

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

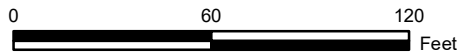
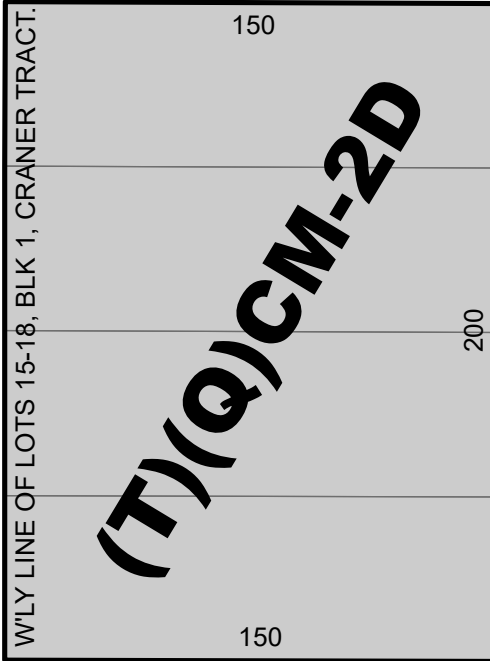
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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:

WEDDINGTON ST

VINELAND AVE

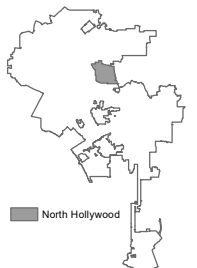


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CFI *aa*

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City of Los Angeles



## (Q) QUALIFIED CONDITIONS

Pursuant to LAMC Section 12.32 G, the following limitations are hereby imposed upon the use of the subject property, subject to the Qualified [Q] Classification:

### **Entitlement Conditions**

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the architectural plans, landscape plan, renderings, and materials submitted by the applicant, stamped Revised Exhibit A, dated August 08, 2022". and attached to the subject case file. No change in the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal code, the subject conditions, and the intent of the subject authorization.
2. **Use.** Use of the subject property shall be limited to household storage, associated management office, and artist incubator/supportVstudio space ("artist space").
3. **Parking:**
  - a. Minimum automobile parking requirements shall be provided consistent with Section 12.21 A.4 of the LAMC, but reduced by 20% per 12.32.P.
  - b. **Bicycle Parking.** Commercial bicycle parking shall be provided consistent with LAMC 12.21 A.16.

## 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.** The project is permitted a maximum building height of 62 feet and five-stories. 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 Ratio.** The project shall be limited to a maximum floor area ratio (FAR) of 3.28:1.

**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 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 **August 25, 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

\_\_\_\_\_

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

Approved \_\_\_\_\_