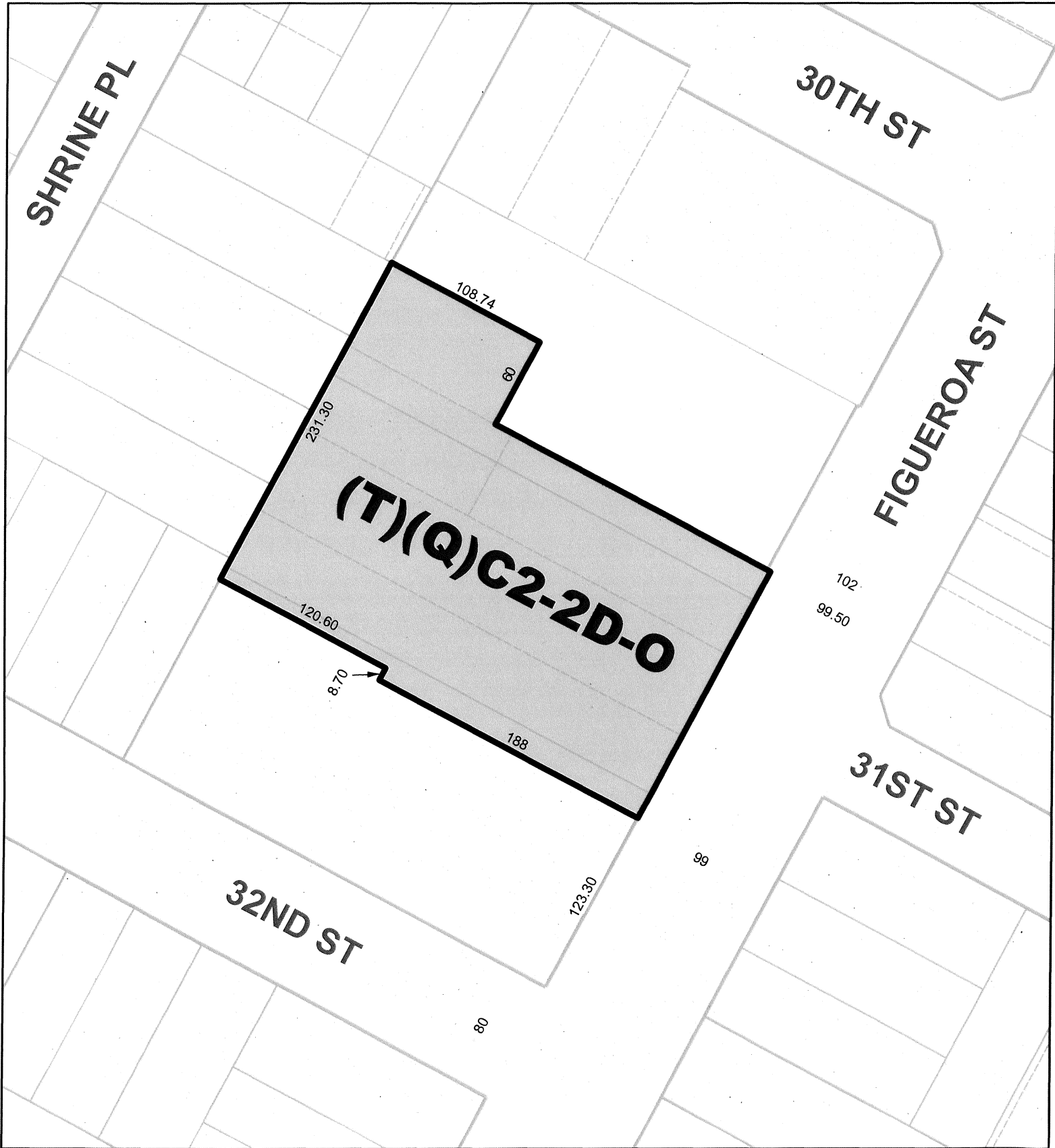


ORDINANCE NO. \_\_\_\_\_

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:



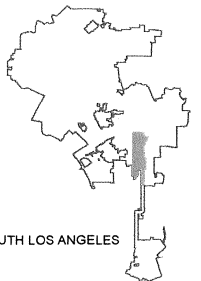
100 50 0 100 Feet

CPC 2016-2466 GPA ZC HD VCU CUB SPR

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122016

City of Los Angeles



SOUTH 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:

1. **Use.** The use of the subject property shall be limited to the uses as permitted in the C2 Zone as defined in LAMC Section 12.14 except as modified by the conditions herein or subsequent action.
2. **Development.** The use and development of the subject property shall be in substantial conformance with the site plan, floor plan, elevations, and renderings labeled Exhibit "A" dated December 21, 2016. Minor deviations may be allowed in order to comply with provisions of the Municipal Code.
3. **Density.** A maximum of 275 guestrooms and a maximum of 1,400 square feet of commercial or restaurant space shall be permitted.
4. **Conversion.** The hotel shall not be converted into a primary residential building.
5. **Development Agreement.** Prior to the issuance of a certificate of occupancy for this project, the Department of Building and Safety shall confirm that the public benefits, as identified in Case No. CPC-2016-3044-DA, have been satisfied.

## **“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, subject to the “D” Development Limitations.

1. **Height.** The maximum building height shall not exceed 85 feet, except as otherwise permitted in Section 12.21.1-B of the Municipal Code.
2. **Floor Area.** The total floor area of the hotel shall not exceed 177,253 square feet (or an FAR of 2.90:1, whichever is less), as shown on Exhibit “A”, dated December 21, 2016.

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 at the meeting of \_\_\_\_\_

Holly L. Wolcott, City Clerk

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

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Pursuant to Section 558 of the City Charter, the Los Angeles City Planning Commission on February 9, 2017 recommended this ordinance be adopted by the City Council.

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

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