

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:

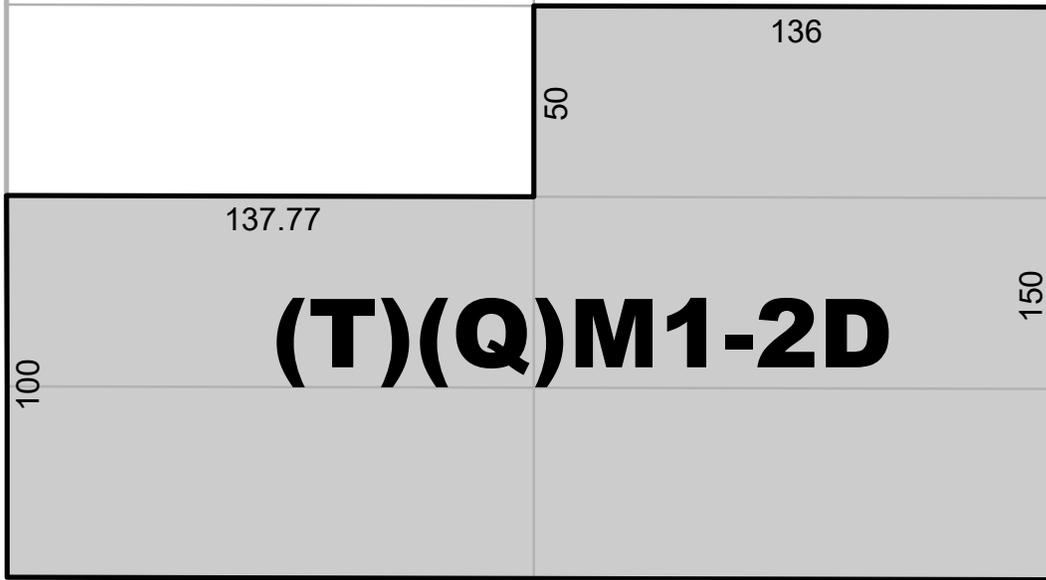
Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

SEWARD ST

HUDSON AVE

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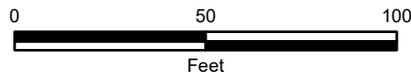
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ROMAINE ST

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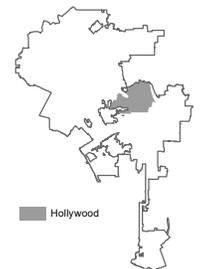


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City of Los Angeles



## (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.

- 1. Site Development.** The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit “A”. No change to the plans will be made without prior review by the Department of City Planning, Major Projects Section, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions. The project shall be in substantial conformance with the following description:

*The development of 150,458 square feet of commercial space consisting of 136,842 square feet of office uses, 11,152 square feet of restaurant uses (of which 6,100 square feet may be used for an entertainment use on the roof level) including an on-site exterior dining area, and 2,464 square feet of ground floor retail uses. The proposed uses would be built within a single, nine-story building.*

- 2. Residential Capacity.** Notwithstanding the above, in accordance with California Government Code Section 66300(b)(1), the portion of the site located in the R3-1 Zone may also be developed with residential uses allowed in accordance with the density and all other development standards of the R3-1 Zone, as in effect on January 1, 2018.

## 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 limitations.

### **Development Limitations:**

- 1. Floor Area Ratio.** Floor area averaged over the entire site shall not exceed four point four times the buildable area of the site (4.4:1), or a total of 150,458 square feet of floor area. All unenclosed outdoor areas located below the approximately 44-foot-tall overhang at the corner of Seward Street and Romaine Street are exempt from the definition of "Floor Area."
- 2. Building Height.** The height shall be limited to a maximum height of 155 feet to the top of the elevator shaft, consistent with Exhibit A.

**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 **July 13, 2023** recommends this ordinance **BE ADOPTED** by the City Council.

By  \_\_\_\_\_  
Cecilia Lamas  
Commission Executive Assistant

File No. \_\_\_\_\_

CITY CLERK

MAYOR

\_\_\_\_\_

\_\_\_\_\_

Ordinance Passed \_\_\_\_\_

Approved \_\_\_\_\_