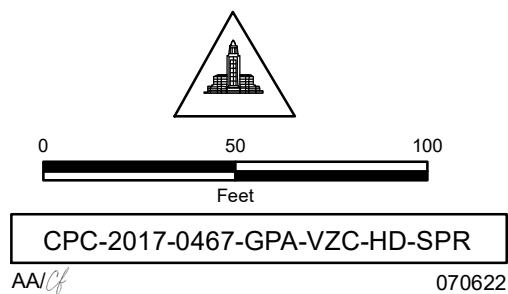
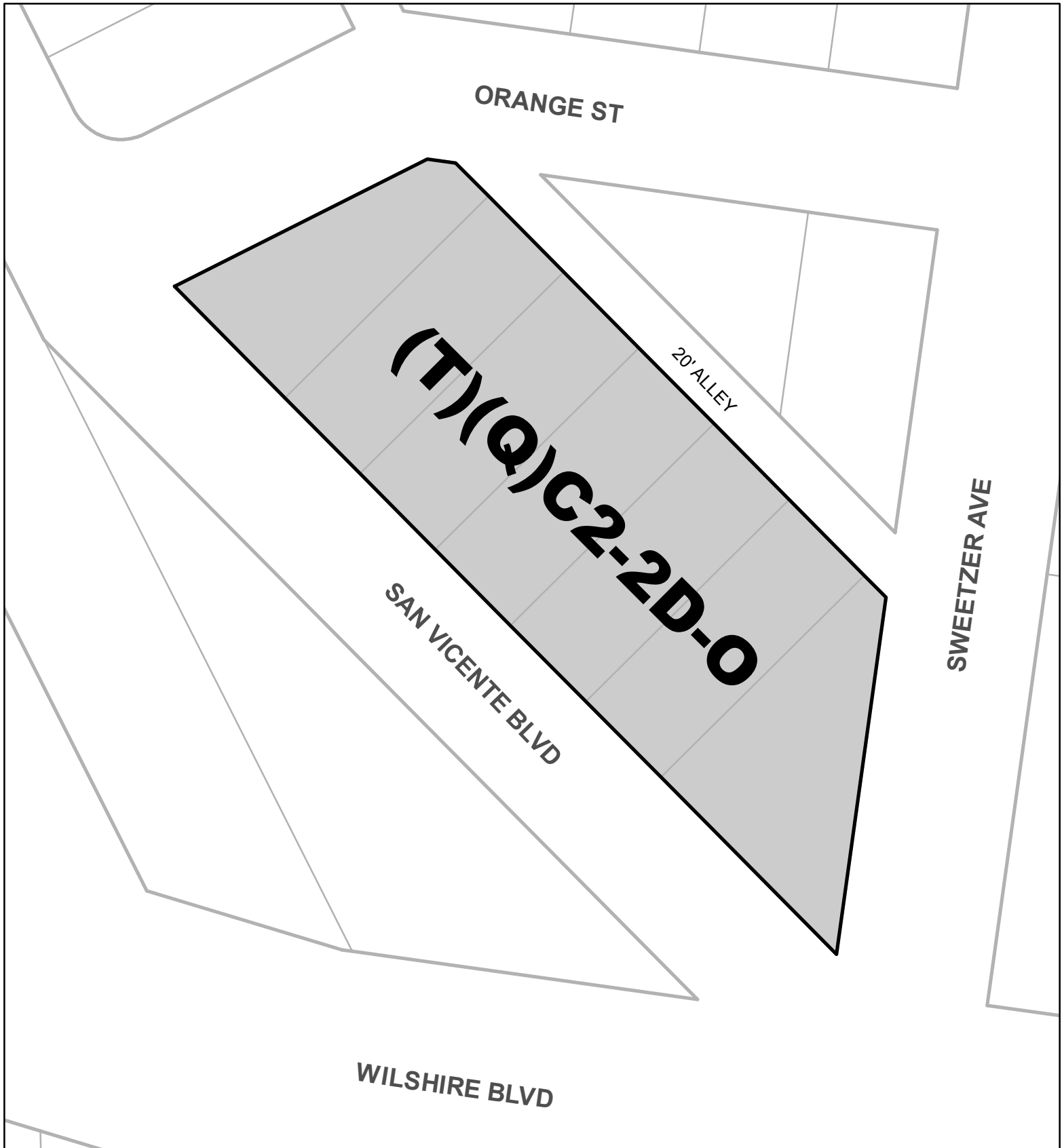


ORDINANCE NO. _____

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:



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 June 23, 2022. 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. 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 constructed in a manner consistent with the following:

- a) A maximum of 140,305 square feet of medical office and/or lab floor area; and
- b) A maximum of 5,000 square feet of commercial floor area.

Additional floor area may be permitted if: above-ground parking areas are repurposed to commercial uses and the site's Floor Area Ratio (FAR) does not exceed 6:1, subject to the Q clarification procedures of LAMC Section 12.32-H or other appropriate LAMC required process, and subject to any applicable CEQA review.

2. **Residential Capacity.** Notwithstanding the above, in accordance with California Government Section 66300 (b)(1), the site may also be developed with residential uses allowed and in accordance with the density and all other development standards of the C1-1VL-O zone, as in effect on January 1, 2018.
3. **Parking.** A 20 percent reduction from the parking requirements of the LAMC is permitted.

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" Development Limitations.

A. Development Limitations:

1. **Floor Area Ratio.** The total floor area over the Project Site shall not exceed a 4.5:1 floor area ratio (FAR), or a total of 145,305 square feet. The FAR may be increased if: above-ground parking areas are repurposed to commercial uses and the site's FAR does not exceed 6:1, subject to any applicable CEQA review and implementation.
2. **Building Height.** Building height shall be limited to a maximum of 230 feet, consistent with Exhibit "A", dated June 23, 2022.

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 **June 23, 2022** recommends this ordinance **BE ADOPTED** by the City Council.

By *Cecilia Lamas*
Cecilia Lamas
Commission Executive Assistant

File No. _____

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____