

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:

AVE

AVE

100

OLYMPIC BLVD

60

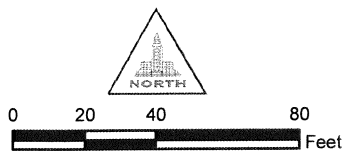
(T)(Q)
RAS4-1

97.95

128.40

KENMORE

DEWEY

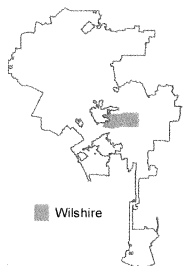


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MY/CF

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City of Los Angeles



(Q) QUALIFIED CONDITIONS OF APPROVAL
(As Modified by the City Planning Commission on June 14, 2018)

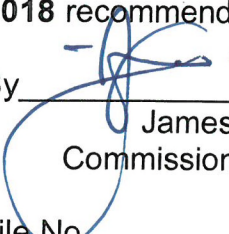
Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

1. **Use.** Use of the subject property shall be limited to the use and area provisions of the RAS4 and R4 Zones; mixed residential and commercial uses shall be permitted.
2. **Commercial Use on RAS4 Zone.** A total of 6,103 square feet of commercial retail uses shall be located on the ground floor.
3. **Hotel.** Not more than 120 guestrooms with in-room controlled access cabinets (mini-bars) may be constructed on the property. A total of 13,550 square feet of hotel amenity space that are accessory to the hotel use is permitted on-site. The restaurant on-site shall be limited to hotel guest use only.
4. **Final Plans.** Prior to the issuance of any building permits for the Project by the Department of Building and Safety, the applicant shall submit all final construction plans for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
5. **Electric Vehicle Parking.** The project will include at least five percent (5%) of the total code-required parking spaces capable of supporting future electric vehicle supply equipment (EVSE). Plans will indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design will be based upon Level 2 or greater EVSE at its maximum operating ampacity. Five percent (5%) of the total code required parking spaces will be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the required 20 percent or 5 percent results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" will be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.
6. **Solar Power.** A minimum of 1,200 square feet of the roof top area shall be installed with solar panels as a part of an operational photovoltaic system to be maintained for the life of the project.

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 **June 14, 2018** recommends this ordinance **BE ADOPTED** by the City Council.

By _____


James K. Williams
Commission Executive Assistant II

File No. _____

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____