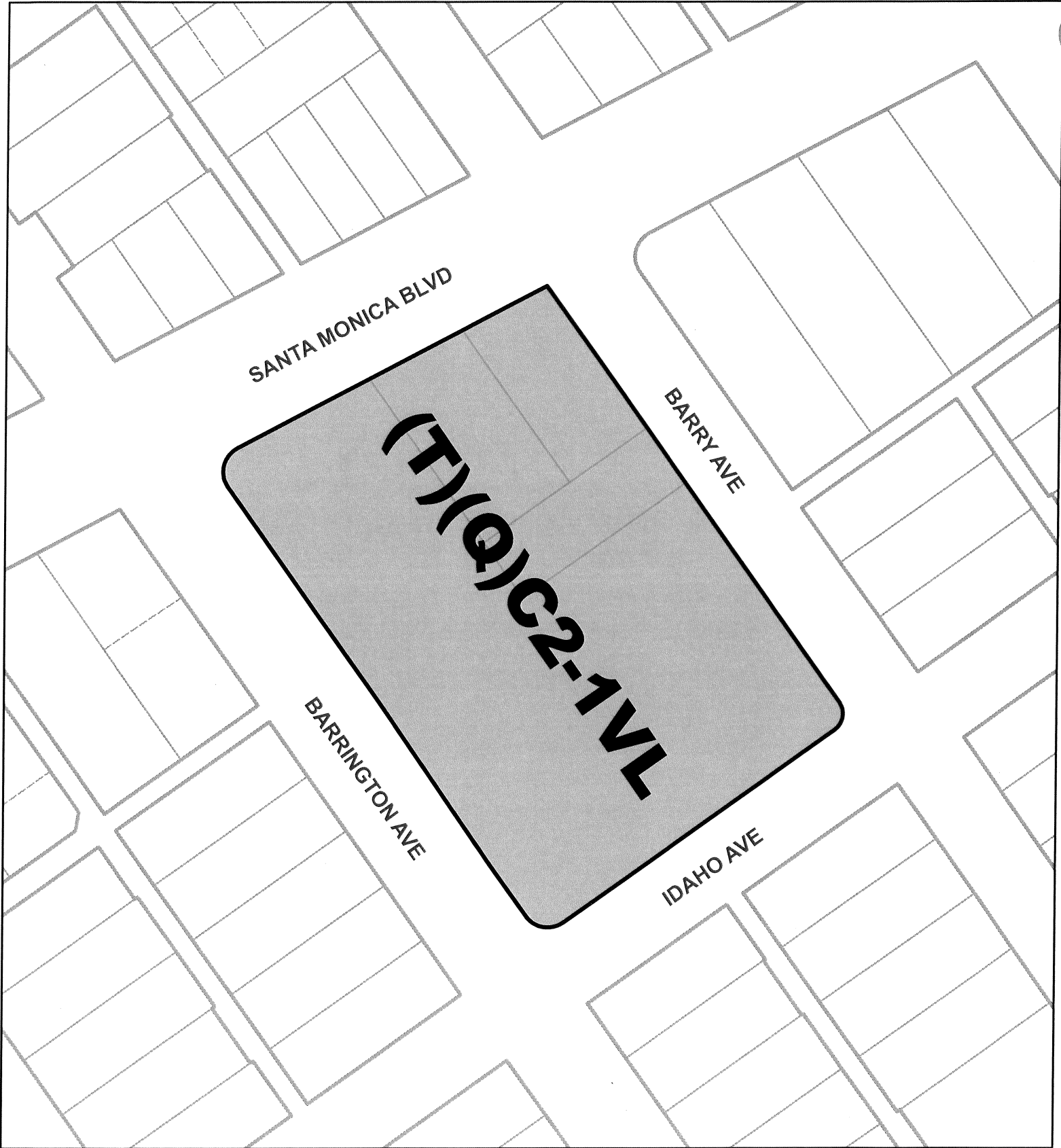


ORDINANCE NO. _____

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:



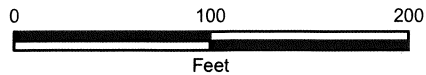
SANTA MONICA BLVD

BARRY AVE

(T)(Q)C2-1VL

BARRINGTON AVE

IDAHO AVE

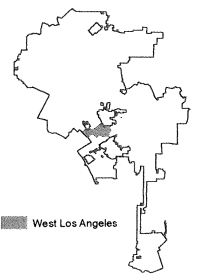


CPC-2015-2956-VZC-DB-CUB-SPR

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City of Los Angeles



West 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.

A. Development Conditions:

1. **Site Development.** The use and development of the property shall be in substantial conformance with the Site Plan, Floor Plans, Unit Plans, Building Elevations, and Landscape Plans (Exhibit A, dated September 26, 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 180 dwelling units (including 20 units reserved for Very Low Income Households), and up to 64,759 square feet of grocery store and restaurant uses, totaling up to 333,471 square feet of floor area.
2. **Landscaped Plaza.** A ground floor landscaped plaza shall be provided adjacent to Santa Monica Boulevard and landscaped third floor open space with amenities, such as a sky garden, pool, and spa shall be provided, as shown in Exhibit A - Project Plans, dated September 26, 2019.
3. **Development Service 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.

Sec. 02. 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 **September 26, 2019**, recommends this ordinance **BE ADOPTED** by the City Council.

By  _____
Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

File No. _____

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____