GUIDELINE 5: EXPRESS A CLEAR AND COHERENT ARCHITECTURAL IDEA.
  - i. Building Design
    - 1. The project shall shape building design to respond to the setbacks, fenestration patterns and important horizontal datums of adjacent structures.
    - 2. The project shall incorporate transitions such as landscaping, paving, porches, stoops, and canopies at individual entrances, and from the sidewalk to the front door. These methods should not protrude into required yards or negatively impact the overall street wall.
    - 3. The project shall identify and select materials and develop façade details that consider the views of the building from all sides.
    - 4. Windows should incorporate well-designed trims and details.
    - 5. The project shall design lighting to enhance the ground floor environment or to emphasize key architectural features without projecting light into the night sky.
      - a. The project shall utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.
  - ii. Right-of-Way
    - 1. Install and maintain hydration stations in high traffic public spaces.
    - 2. For buildings with six units or more, cluster code required common open space areas in a central location, rather than dispersing smaller less usable areas throughout the site.
    - 3. Incorporate shaded open space such as plazas, courtyards, pocket parks, and terraces in large scale buildings.
    - 4. Design open areas to be easily accessible.
    - 5. Integrate bike-sharing and/or electric scooter parking near the public right-of-way.
- e. GUIDELINE 6: PROVIDE AMENITIES THAT SUPPORT COMMUNITY BUILDING AND PROVIDE AN INVITING, COMFORTABLE USER EXPERIENCE.
  - i. Site Planning
    - 1. Activate spaces by using benches, lighting, shade structures, trees, lockers and other supportive amenities.
- f. GUIDELINE 9: CONFIGURE THE SITE LAYOUT, BUILDING MASSING AND ORIENTATION TO LOWER ENERGY DEMAND AND INCREASE THE COMFORT AND WELLBEING OF USERS.
  - i. Site Planning
    - 1. Plant trees and/or install shade structures to increase comfort and provide passive cooling opportunities.
    - 2. Provide canopy trees in planting areas for shade and energy efficiency, especially on south and southwest facing façades.
    - 3. Select plants that upon maturity will provide the intended scale, size, and structure.
    - 4. Install a publicly accessible Electric Vehicle charging station and/or space for car-share providers on the project site, if the site and context is suitable.
    - 5. Integrate solar powered lighting to increase energy efficiency.
  - ii. Building Design
    - 1. The project shall utilize elements such as shallow floorplates, operable windows and light-wells to provide occupants access to natural cross-ventilation and daylight.

2. The project shall employ various shading treatments appropriate to the solar orientation through overhangs, balconies, awnings and/or sunshades.
  3. The project shall, at entrances and windows, include overhead architectural features such as awnings, canopies, trellises, or cornice treatments that provide shade and reduce daytime heat gain, especially on south-facing facades.
  4. Utilize natural light and ventilation for parking structures/podiums when possible, while maintaining architectural cohesion.
  5. The project shall install wayfinding signage at all elevator banks to encourage visitors to use the nearest stairway.
  6. The project shall utilize white or reflective paint on rooftops and light paving materials to reflect heat away from buildings and reduce the need for mechanical cooling.
  7. The project shall incorporate brise soleil features to reduce heat gain and deflect sunlight.
  8. The project shall avoid the use of highly reflective building materials and finishes that direct heat and glare onto nearby buildings.
- g. **GUIDELINE 10: ENHANCE GREEN FEATURES TO INCREASE OPPORTUNITIES TO CAPTURE STORMWATER AND PROMOTE HABITAT.**
- i. **Site Planning**
    1. Prioritize the infiltration of stormwater in locations where suitable soil conditions and topographies exist.
    2. Facilitate stormwater capture, retention, and infiltration, and prevent runoff by using permeable or porous paving materials in lieu of concrete or asphalt. Collect, store, and reuse stormwater for landscape irrigation.
    3. Select plant species that are adapted and suitable for the site's specific soil conditions and microclimate.
  - ii. **Building Design**
    1. The project shall employ features such as green roofs that include locally adapted plants.
  - iii. **Right-of-Way**
    1. Select trees that are suitable for the climate and capable of attaining the largest canopy size possible given spatial constraints, in consultation with Bureau of Street Services' Urban Forestry Division.
    2. Incorporate stormwater "best management practices" and other green infrastructure features.
9. **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.
10. **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.
11. **Oversized Transport Vehicles.** A permit shall be required for any heavy construction equipment and or materials that require the use of oversized transport vehicles on State highways.

12. **Encroachment Permit.** Any work performed within State Right-of-way shall require an Encroachment Permit.
13. **Construction Traffic Control Plan.** A construction traffic control plan detailing potential impacts shall be submitted to the satisfaction of the California Department of Transportation should any construction traffic occur or cause issues on any State Facilities.

#### **Administrative Conditions of Approval**

14. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
15. **Code Compliance.** Area, height and use regulations of the (T)(Q)RD4-1 Zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
16. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
17. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
18. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
19. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
20. **Corrective Conditions.** The authorized use shall be conducted at all time with due regards to the character of the surrounding district, and the right is reserved to the North Valley Area Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code to impose additional corrective conditions, if in the Commission's or Director's opinion such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
21. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack,

challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

**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 558 of the City Charter, the North Valley Area Planning Commission on **June 5, 2025** recommends this ordinance **BE ADOPTED** by the City Council.

By   
Bryan Sanchez  
Commission Executive Assistant I

File No. \_\_\_\_\_

CITY CLERK

MAYOR

\_\_\_\_\_

\_\_\_\_\_

Ordinance Passed \_\_\_\_\_

Approved \_\_\_\_\_