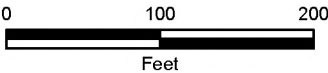
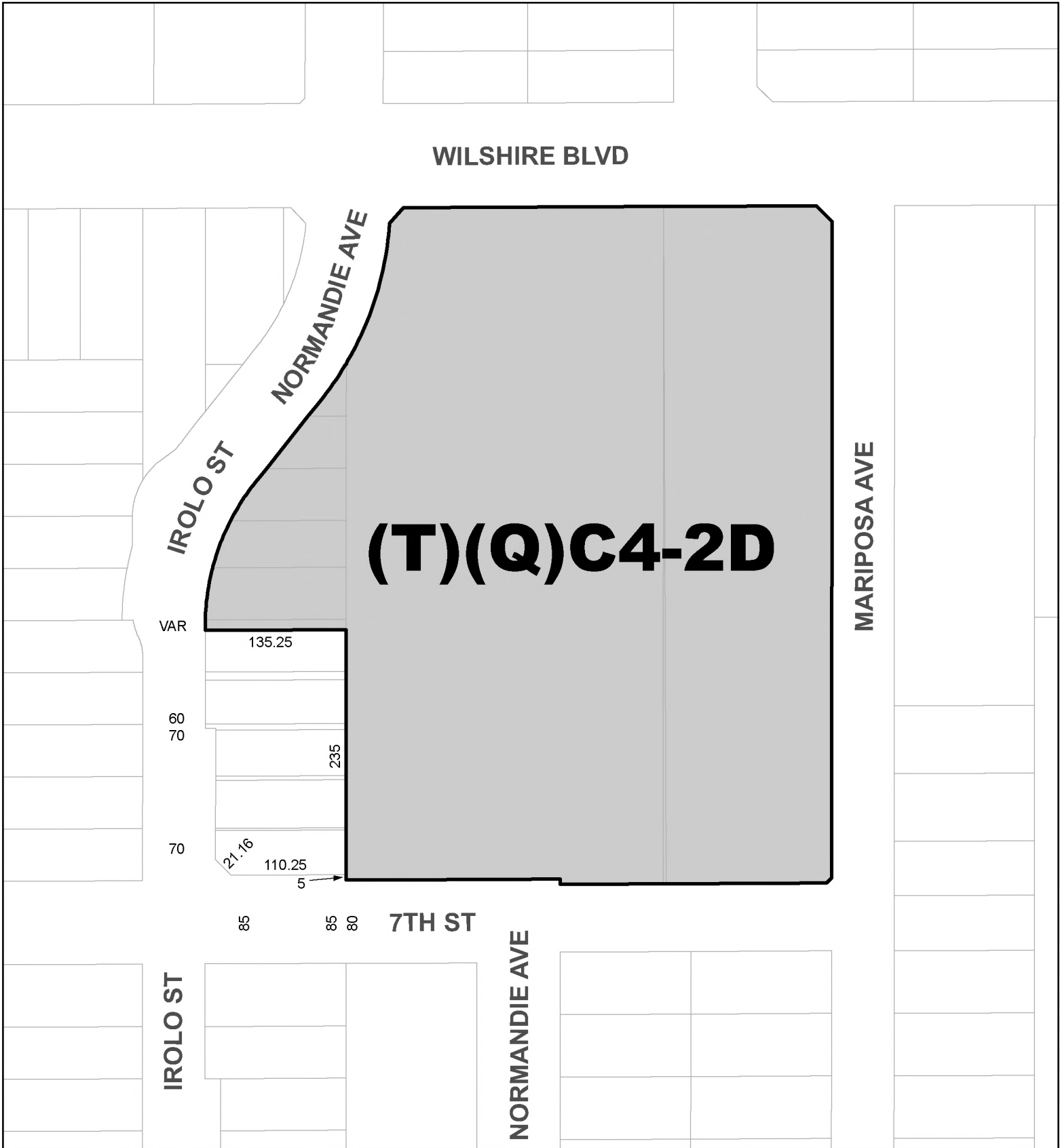


ORDINANCE NO. _____

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:



CPC-2016-3692-VZC-MCUP-SPR

City of Los Angeles



(Q) QUALIFIED CONDITIONS

(As Modified by the City Planning Commission on May 14, 2020)

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 Development.** The use and development of the property shall be in substantial conformance with the Exhibit A, dated January 28, 2020. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions.
 - a. A mixed-use development containing a maximum of 640 apartment units and 10,738 square feet of commercial uses, with a minimum of 1,921 vehicular parking spaces and 1,840 bicycle parking spaces
2. **Use.** The use and area regulations of the development shall be for uses as permitted in the C4 Zone as defined in LAMC Section 12.16.
3. **Affordable Units.** A minimum of 32 units shall be reserved for rental solely to Low Income Households, and a minimum of 32 units shall be reserved for rental solely to Moderate Income Households, at a rental price determined to be affordable by HCIDLA, for a period of 55 years. Said units shall be comparable in size, number of bedrooms, distribution, and amenities to the non-income-restricted units in the development. The 64 affordable units shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission.
4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute and record a covenant and agreement running with the land to the satisfaction of HCIDLA. The covenant shall bind the owner to reserve 32 units (5%) available to Low Income Households, and 32 units (5%) available for Moderate Income Households, for rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant shall present a copy of the recorded covenant to the Department of City Planning for inclusion in the case file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and any monitoring requirements established by the HCIDLA.
5. **Usable Open Space.** The project shall provide open space as follows:
 - a. The project shall provide a minimum of 68,975 square feet of usable open space. At least 50 percent that is 34,487.5 square feet, of the total required usable open space shall be located at the ground level or first habitable room level;
 - b. Common open space areas shall be open to the sky, constitute at least 50 percent of the total required usable open space, and have a minimum dimension of 20 feet and a minimum area of 600 feet;
 - c. Recreation rooms may qualify as common open space but shall not qualify for more than 25 percent, that is 17,243.75 square feet, of the total required usable open space; and
 - d. Balconies shall have a minimum dimension of six (6) feet.

“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. **Floor Area.** The total floor area shall not exceed 1,472,509 square feet and a floor area ratio (FAR) of 4.65:1.
2. **Height.** Building heights shall be limited to a maximum of 282 feet above grade for the 23-story mixed-use building, measured to the top of roof, and 332 feet above grade for the 28-story mixed-use building, measured to the top of roof, as shown in Exhibit “A” stamp dated January 28, 2020.

Sec. 2. 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 **May 14, 2020** recommends this ordinance **BE ADOPTED** by the City Council.

By  _____
Cecilia Lamas
Commission Executive Assistant

File No. _____

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____