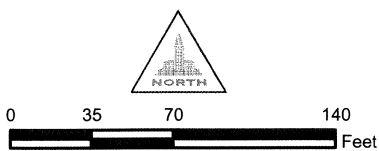
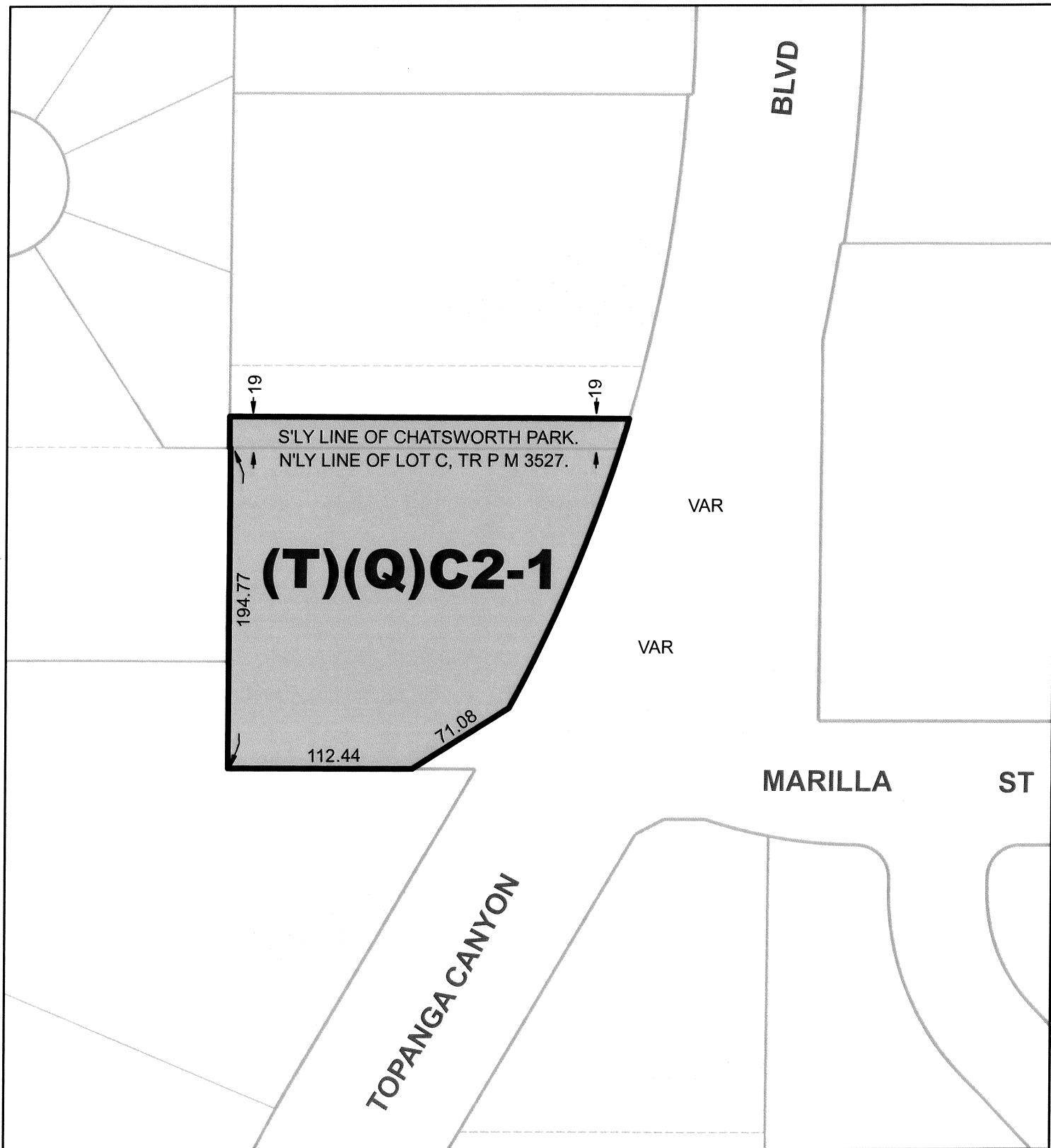


ORDINANCE NO. _____

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:

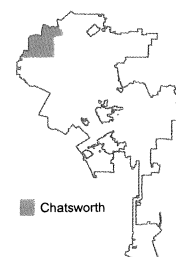


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City of Los Angeles



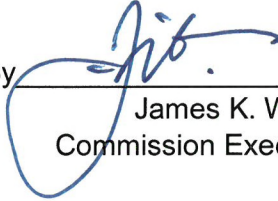
(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to LAMC Section 12.32 G.2, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

1. **Site Plan.** The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked **Exhibit A**, dated **April 21, 2017**, and attached to the administrative file, except as Conditions of Approval contained in this entitlement action modify said plans. Prior to the issuance of building permits, detailed development plans that show compliance with all Conditions of Approval, including complete landscape and irrigation plans, shall be submitted to the Department of City Planning Department for review. Minor deviations may be allowed in order to comply with provisions of the LAMC, the subject conditions, and the intent of the subject permit authorization.
2. **Use.** A hotel use is permitted on the subject property. The property shall comply with the use, restrictions/limitations, and area provisions of the C2 Zone, pursuant to LAMC Section 12.11.5, unless modified by conditions herein or subsequent action. Residential dwelling units are not proposed. Change of use in the future, if any, is subject to LAMC Section 11.5.11.
3. **Height.** The building shall not exceed a height of 44 feet, 8 inches to the top of the roof parapet wall. A roof structure housing the elevators may exceed the maximum permitted parapet height by 5 feet, 1 inch, as permitted by LAMC Section 12.21.1 B.3 (a). Any mechanical equipment on the roof, such as air conditioning units, shall be fully screened from view of any abutting properties and the public right-of-way.
4. **Floor Area Ratio (FAR).** FAR shall not exceed 1.39:1.
5. **Density.** A maximum of 105 hotel guest rooms shall be permitted on the property.

Sec. __. 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 City Planning Commission on October 26, 2017 recommends this ordinance **BE ADOPTED** by the City Council.

By  _____
James K. Williams
Commission Executive Assistant II

File No. _____

I hereby certify that the foregoing ordinance was passed by a **vote of not less than two-thirds of all its members** by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____