

ORDINANCE NO. _____

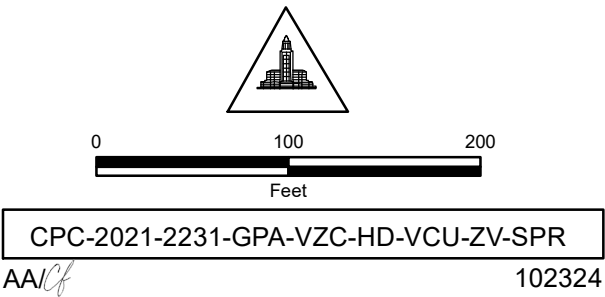
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

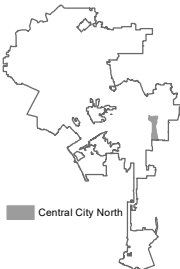
Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF RECORDED LOT 1, TR 83382.



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, dated November 4, 2024 (hereafter referred to as Exhibit A) and attached to the subject case file. No change to the plans (except as conditioned) 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 LAMC or the Project conditions. The project shall be in substantial conformance with the following project description:
 - a. Retention of the existing 222,915 square-foot Warner Music Group building on Lot 3 and a five-story parking garage on Lot 2;
 - b. New development consisting of 435,100 square feet of office space and 15,499 square feet of ground floor commercial space on Lot 1; and
 - c. Demolition of 21,880 square feet of existing floor area and development of up to 191,201 square feet of office and 20,000 square feet of restaurant uses for the Future Campus Expansion Phase on Lot 4.
2. **Pedestrian Paseo.** The project shall provide an approximately one-acre, hardscaped and landscaped pedestrian paseo that would extend east-west along the vacated 7th Place public-right of way and north-south along the vacated Easterly Public Alley, connecting the terminus of 7th Place to Violet Street, as shown in Exhibit A, dated November 4, 2024. The paseo shall remain publicly accessible and gates or other barriers blocking pedestrian access from 7th Place to Violet Street shall be prohibited. No motorized vehicles shall be permitted, except for parking garage users and emergency vehicles used during an emergency. The courtyard and passageway area will be maintained in good condition by the Project operator and/or owner for the life of the Project.

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 positing 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 14, 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 _____