

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:

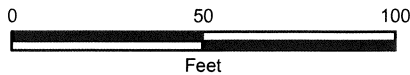
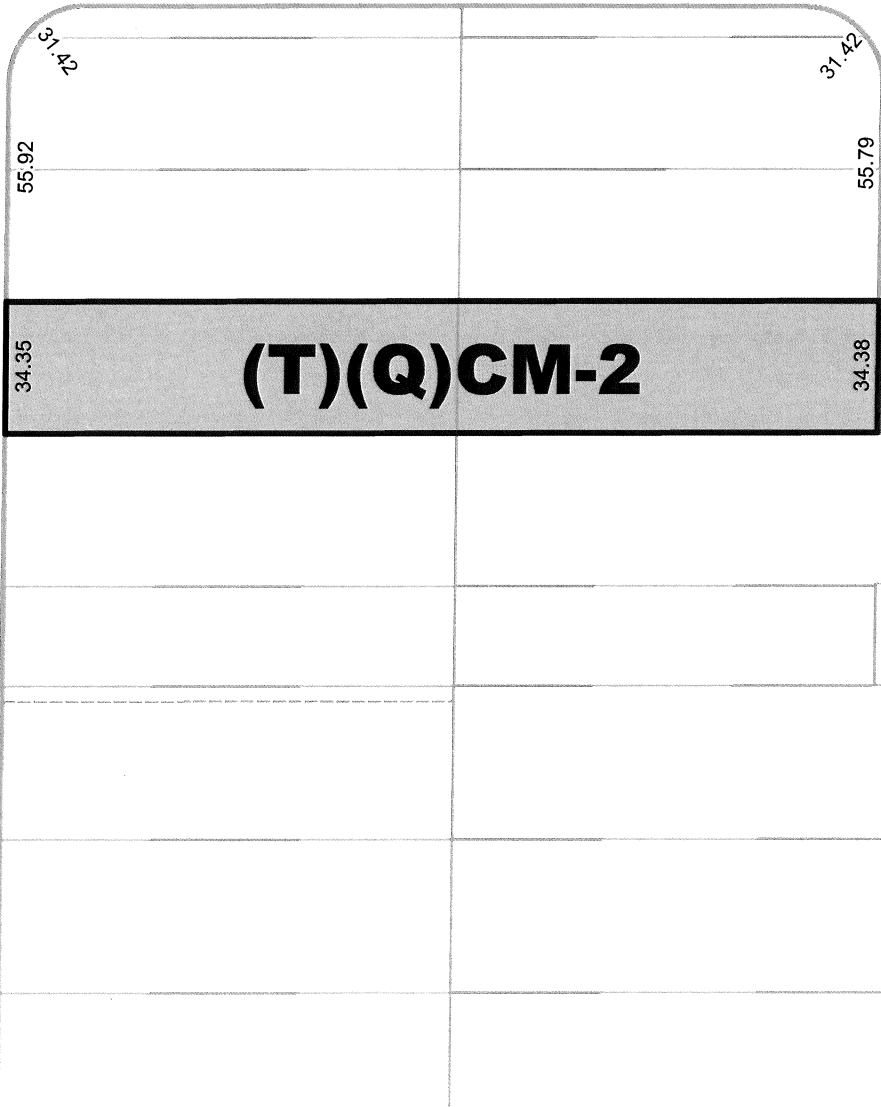
Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

CATALINA ST 86

86 VENICE BLVD 86 80.50

BERENDO ST

50
40

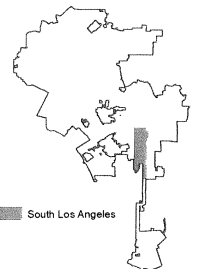


CPC-2017-3854-VZC-ZV-CU-ZAD-SPR

AA/af

070219

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.

Entitlement Conditions

1. **Site Plan.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped "Exhibit A" and dated February 18, 2019, 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 maximum height of the building shall not exceed 77 feet 4 inches as measured from finished grade per Section 12.03.
3. **Floor Area Ratio.** The floor area ratio of the project shall not exceed 4.27:1.
4. **Use.** The South Los Angeles CPIO ordinance shall not apply to the use and development of the property identified as Assessor Parcel No. 5075020041 provided the property is developed pursuant to the entitlements found in City Planning Case No. CPC-2017-3854-VZC-ZV-CU-ZAD-SPR. Development that is not pursuant to the entitlements found in City Planning Case No. CPC-2017-3854-VZC-ZV-CU-ZAD-SPR shall comply with the South Los Angeles CPIO, including the Hybrid Industrial Subarea regulations.

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 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 558 of the City Charter, the Los Angeles City Planning Commission on **June 13, 2019** recommends this ordinance **BE ADOPTED** by the City Council.

By  _____
Cecilia Lamas
Commission Executive Assistant

File No. _____

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____