

(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. **Use.** The use and area regulations for the new development shall be developed for uses as permitted in the RD3 Zone as defined in LAMC Section 12.09.1, except as modified by the conditions herein or subsequent action.
2. **Development.** The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", dated June 30, 2016, except as may be revised as a result of this action.
3. **Density.** A maximum of 35 dwelling units shall be permitted.
4. **Height.** All homes shall not exceed 25 feet and two (2) stories.
5. **Building Design.**
 - a. **Primary Entryways.** All Small Lot homes shall have a primary entryway. All primary entryways shall provide the address or unit identification, ornamental low-level lighting for illuminating the entry area, a landing area with enhanced paving material, different texture, or color, and at least three of the following elements:
 - i. The front door for each home shall be recessed from the building façade.
 - ii. The doorway shall be designed with an overhead projection such as an awning, and/or other architectural design features so as to distinguish the front door from the rest of the building façade.
 - iii. The entryway shall be raised or sunken at a minimum of 10 inches, with a minimum of two steps, from the pedestrian pathway to the landing area.
 - iv. The entryway shall be clearly marked with a side window panel, adjacent window, or a door with a window.
 - v. The entryway shall be recessed at least two (2) feet from the building façade.
 - b. **Dwelling Orientation and Entry.**
 - i. All Small Lot homes abutting Sherman Way and Woodlake Avenue shall orient the primary entryway ("front door") toward that street.
 - ii. All Small Lot homes located in the "interior" of the subdivision shall orient the primary entryway ("front door") toward and visible from the pedestrian pathway within the common access easement.
 - iii. The maximum height of any fence within the front yard of any of the lots which abut Sherman Way or Woodlake Avenue shall not exceed 42 inches.

- c. **Façade Articulation.** All facades facing a public right-of-way, private street, or project perimeter, and all exterior building elevations located greater than 6 feet from an adjacent Small Lot home facade shall be treated with an equal level of details and articulation and shall incorporate a minimum of two of the following building articulation techniques:
- i. Varied windows treatment such as multi-pane, green house, bay, or block framed windows. Aluminum framed windows or doors that are flush with the plane of the building shall not be included as a change in material or break in the plane.
 - ii. All windows shall have shutters which shall be designed to fit over windows.
 - iii. Each Small Lot home shall include porticos, awnings, terraces, balconies or trellises.
 - iv. Each Small Lot home shall include changes in exterior building materials such as stucco to one of the following: wood, glass, brick, metal spandrel, and/or tile.
 - v. Each Small Lot home shall be designed to include a break in façade plane at a minimum depth of 6 inches for a minimum horizontal distance of 20 feet.

6. Traffic/Circulation.

- a. Parking stalls shall be designed so that a vehicle is not required to back into or out onto Woodlake Avenue.
- b. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 550.

7. Common Open Space Lots.

- a. Lot No. 21, as shown on Vesting Tentative Map No. 73714-SL (map stamp-dated December 24, 2015), shall be landscaped with trees, shrubs and groundcover consistent with the Los Angeles River Master Plan Landscaping Guidelines and Plant Palette and shall otherwise remain undeveloped. The applicant or subsequent owner or the Homeowner's Association for VTT-73714-SL shall be responsible for maintaining Lot No. 21 in a manner that provides adequate habitat for migratory wildlife and native bird species. The installation of an irrigation system shall be permitted.
- b. A minimum of 2,715 square feet of usable open space shall be provided and maintained on Lot 29, as shown on Vesting Tentative Map No. 73714-SL (map stamp-dated December 24, 2015) and shall conform to the standards in Section 12.21-G,2(a) of the Los Angeles Municipal Code, with the exception of a minimum horizontal distance.

- 8. Fencing along Bell Creek.** The fencing along Bell Creek shall be limited to six (6) feet in height, including wrought iron fencing above a maximum of two (2) feet of slumpstone.

- 9. LEED Certification.** All single-family dwellings shall obtain LEED Certification for single-family homes.