

The 16990-17000 project violates the Q-Overlay zoning provisions (set forth below) that apply to this site. Rear portions of the project are within 50 feet of a lot zoned R1 or more restrictive, namely Malibu Village (zoned RE40).

Although the project complies with the Height restrictions of this overlay, it does not comply with the Setbacks restrictions. **These restrictions require that the second and third stories of the project be set back 10 feet from the first story:**

CITY PLAN CASE NO. 94-0374 ZC
CITY PLAN CASE NO. 94-0375 HD

IQI QUALIFIED PERMANENT CONDITIONS OF APPROVAL

Sec. 2. Pursuant to Section 12.32-K of the Los Angeles Municipal Code the following limitations are hereby imposed upon the use of that property shown in Section 1 hereof which is subject to the Permanent "Q" Qualified classification.

No Multiple Dwelling shall be erected, constructed or added to unless such erection, construction or addition meets the following conditions:

A. Height

1. Less than 50 feet from single family lot: Any part of a building or structure within 50 feet of any lot zoned R1 or more restrictive shall not exceed 30 feet in height, excluding rooftop structures; and
2. Fifty feet to 100 feet from single family lot: Any part of a building or structure within 100 feet of any lot zoned R1 or more restrictive shall not exceed 35 feet in height, excluding rooftop structures.

B. **Setbacks: For any building or structure which is within 50 feet of a lot zoned R1 or more restrictive, the exterior wall of any second story shall be set back 10 feet horizontally from the exterior wall of the first story facing the lot zoned R1 or more restrictive.**

* * *

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of NOV 14 1995

ELIAS MARTINEZ, City Clerk.

By [Signature] Deputy.

Approved NOV 21 1995

[Signature]
Mayor.

Approved as to Form and Legality

JAMES K. HAHN, City Attorney.

By _____ Deputy.

CH Pursuant to Sec. 97.8 of the City Charter, approval of this ordinance recommended for the City Planning Commission _____

File No. 95-1796
Approved due to paper error

NOV 14 1995
[Signature]
Director of Plans
CNS 1331042
12-4-95