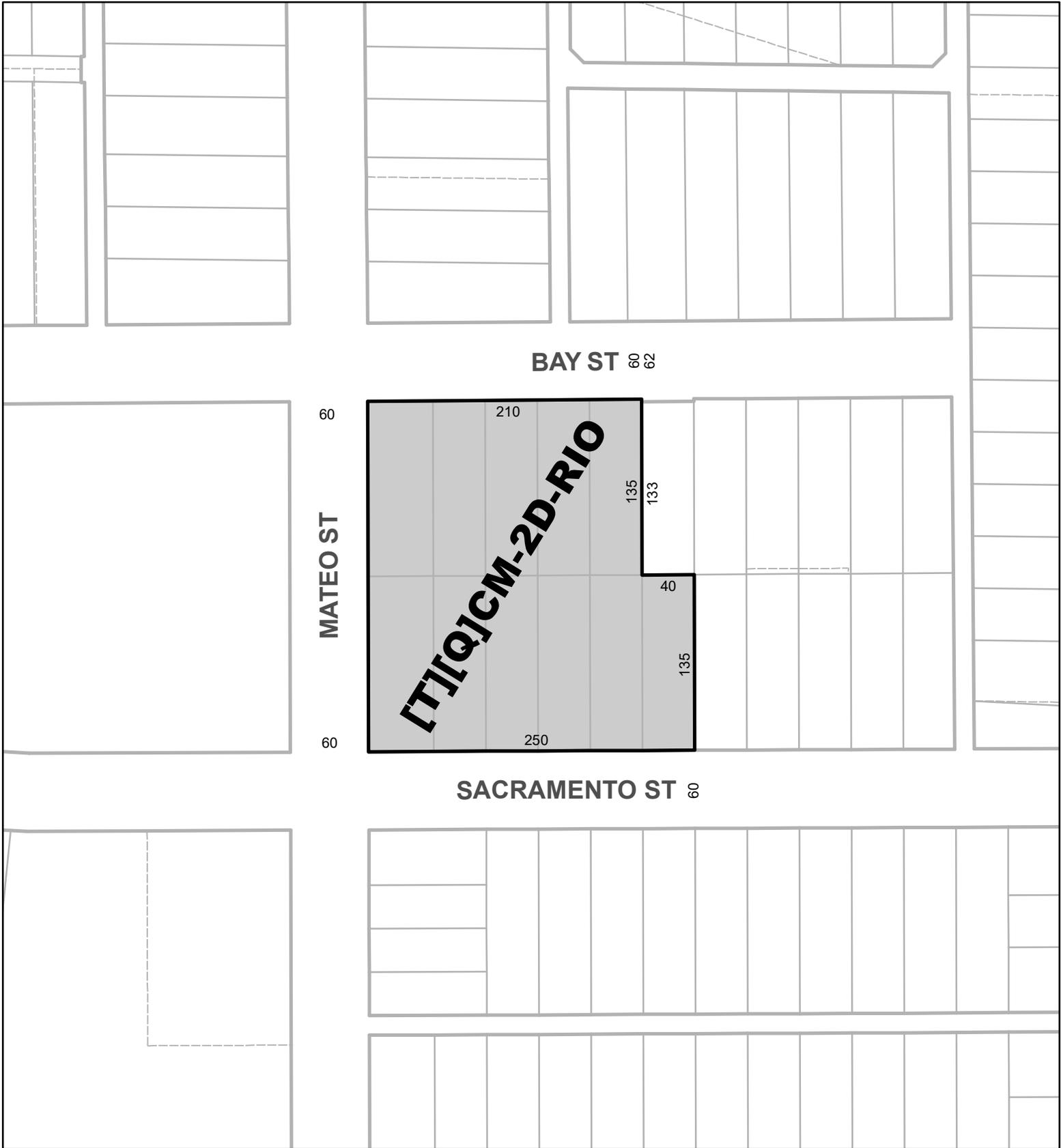


ORDINANCE NO. \_\_\_\_\_

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:



BAY ST 60 62

60

210

MATEO ST

135

133

**CPC-2016-4554-GPA-VZC-HD-DB-SPR**

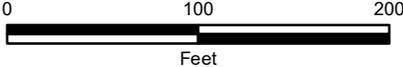
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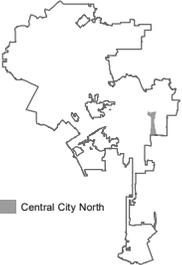
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SACRAMENTO ST 60



CPC-2016-4554-GPA-VZC-HD-DB-SPR

City of Los Angeles



## [Q] QUALIFIED CONDITIONS

(As modified by the City Planning Commission at its meeting on July 22, 2021)

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 subject property shall be in substantial conformance with the plans stamped Exhibit "A" and dated January 22, 2021. No change to the plans shall be made without prior review by the Department of City Planning 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.
2. **Use.** The use and area regulations of the development shall be for uses as permitted in the CM Zone as defined in LAMC Section 12.17.1, except as modified by the Conditions of Approval for Case Nos. CPC-2016-4554-GPA-VZC-HD-DB-SPR and VTT-74596.
  - a. Residential uses shall be limited to a maximum density of 106 live/work units, including 28 Density Bonus Units. Live/work units shall be designed to comply with Section 419 of the Los Angeles Building Code.
  - b. A minimum of 119,845 square feet of the project floor area shall be utilized as retail, restaurant and creative office space, as shown in Exhibit "A" dated January 22, 2021.
3. **Affordable Housing.** A minimum of nine (9) units, that is 11 percent of the 78 base density units, shall be reserved for Very Low Income Households, as defined in Section 50105 of the Health and Safety Code, to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA). In addition, a minimum of three (3) units shall be reserved for Moderate Income Households, as defined in Section 50093 of the Health and Safety Code, to the satisfaction of HCIDLA.

## **“D” DEVELOPMENT 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” Development Limitations.

1. **Floor Area.** The total floor area of all buildings or structures located on the lot shall not exceed a Floor Area Ratio (FAR) of 4.37:1.
2. **Height.** The height of all buildings located on the lot shall not exceed a height of 127 feet, as measured from Grade to the top of the parapet. Roof structures and equipment identified in LAMC Section 12.21.1 B.3 may exceed the 127-foot height limit by a maximum of 10 feet.

**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 22, 2021** recommends this ordinance **BE ADOPTED** by the City Council.

By *Cecilia Lamas* (Electronic Signature due to COVID-19)

Cecilia Lamas  
Commission Executive Assistant

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

CITY CLERK

MAYOR

\_\_\_\_\_

\_\_\_\_\_

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

Approved \_\_\_\_\_