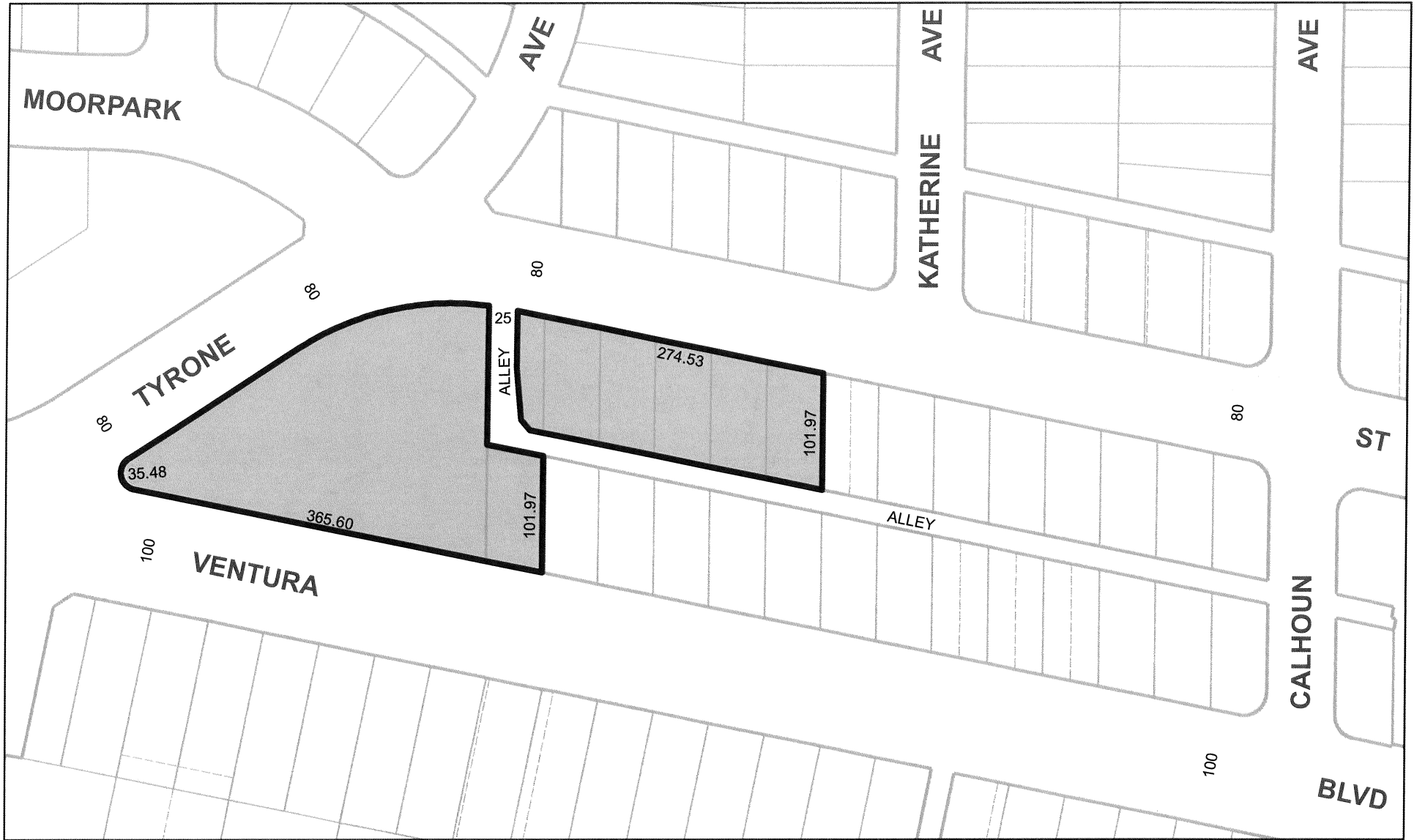


ORDINANCE NO. \_\_\_\_\_

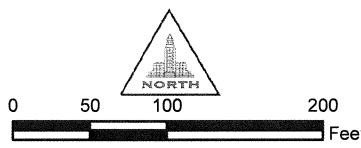
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

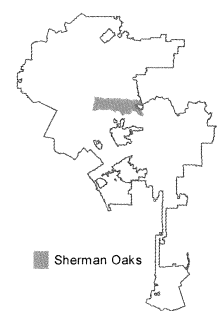
Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



 **(T)(Q)C2-1VL**



CPC-2016-3924-VZC-SPE-BL-SPR-CU-CUB-SPP  
 MY/q 113017



## (Q) QUALIFIED CONDITIONS OF APPROVAL

As modified by the City Planning Commission on November 16, 2017

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. **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 October 31, 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. **Uses.** The following uses within the subject building are approved herein:

Grocery Store – 44,729 square feet plus 2,052 square foot outdoor patio (all second level)

Retail – 20,200 square feet (grade level)

Restaurant – 4,900 square feet plus outdoor patio with 36 seats (grade level)

Office – 4,195 square feet (grade level)


Note: Any future change of use shall require review and compliance with the Ventura/Cahuenga Specific Boulevard Corridor Specific Plan.

3. **Height.** Not the exceed 38 feet 10 inches in substantial conformance with Exhibit "B".

4. **Public Arts Fee** – Any required public art fee assessed for the project shall be used for public art on the subject site to the satisfaction of the Department of Cultural Affairs.

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 City Planning Commission on 11-16-2017 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 \_\_\_\_\_