

(Q) QUALIFIED CONDITIONS OF APPROVAL

As modified by the City Planning Commission on February 14, 2019

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.

A. Development Conditions:

1. **Site Development.** The use and development of the property shall be in substantial conformance with the Plot Plan, Site Plan, Floor Plans, Unit Plans, Building Elevations, Courtyard Plans, and Landscape Plans (Exhibit A, dated February 14, 2019) of 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. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions. The project shall be constructed in a manner consistent with the following project description:
 - a. Limit the proposed development to up to 298 guest rooms (including 160 short-term and 138 long-term stay rooms), up to 222 student housing units, up to 186 dwelling units (including 82 units reserved for Very Low and Low Income households), up to 55,326 square feet of retail/restaurant uses, up to 20,364 square feet of office, and up to 7,203 square feet of meeting rooms, totaling up to 620,687 square feet of floor area.
2. **Affordable Housing.** In accordance with Footnote 14 of the Southeast Los Angeles Community Plan (2000), a minimum of 77 units shall be reserved as Low Income Restricted Affordable Units, and a minimum of 5 units shall be reserved as Very Low Income Restricted Affordable Units, for a total of 82 restricted affordable units, or 20 percent of the total dwelling units. These units shall be restricted to households earning no more than 80 percent of the Area Median Income for Low Income Restricted Affordable Units and no more than 50 percent of the Area Median Income for Very Low Income Restricted Affordable Units, as defined by Section 50079.5 of the California Health and Safety Code, and as determined by the Los Angeles Housing and Community Investment Department (HCIDLA).
3. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 77 units available to Low Income Households and 5 units available to Very Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA.
4. **Landscaped Plaza.** A minimum 7,900 square-foot landscaped plaza shall be provided adjacent to Figueroa Street, as shown in Exhibit A - Project Plans, dated February 14, 2019.
5. **Development Services Center.** Prior to sign-off on building permits by the Department of City Planning's Development Services Center for the project, the Department of City Planning's Major Projects Section shall confirm, via signature, that the project's building

plans substantially conform to the conceptual plans stamped as Exhibit "A", as approved by the City Planning Commission.

Note to Development Services Center: The plans presented to, and approved by, the City Planning Commission (CPC) included specific architectural details that were significant to the approval of the project. Plans submitted at plan check for condition clearance shall include a signature and date from Major Projects Section planning staff to ensure plans are consistent with those presented at CPC.

6. **Neighborhood Stabilization Ordinance (Ordinance No. 180,218).** The site is exempt from the development regulations of the Neighborhood Stabilization Ordinance due to its frontage along Figueroa Street.
7. **Community Redevelopment Agency Plan.** Prior to the issuance of a building permit, suitable arrangements shall be made for clearance with the CRA/LA for the Exposition / University Park Redevelopment Project area.
8. **Rent Stabilization Ordinance.**
 - a. The project shall comply with any tenant relocation requirements established by HCIDLA. Enforcement shall be the responsibility of HCIDLA.
 - b. The applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
 - c. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Rental Stabilization Ordinance.

D 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 limitation.

A. Development Limitations:

1. **Building Height.** Building height shall be limited to 90 feet.
2. **Floor Area Ratio.** Floor area over the entire site, as identified in the Ordinance Map, shall not exceed 3.25 times the buildable area of the site.
3. **Community Plan Footnote.** The applicable floor area ratio limitations of Footnote 14 of the Southeast Los Angeles Community Plan Land Use Map, in effect as of September 8, 2016, shall apply to the site:
 - a. 100% commercial projects shall be limited to Height District 1 and a 1.5:1 FAR.
 - b. Mixed-use (residential/commercial) developments shall not exceed a maximum total floor area ratio (FAR) of 3:1. An additional FAR of 1.5:1, for a maximum total FAR of 4.5:1, may be granted for mixed-use projects that 1) set aside 20% of the dwelling units developed in the increment from 3:1 to 4.5:1 FAR for affordable housing, or 2) for projects reserved for and designed primarily to house students and/or students and their families. The affordable housing requirement will be satisfied by units that are affordable to households that earn 30%-120% of Area Median Income (AMI), defined as very low, low and moderate income households in Sections 50079.5, 50093, 50105 and 50106 of the California Health and Safety Code. Commercial uses in such mixed-use projects shall comprise no less than 0.5 and no more than 0.9 FAR.
 - c. 100% residential development shall not be permitted.