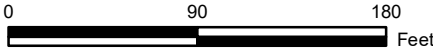
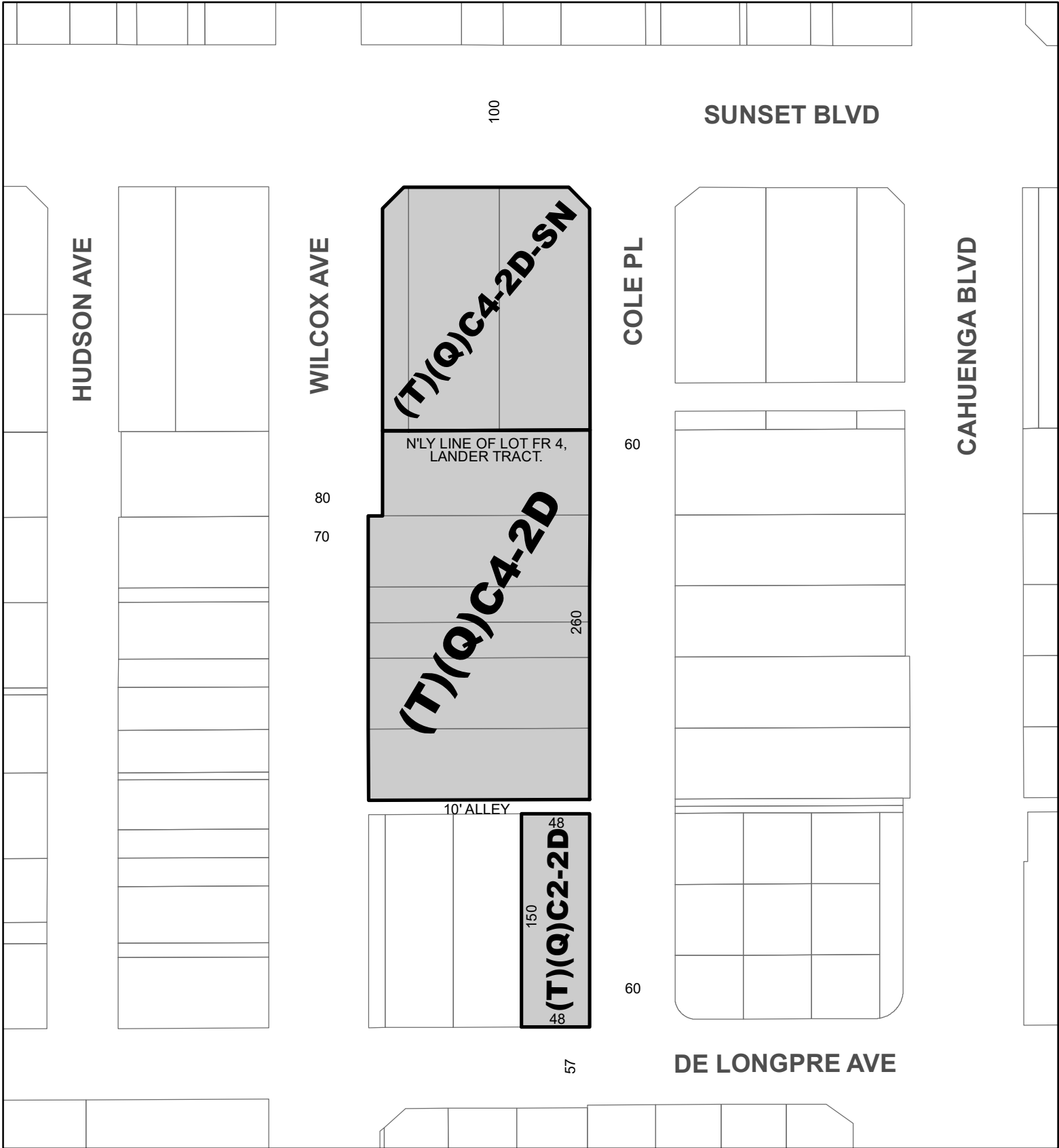


ORDINANCE NO. _____

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:

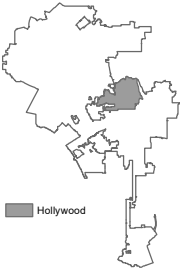


CPC-2020-1929-ZC-HD-MCUP-SPP-SPR

CF/aq

092722

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”. No change to the plans 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 Municipal Code or the project conditions. The project shall be in substantial conformance with the following description:

The development of 443,418 square feet of commercial space consisting of 431,032 sf of office and 12,386 sf of restaurant spaces plus approximately 1,800 square feet of ground floor outdoor dining area. The proposed uses would be built within a single, 15-story building that includes ground floor lobby and commercial space. Additionally, the LADWP equipment would be housed on the lot located at the northwest corner of Cole Place and De Longpre Avenue.

- 2. Residential Capacity.** Notwithstanding the above, in accordance with California Government Code Section 66300(b)(1), the site may also be developed with residential uses allowed in accordance with the density and all other development standards of the C4-2D-SN, C4-2D and C2-1XL Zones, as in effect on January 1, 2018.

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 limitation.

Development Limitations:

Floor Area Ratio. Floor area averaged over the entire site shall not exceed six times the buildable area of the site (6:1), or a total of 443,418 square feet of floor area.

Building Height. For the building located on the lot bound by Sunset Boulevard to the north, Wilcox Avenue to the west, Cole Place to the east and the Alleyway to the south, the height shall be limited to a maximum height of 275 feet 6 inches to the top of the building (including rooftop structures), consistent with Exhibit A.

Building Height. For the building located on the lot at the northwest corner of Cole Place and De Longpre Avenue and bound by Cole Place to the east, De Longpre Avenue to the south and the Alleyway to the north, the building height shall be limited to a maximum height of 18 feet, consistent with Exhibit A.

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 **October 27, 2022** 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 _____