

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 _____. Section 12.04 of the Los Angeles municipal Code is hereby amended by changing the zone classifications of property shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.

Section __. 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.

I hereby certify that the foregoing ordinance was introduced at the Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of _____.

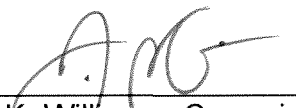
Holly L. Wolcott, City Clerk

By _____
Deputy

Approved _____

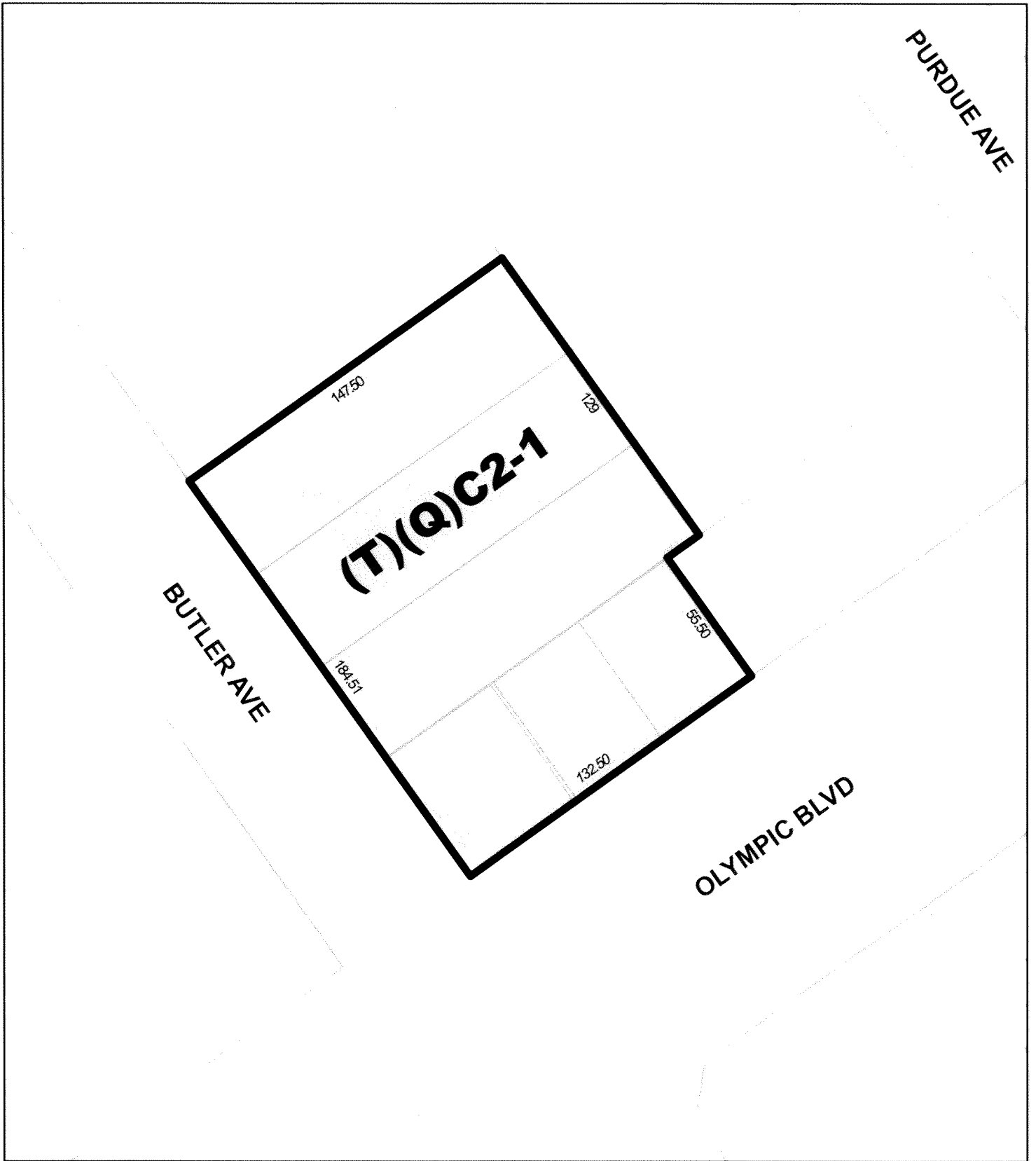
Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on April 23, 2015
recommended this ordinance be adopted by the City Council.



James K. Williams, Commission Executive Assistant II
City Planning Commission

File No. _____

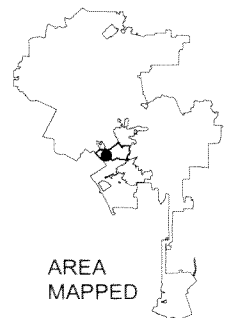


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(Q) QUALIFIED CONDITIONS OF APPROVAL

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 of the property shall be in substantial conformance with "Exhibit C" and those uses permitted in the C2-1 Zone.
2. **All-Residential.** The development of an all-residential project is prohibited. A mixed-use residential and commercial development shall be permitted.
3. **Site Plan.** The development of the property shall be in substantial conformance with this approval and the plans submitted by the applicant and attached to the case file as "Exhibit C."
4. **Public Open Space.** The project shall include an outdoor seating area, approximately 600 square feet in size, at the corner of Olympic Boulevard and Butler Avenue for commercial patrons. The seating area shall include landscaping and lighting as shown in "Exhibit C."
5. **Floor Area Ratio (FAR).** The project FAR shall not exceed 2.95:1 or 78,772 square feet.
6. **Height.** The building shall be limited to a maximum height of 59 feet 11 inches. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting properties
7. **Massing.** The rear portion of the building shall be stepped back a minimum of 47 feet 5 inches at the sixth floor, 38 feet at the fifth floor, 34 feet 6 inches at the fourth floor, 25 feet at the third and second floors, and 20 feet at the ground floor as depicted in "Exhibit C." The rear setback at the ground floor shall be heavily landscaped as depicted in "Exhibit C".
8. **Rooftop Equipment.** All rooftop equipment and appurtenances shall be screened from public view or shall be architecturally integrated into the design of the building.