

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:

(T)(Q)M1-1

VAR

93

LASSEN ST

E'LY LINE OF LOT 4, TR 74699.

PARALLEL

N'LY LINE OF LOT 4, TR 74699.

52

E'LY LINE OF LOT FR LT 1, TR 27723.

(T)(Q)M1-1D

(T)(Q)CM-1LD

E'LY LINES OF LOT 4, TR 74699.

S'LY & E'LY LINES OF LOT 4, TR 74699.

S'LY &

322

(T)(Q)C2-1L

138.07

VAR

MASON AVE

S'LY

(T)(Q)M1-1

52

(T)(Q)CM-1L

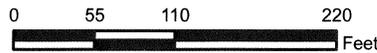
COZYCROFT AVE

315

N'LY LINE OF LOT 4, TR 24655.

MARILLA ST

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THESE ZONE CHANGES TO COINCIDE WITH THOSE OF RECORDED TR 74699.

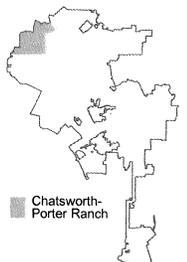


CPC-2016-5001-ZC-HD-CUB-CU-SPR

CFI *[Signature]*

080717

City of Los Angeles



Chatsworth-Porter Ranch

(Q) QUALIFIED CLASSIFICATIONS

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, as shown on the attached Zoning Map, subject to the "Q" Qualified classification.

1. **Use.** The use and area regulations for the new development on-site shall be developed for the commercial uses as permitted in the C2 and CM Zones as defined in LAMC Sections 12.14 and 12.17.1, respectively, except as modified by the conditions of approval contained in Case No. CPC-2016-5001-VZC-HD-CU-CUB-SPR or subsequent action.
2. **Development.** The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", dated June 2, 2017, except as may be revised as a result of this action.
3. The total floor area shall not exceed 142,607 square feet for the entirety of the site, with the following limitations:
 - a. 124 guest rooms
 - b. 10,350 square feet of restaurant use
 - c. 6,400 square feet of drive-through fast-foot restaurant use
 - d. 2,000 square feet of drive-through coffee shop use
 - e. 20,125 square feet of gym use
 - f. 17,000 square feet of retail uses

“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, as shown on the attached Zoning Map, subject to the “D” Development Limitations.

1. **Height.** Any structures within the CM-1LD and M1-1D Zones shall not exceed a maximum height of four stories and 54 feet.

Sec. XX. 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 positing 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 558 of the City Charter, the City Planning Commission on July 27, 2017 recommends this ordinance **BE ADOPTED** by the City Council.

By 

James K. Williams
Commission Executive Assistant II
City Planning Commission

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 _____