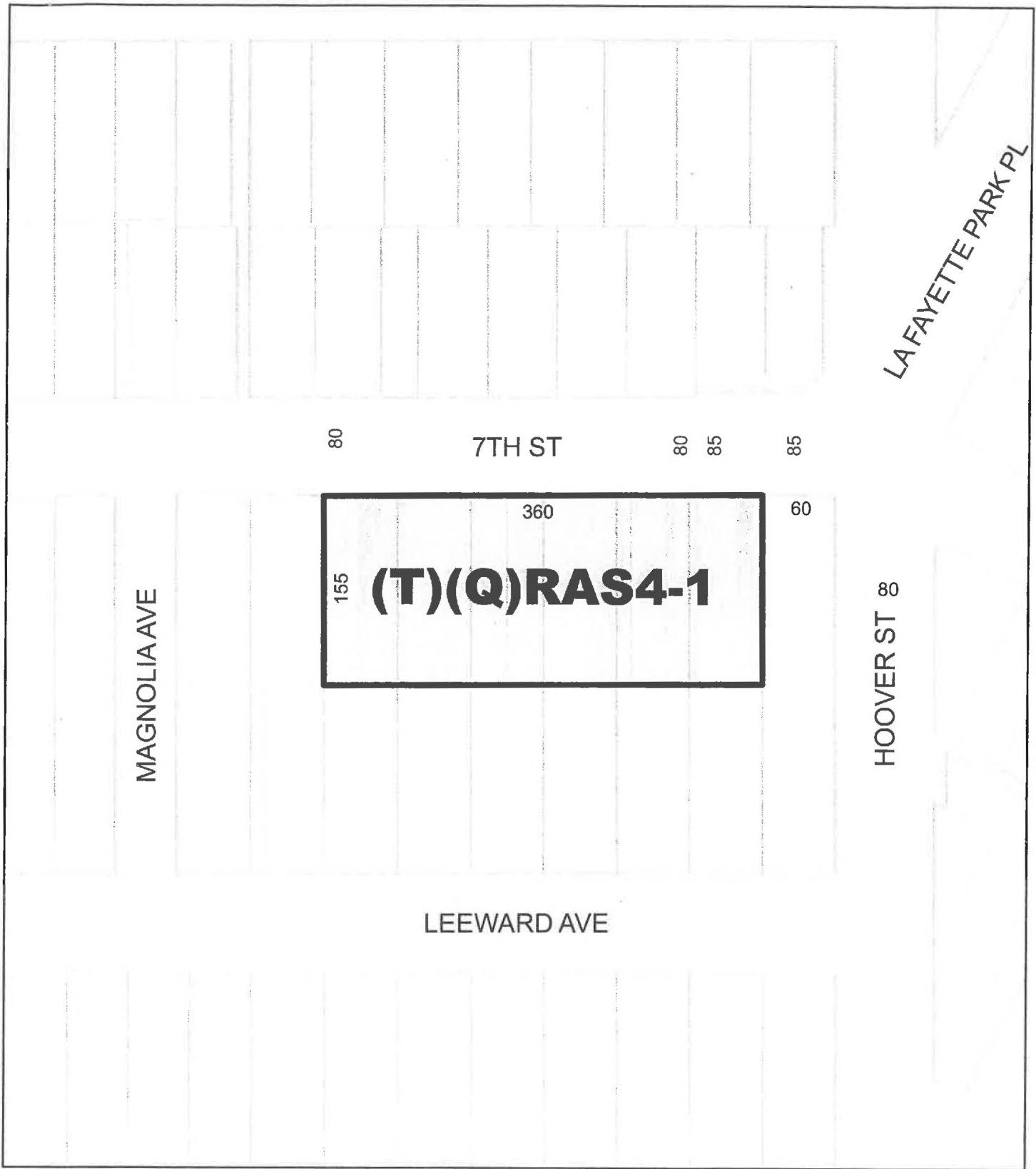


ORDINANCE NO. 184073

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.



MAGNOLIA AVE

80

7TH ST

80

85

85

LAFAYETTE PARK PL

155

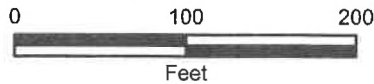
(T)(Q)RAS4-1

360

60

HOOVER ST 80

LEEWARD AVE



C.M. 133.5 A 201	CPC-2014-0756-ZC-ZV-SPR
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AAI *AAI*

090215



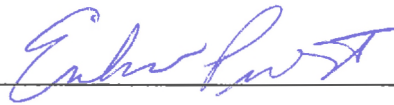
Area Mapped

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 FEB 2 2016.

Holly L. Wolcott, City Clerk

By _____



Deputy

Approved 2/5/16



Mayor

Pursuant to Section 558 of the City Charter, the City Planning Commission on September 10, 2015 recommends this ordinance be adopted by the City Council.



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

File No. 15-1334

(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 project shall include a combination of residential and commercial uses, pursuant to LAMC. Sections 12.11.5-A,1 and 12.11.5-A,2.
2. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "A." 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 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.
3. **Ground Floor Uses.**
 - a. Residential uses on the ground floor shall be limited a lobby, office, fitness room, bike servicing and storage room ("bike kitchen"), other common area uses, and parking. This does not preclude the provision of Joint Live Work units located on the ground floor, in which case the exterior walls and doors of the ground floor shall consist of at least 50% transparent windows.
 - b. Commercial uses that are open to the public, such as retail and restaurant uses, shall occupy the ground floor space(s) facing 7th Street.

DECLARATION OF POSTING ORDINANCE


I, JUAN VERANO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 184073 – Zone Change for property located at 2806-2850 West 7th Street – CPC-2014-0756-ZC-ZV-SPR – a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **February 2, 2016**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **February 8, 2016** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **February 8, 2016** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **8th** day of **February 2016** at Los Angeles, California.



Juan Verano, Deputy City Clerk

Ordinance Effective Date: March 19, 2016

Council File No. 15-1334