

**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 \_\_\_\_\_. Section 12.04 of the Los Angeles municipal Code is hereby amended by changing the zone classifications of property shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.

Section \_\_. 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.

I hereby certify that the foregoing ordinance was introduced at the Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of \_\_\_\_\_.

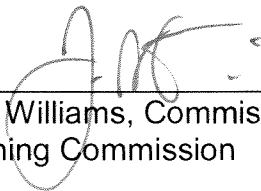
\_\_\_\_\_  
Holly L. Wolcott, City Clerk

By \_\_\_\_\_  
Deputy

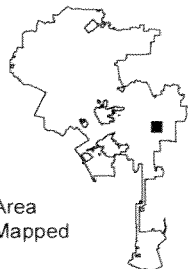
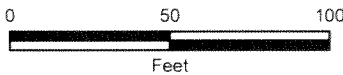
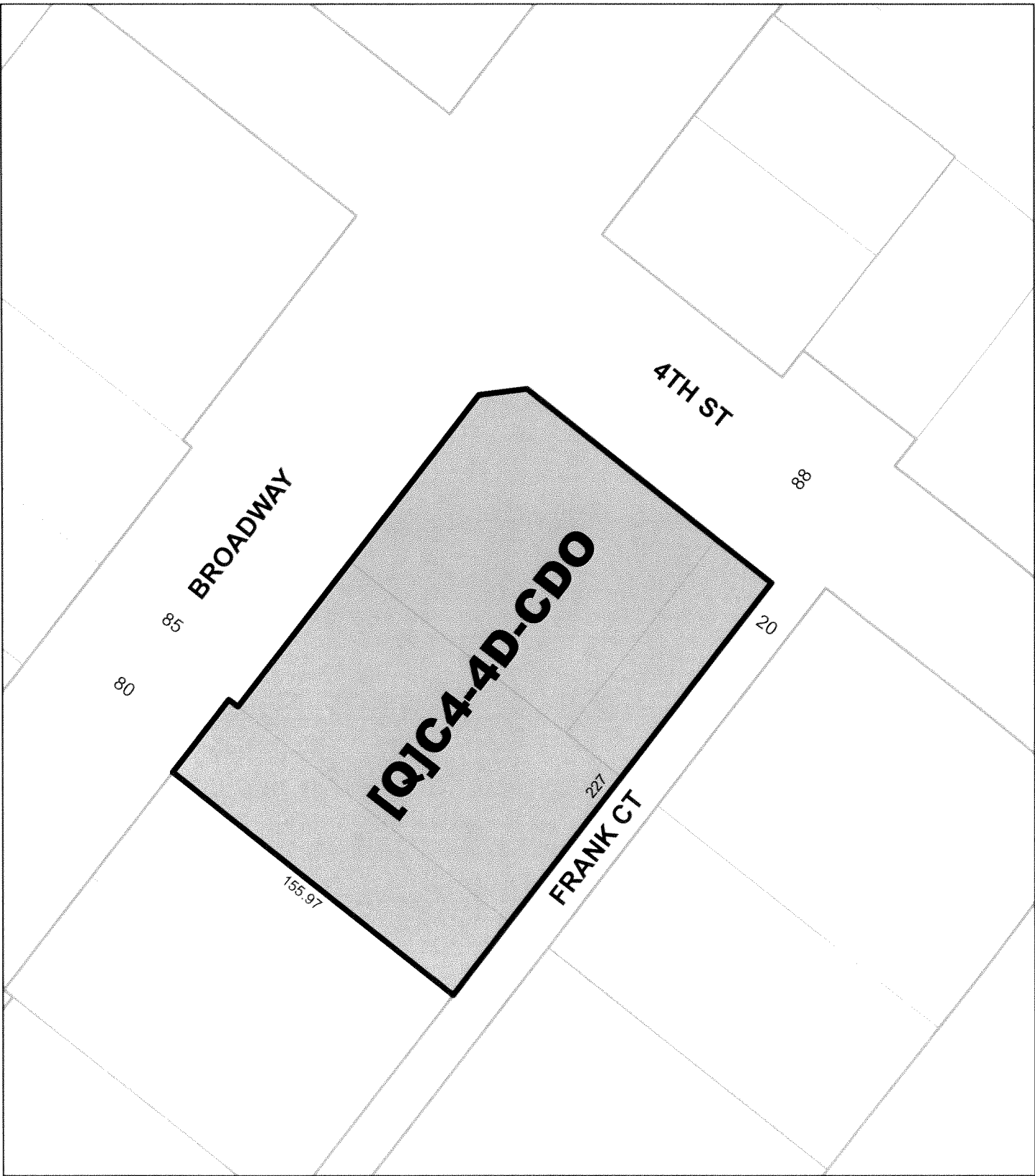
Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Pursuant to Section 558 of the City Charter,  
the City Planning Commission on February 12, 2015  
recommended this ordinance be adopted by the City Council.

  
\_\_\_\_\_  
James K. Williams, Commission Executive Assistant II  
City Planning Commission

File No. \_\_\_\_\_



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## [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.

### Definitions

**Prevailing Setback:** The most commonly reoccurring line between the property line and the vertical exterior façade of one or more building on the same block or street frontage. Along Broadway, the prevailing setback in many cases coincides with the property line or is offset from the property line between six (6) inches and one (1) foot.

**Streetwall:** The vertical exterior facade of one or more buildings adjacent and parallel to the sidewalk. The cumulative façade effect created on a pedestrian oriented corridor when structures are built to the edge of the front property line and each side property line or the prevailing setback.

### Uses

1. The following uses are prohibited:
  - Auto-related and other vehicular uses, excluding parking
  - Adult entertainment uses, as defined and regulated by Los Angeles Municipal Code Section 12.70,
  - Hostess Dance Halls,
  - Tattoo Parlors,
  - Pawnshops,
  - Recycling centers.
  - Storage uses (except for minor accessory storage uses),
  - Medical Marijuana Dispensaries and Rehabilitation Facilities,
  - Penny Arcades (including video or amusement arcades), and
  - Equipment Repair shops.
2. The following uses shall be prohibited on the ground floor up to a depth of 25 feet from the streetwall:
  - Residential uses, except for residential lobbies,
  - Jewelry manufacturing,
  - Parking,
  - All office uses, including all medical uses, and
  - Institutional uses, such as educational and philanthropic institutions, except for libraries, museums and other arts-related uses.
3. Ground floor commercial uses shall be built to the property line or prevailing setback, whichever applies.
4. Surface parking lots as a main use are prohibited.

### Building Form and Massing

5. With the exception of additions to the rear of the building, any alterations or additions to existing buildings shall be built to the property line or maintain the prevailing setback, where a prevailing setback is different from the property line. Storefronts and building entryways may be recessed as long as the main

structural elements (structural bays) are built to the property line or prevailing setback, as applicable. In no event shall the setback exceed two feet.

6. All new buildings shall be built to any property line abutting Broadway and any perpendicular street. The following shall also apply:
  - a. The minimum streetwall (building wall along the sidewalk) shall be 100 feet in height and, south of 4<sup>th</sup> Street, the maximum shall be 150 feet in height. Heights below 100 feet may be permitted by an action of the Zoning Administrator, in accordance with LAMC Section 12.24X.
  - b. Not less than 95% of the streetwall shall be built to the property line or prevailing setback.
  - c. For new buildings or additions south of Fourth Street, portions of buildings above 150 feet shall be stepped back from the front and side property lines a minimum of 30 feet.
  - d. A break in the streetwall (building wall along the sidewalk) may be permitted for a distance not to exceed the linear feet required for pedestrian and vehicular access, when vehicular access cannot be obtained from a side street or an alley as determined by the Director of Planning, in consultation with the Department of Transportation (DOT).
7. The lot coverage for portions of buildings over 150 feet shall be no less than 30% of the lot and no more than 40% of the lot.

### **Parking**

8. No parking shall be permitted between the building and any abutting street.
9. Parking shall be located to the rear of the building, underground or enclosed within a structure.
10. Ground floor commercial uses at a minimum depth of 25 feet shall be provided in any parking structure fronting Broadway or any perpendicular street.

### **Ground Floor Treatment**

11. The minimum floor-to-ceiling height of the ground floor of any new building shall be 15 feet, except a portion of the ground floor commercial/retail space may have a ceiling height of 9 feet as depicted in Exhibit A.
12. All new construction or the addition of floor area to an existing building or structure fronting substantially or in part on a public street shall provide at least one ground floor pedestrian entrance to each premise or storefront from a public street or pedestrian walkway. Entrances to residential lobbies or primary building lobbies shall be more prominent than other entrances along the public street.
13. A minimum of 70 percent of the building facade at the ground level abutting Broadway shall consist of doors and transparent windows.

### **Urban Design**

14. Corporate establishments and formula or retail businesses shall be designed to comply fully with the Broadway Design Guide.

### **Mechanical Equipment**

15. All structures on the roof, including air conditioning units, mechanical equipment, vents, skylights, solar panels, parapets etc., shall not be visible from the street at ground level. Any roof projections shall be located a minimum of 5 linear feet from the roof edge. Any roof projections within 10 linear feet from the roof edge shall be limited to a height of 5 feet. Roof projections located greater than 10 linear feet from the roof shall be permitted per LAMC.
16. Required restaurant venting shall be installed on a secondary facade and Integrated with the design of the building whenever feasible.

### **Signage**

17. Signage shall comply with L.A.M.C. Article 4.4, Sections 14.4.1 through 14.4.20. In no case shall the total sign area for wall signs for a single building exceed 1.5 square feet for each foot of linear building frontage.
18. Each business or tenant shall be permitted one pedestrian sign limited to a maximum of six (6) square feet in size.
19. The following signs are prohibited:
  - a. billboards,
  - b. supergraphic signs,
  - c. canister (cabinet) signs;
  - d. pole signs;
  - e. monument signs;
  - f. temporary signs;
  - g. inflatable signs; and
  - h. animated signs.