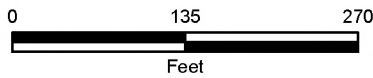
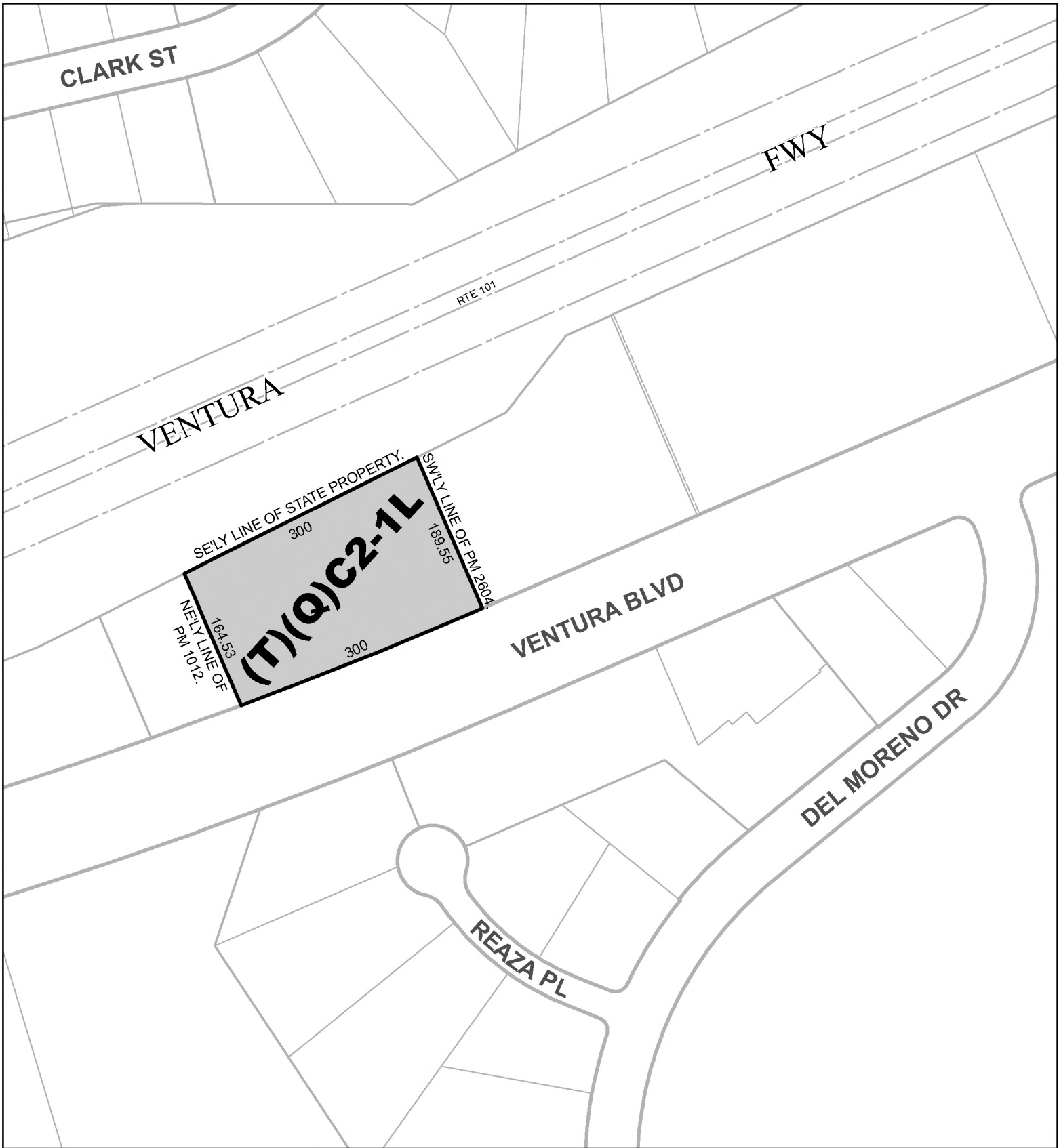


ORDINANCE NO. _____

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:

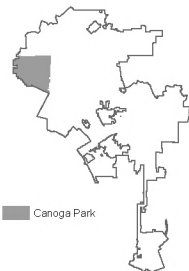


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City of Los Angeles



(Q) QUALIFIED CONDITIONS OF APPROVAL

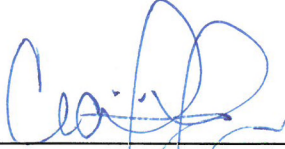
Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

Zone Change Entitlement Conditions

1. **Use.** Permit the development of a hotel project consisting of a maximum of 149 rooms with a restaurant and lounge located on the ground floor, as well as an outdoor deck area in the (T)(Q)C2-1L Zone.
2. **Floor Area.** A maximum Floor Area Ratio (FAR) of 1.5:1, or 80,294 square feet of Floor Area as defined by 12.03 of the LAMC shall be permitted.
3. **Height.** A maximum height of 73 feet for the entire structure, including all projections such as the stairwell and elevator shafts, is permitted.
4. **Plans.** The use and development of the subject property shall be in substantial conformance with the submitted plans, including the Site/Level Plans, Floor Plans, Building Elevations, Building Sections, and Landscape Plans (Exhibit "A") attached to the subject case file, and shall incorporate any modifications required as a result of this grant. 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 for review. Minor deviations may be allowed only in order to comply with provisions of the LAMC, the subject conditions, and the intent of the subject permit authorization.
5. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted Landscape Plan, Exhibit "A", and shall incorporate any modifications required as a result of this grant.
6. **Parking.** As shown on the submitted plans, the project proposes a total of 221 automobile parking spaces for the project (commercial hotel and restaurant uses). The project also proposes a total of 52 bicycle parking stalls for the project. At a minimum, automobile parking and bicycle parking shall be provided in accordance with the Ventura-Cahuenga Boulevard Corridor Specific Plan, and LAMC Sections 12.22 A.25 (d), 12.21 A.4, and 12.21 A.16, respectively, and any amendments thereto.

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 City Planning Commission on **November 5, 2020** recommends this ordinance **BE ADOPTED** by the City Council.

By  _____
Cecilia Lamas
Commission Executive Assistant

File No. _____

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____