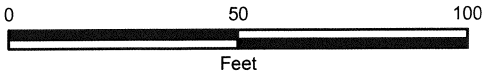


ORDINANCE NO. _____

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:

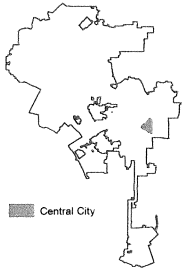


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AA/ *cf*

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City of Los Angeles



(Q) QUALIFIED CONDITIONS

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.

A. Development Conditions

1. **Project Description.** The construction of a new residential building with a maximum height limit of 102 feet, containing 51 residential units, which consist of 50 Restricted Affordable Dwelling units, with a minimum of five percent set aside for Extremely Low-Income households and the remaining of the units for Very Low-Income households, and one manager's unit. The Project will have a total square footage consisting of:
 - a. Up to 33,007 square feet of floor area.
 - b. Up to 51 total residential units.
 - c. Up to 433 square feet of ancillary support services that shall be limited to the residents occupying the building.
2. **Zoning.** In compliance with the LAMC, uses permitted in the (T)(Q)C2-4D Zone shall apply to the project site.
3. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped "Exhibit A" and dated July 19, 2019, and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
4. **Affordable Housing.** Prior to the issuance of a permit, projects of ten or more dwelling units shall submit proof of compliance with the Affordable Housing provisions of Los Angeles Municipal Code Section 11.5.11.
5. **Use.** Residential uses shall be limited to 100 percent affordable housing, exclusive of the manager's unit, as defined by the Los Angeles Municipal Code (LAMC) Section 11.5.11(a)(3).
6. **Labor Requirement.** Pursuant to Los Angeles Municipal Code Section 11.5.11, certified by City Council on December 13, 2017 and codified as Section 5.522 of the Administrative Code, the applicant shall confer with Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance, and shall provide the following to the Department of City Planning:
 - a. A signed Preconstruction Checklist Agreement between the Applicant and the Bureau of Contract Administration (maintained in the case file), prior to clearing any Building Permit, which covers the following:
 - i. **Licenses.** All building and construction work on the project will be performed at all tiers by contractors that are licensed by the State of California and the City of Los Angeles. The project will employ only construction workers that possess all licenses and certifications required by the State of California and the City of Los Angeles.
 - ii. **Local Hire.** At least 30% of all respective workforces' construction workers' hours of Project Work will be performed by permanent residents of the City of Los Angeles. Of these, at least 10% of all their respective workforces'

construction workers' hours of Project Work shall be performed by Transitional Workers whose primary place of residence is within a 5-mile radius of the covered project. If such minimums are not met, evidence of a good faith effort to solicit such local workers shall be evidenced.

- iii. **Wages.** The project will pay construction workers performing Project Work hourly wage rates for those classifications in compliance with the applicable prevailing wage rate determination established pursuant to the California Labor Code.
- iv. **Training.** At least 60% of construction workforces employed on the project will be :
 - 1. Workers who graduated from a Joint Labor Management apprenticeship training program approved by the State of California.
 - 2. Alternatively, workers employed that have minimum hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program.
 - 3. Workers who are registered apprentices in an apprenticeship training program approved by the State of California or an out-of-state, federally-approved apprenticeship program.
- v. **Bond.** A Bond may be required to ensure compliance.

- b. After the project has completed construction, and prior to any Certificate of Occupancy, a signed report from the Bureau of Contract Administration that indicates compliance with the above licenses, local hire, wages and training requirements shall be added to the case file.

- 7. **Additional Housing Requirements.** Wiggins/ Residential Hotel Unit Conversion and Demolition Ordinance requirements: Prior to the issuance of a demolition permit, the Applicant shall submit and process the required Replacement Housing Plan, Application for Clearance, or similar required application to the Los Angeles Housing and Community Investment Department (HCIDLA) and the Community Redevelopment Agency of Los Angeles CRA/LA or its successor agency, to account for any required replacement units. This process will be memorialized via a recorded land use covenant lasting 55 years that could result in more restrictive income limitations being applied to the Project than required by LAMC 11.5.11 and discussed in the Housing Requirement Condition above. The applicant shall present a copy of the recorded covenant to the Department of City Planning for inclusion in this case file.

B. Environmental Conditions.

- 1. **Mitigation Monitoring Program.** The project shall be in substantial conformance with the mitigation measures in the attached MMP and stamped "Exhibit B" and attached to the subject case file. The implementing and enforcing agencies may determine substantial conformance with mitigation measures in the MMP. If substantial conformance results in effectively deleting or modifying the mitigation measure, the Director of Planning shall provide a written justification supported by substantial evidence as to why the mitigation measure, in whole or in part, is no longer needed and its effective deletion or modification will not result in a new significant impact or a more severe impact to a previously identified significant impact.

If the Project is not in substantial conformance to the adopted mitigation measures or MMP, a modification or deletion shall be treated as a new discretionary action under CEQA Guidelines, Section 15162(c) and will require preparation of an addendum or subsequent CEQA clearance. Under this process, the modification or deletion of a mitigation measure shall not require a Tract Map Modification unless the Director of Planning also finds that the change to the mitigation measures results in a substantial change to the project or the non-environmental conditions of approval.

D 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 limitation.

A. Development Limitations:

1. **Floor Area Ratio.** Floor area over the entire site, as identified in the Ordinance Map, shall not exceed a Floor Area Ratio (FAR) of 6 times the buildable area of the site (6:1), not to exceed a total of 33,007 square feet of floor area.
2. **Building Height.** Building height shall be limited to a maximum height of 102 feet consistent with Exhibit A.

Sec. 02. 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 Los Angeles City Planning Commission on **August 8, 2019**, recommends this ordinance **BE ADOPTED** by the City Council.

By  _____
Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

File No. _____

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____