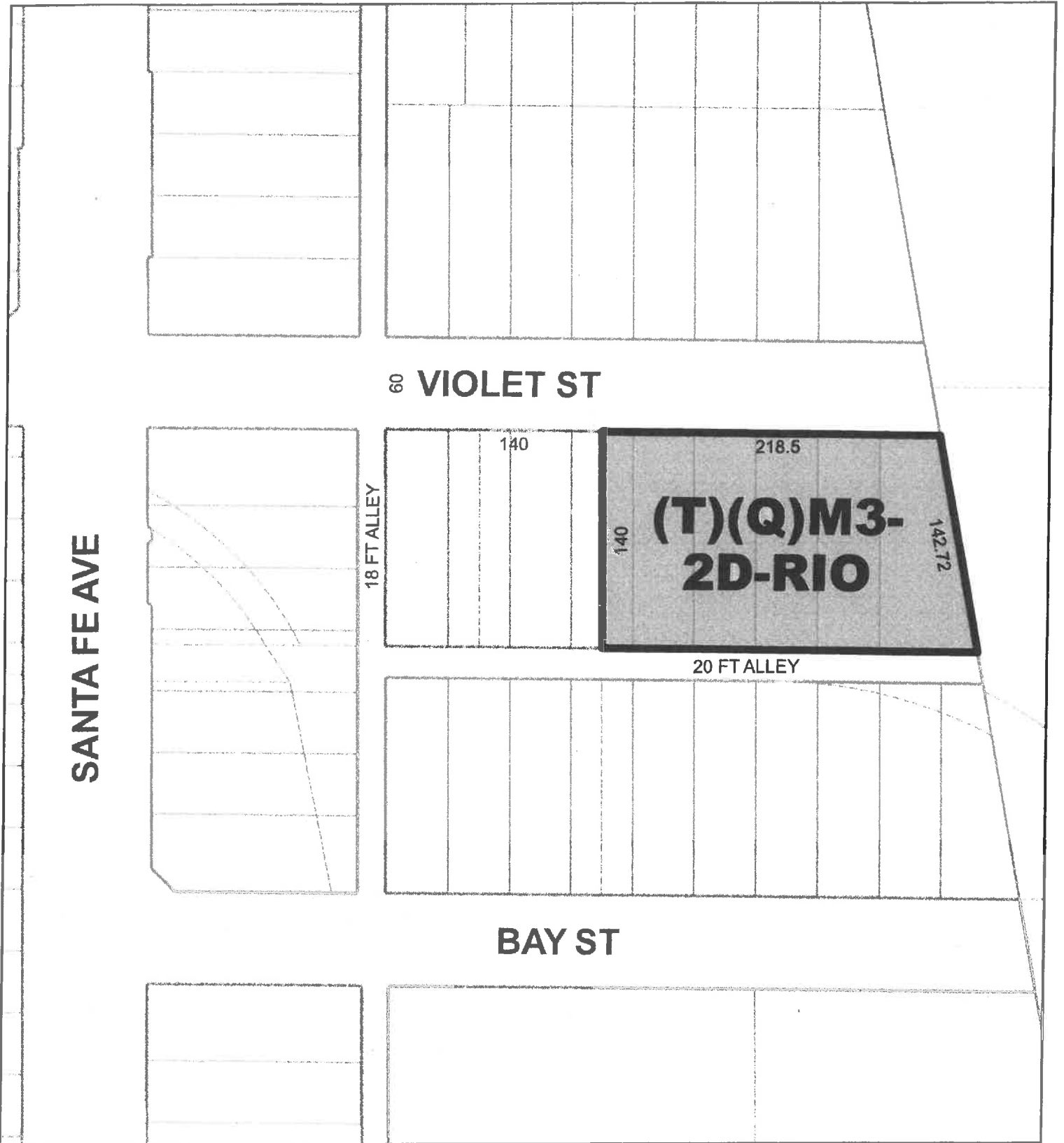


ORDINANCE NO. _____

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 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



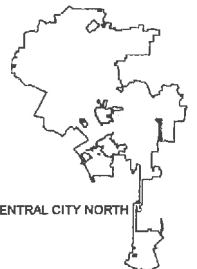
100 50 0 100 Feet

CPC 2016-1706 VZC HD SPR

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110216

City of Los Angeles



CENTRAL CITY NORTH

(Q) QUALIFIED CONDITIONS OF APPROVAL

(As modified by the Planning and Land Use Management Committee on June 5, 2018)

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 November 30, 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. **Automobile Parking.** Automobile parking shall be provided consistent with LAMC Section 12.21-A,4.
3. **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.
4. **Art Mural.** Art murals shall be in compliance with all applicable City regulations, pursuant to Section 22.119 of the Los Angeles Administrative Code and including approval from the Department of Cultural Affairs.
5. **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.
6. **Department of Transportation.**
 - a. A minimum of 40-foot and 20-foot reservoir space(s) be provided between any ingress security gate(s) and the property line when driveway is serving more than 100 and less than 100 parking spaces respectively.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk, LAMC 12.21 A-5(i)a.
 - c. 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, Room 550.
7. **Fire Department.** Prior to the issuance of building permit, a plot plan shall be submitted to the Fire Department for approval.
8. **Lighting.** The applicant shall install lighting along the southern building façade along the alley to the satisfaction of the Director of Planning.
9. **Green Wall.** The applicant shall plant clinging vines along the western façade to create a green wall, to the satisfaction of the Director of Planning.

10. **Voluntary Cleanup Agreement.** The applicant has entered into a Voluntary Cleanup Agreement with the Department of Toxic Substance Control (DTSC) and shall clean up the subject site under DTSC oversight and requirements. The soil remediation plan (Soil Remediation Plan) referred to in Condition of Approval No. 10 in the City Planning Commission determination letter dated December 14, 2016 (CPC No. 2016-1706-VZC-HD-SPR) shall be consistent with the Revised Preliminary Endangerment Assessment Equivalent (PEAE) Additional Site Characterization Workplan (EnSafe, April 5, 2018) approved by DTSC on April 20, 2018 and all other applicable DTSC requirements. The Soil Remediation Plan shall be implemented in accordance with the Voluntary Cleanup Agreement and PEAE and subject to all required DTSC oversight and applicable DTSC requirements. If DTSC subsequently imposes any requirements that are different than or inconsistent with the Soil Remediation Plan, such plan shall be superseded by such DTSC requirements.


“D” DEVELOPMENT LIMITATIONS

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 “D” Development Limitations.

1. **Floor Area Ratio (FAR).** The building shall be developed in substantial conformance with Exhibit A, and not exceed an Floor Area of 3 to 1, or 96,936 square feet.
2. **Height.** The structure shall be limited to a maximum height of 107 feet 6 inches above grade level, excluding roof structures and equipment, as defined by LAMC Section 12.21.1.

Sec. __. 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.

Pursuant to Section 559 of the City Charter, **I DISAPPROVE** this ordinance on behalf of the City Planning Commission and recommend that it **NOT BE ADOPTED**.

By 
Vincent P. Bertoni, AICP
Director of Planning

Date 6-11-18

File No. _____

I hereby certify that the foregoing ordinance was passed by **a vote of not less than two-thirds of all its members** by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____