

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:



**(Q) QUALIFIED CONDITIONS**

(As Modified by the City Planning Commission at its meeting on September 12, 2024)

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 September 12, 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 24-story hotel building;
  - b. Development of new 18-story hotel expansion building with 395 new guest rooms;
  - c. Development of approximately 12,000 square feet of restaurant space, approximately 5,000 square feet of bar space, an approximately 9,000 square-foot spa, an approximately 2,700 square-foot fitness center, and approximately 3,400 square feet of new meeting room space; and
  - d. Total new development not to exceed approximately 300,000 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 258 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 2.2:1

**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 **September 12, 2024** recommends this ordinance **BE ADOPTED** by the City Council.

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

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

CITY CLERK

MAYOR

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

Approved \_\_\_\_\_