

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.

MARTIN LUTHER KING, JR

ST

BLVD

WLY LINE OF LOT
FR 138, EXPOSITION
PARK SQUARE.

(T)(Q)C2-2

80

(T)(Q)C2-2

322.44

N 0° 05'30" W

ALLEY

60 40TH

PL

40TH

PL

HOOVER

41ST

ST



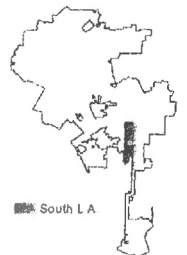
C.M. 114 B 197, 115.5 A 201

CPC-2016-1032-GPA-ZC-HD-BL-ZAD-SPR

CF/AE

6/30/16

City of Los Angeles



(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. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped "Exhibit A" and dated September 15, 2016, 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, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Height.** The East Structure shall be limited to a maximum height of 68 feet above grade level. The West Structure shall be limited to a maximum height of 54 feet above grade level. Each building shall be permitted an additional 11 feet to account for elevator shafts, solar panels, and equipment, in substantial conformance with Exhibit A.
3. **Floor Area Ratio (FAR).** The East Structure shall be developed in substantial conformance with Exhibit A, and not exceed an FAR of 3.58 to 1, or 152,477 square feet. The West Structure shall be developed in substantial conformance with Exhibit A, and not exceed an FAR of 3.83 to 1, or 105,075 square feet.
4. **Setbacks.** The setbacks of the proposed structures shall be in conformance with LAMC Section 12.14-C of the LAMC, and shall be in substantial conformance with the site plans stamped "Exhibit A" and dated September 15, 2016.
5. **Automobile Parking.** Automobile parking shall be provided consistent with LAMC Section 12.21-A,4.
6. **Above-Grade Parking.** Above-grade parking levels shall have an external screen integrated into the architecture and be designed to improve the building's appearance and minimize light pollution while meeting code requirements for ventilation.
7. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Sections 12.21-A,4 and 12.21-A,16. All bicycle parking shall have delineated access separate and apart from vehicular activity to promote a safe path of travel.
8. **Development Agreement.** Prior to the issuance of a building permit for this project, the Department of Building and Safety shall confirm that the public benefits, as identified in Case No. CPC-2016-1034-DA, have been satisfied.
9. **On-Site Wall Signs.** On-site wall signs shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the LAMC Section 14.4 (Sign Regulations) has been required or granted herein.
10. **Digital Displays, as defined by LAMC Section 14.4.2.**
 - a. Digital displays with off-site commercial messages shall be prohibited.
 - b. The project shall be permitted up to three on-site digital displays. None may face residential uses or zones.

- c. The operation of the digital display portion of any on-site sign shall be limited to the hours of 6:00 a.m. and 11:00 p.m., daily.
- d. Digital displays with changing messages shall observe a minimum duration of eight seconds for each message. The message shall remain static between transitions.
- e. All digital displays shall be equipped with a sensor or other device that automatically adjusts the brightness of the display according to changes in ambient lighting to comply with a brightness limitation of 0.3 foot-candles above ambient lighting. A test by a Los Angeles City Licensed Testing Agency shall be conducted to verify light intensity not greater than 0.3 foot-candles above ambient lighting and a 300 candela per square meter limit in the nighttime after sunset measuring at the property line of the nearest residential property prior to final inspection approval.

Section _____. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in the 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 City Hall; one copy on the bulletin board located at the ground level at the First Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

Holly L. Wolcott, City Clerk

By _____ Deputy

Approved _____

Mayor

Pursuant to Charter Section 559,
I approve this ordinance on behalf of the
Los Angeles City Planning Commission.

November 9, 2016
See attached report.



Vincent P. Bertoni
Director of Planning

File No(s). _____