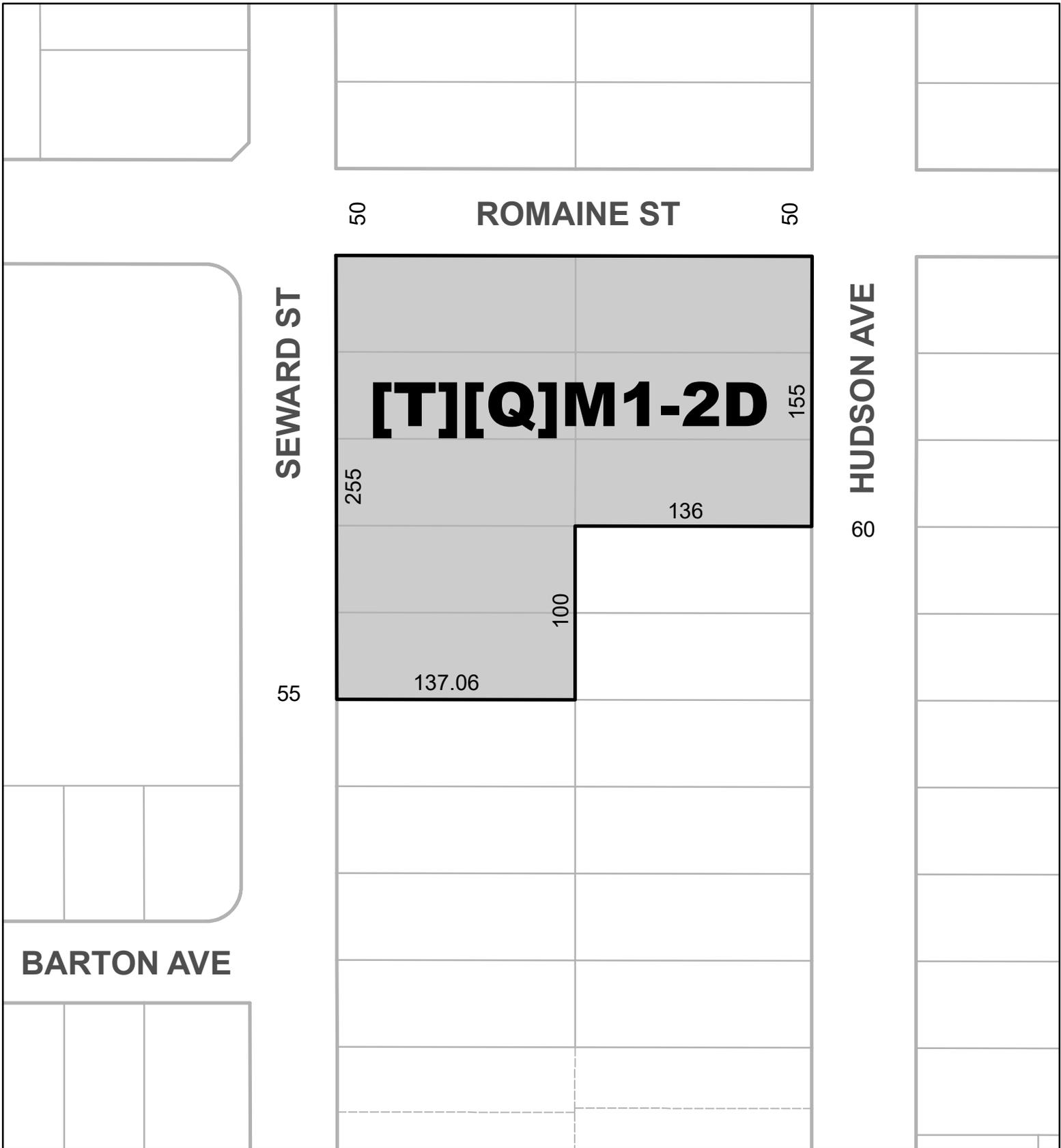


ORDINANCE NO. _____

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:



BARTON AVE

SEWARD ST

ROMAINE ST

HUDSON AVE

50

50

55

255

136

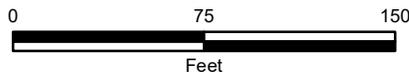
60

100

137.06

155

[T][Q]M1-2D

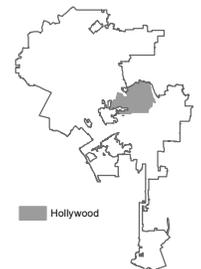


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City of Los Angeles



[Q] QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Los Angeles Municipal Code (“LAMC”), the following limitations are hereby imposed upon the use of the subject property, subject to the Permanent Qualified [Q] classification.

1. Site Development. Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped “Exhibit A” 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.
2. No residential development shall be permitted, including artist-in-residence or live-work conversion, except for a watchman or caretaker as permitted by the M1 Zone.
3. Retail and restaurant uses shall be limited to the ground floor and individual retail and restaurant premises shall not exceed 20,000 square feet.

DEVELOPMENT “D” LIMITATIONS

Pursuant to LAMC Section 12.32 G, the following limitations are hereby imposed upon the use of the subject property, as shown on the attached Zoning Map, subject to the “D” Development Limitations:

1. **Building Height.** Development on the Project Site shall not exceed 75 feet in height measured from the lowest point of that individual building. Certain exceptions may apply for roof structures and elevator shafts, pursuant to LAMC Section 12.21.1, and to the satisfaction of the Department of Building and Safety.
2. **Floor Area.** Development on the Project Site shall be limited to a maximum floor area ratio (FAR) of 3:1. A maximum FAR of 3:1 shall be permitted for developments which incorporate a minimum FAR of 0.7:1 for the following targeted media-related industrial uses: film, tape, television, video, internet and other media production, editing and reconstruction; film archiving, storage and exchange; studio equipment manufacture, rental and storage; music, film, television and internet publishing; sound recording; broadcast studios; facilities for the development of software and other computer and media-related products and services.

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 11, 2024** recommends this ordinance **BE ADOPTED** by the City Council.

By  _____
Cecilia Lamas
Commission Executive Assistant II

File No. _____

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____