

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:

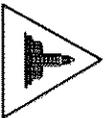
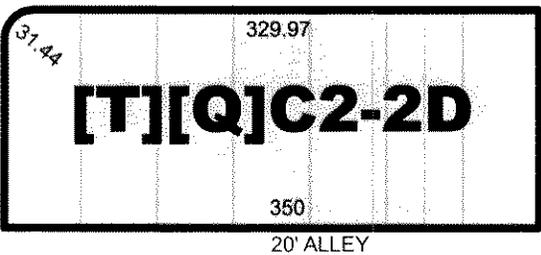
Section __. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications of property shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.

ROMAINE ST

LA BREA AVE

SYCAMORE AVE

WILLOUGHBY AVE

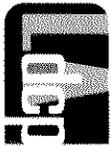


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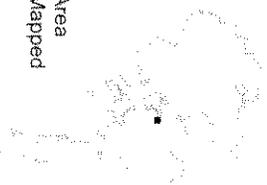
CPC-2014-4074-GPA-ZC-HD-ZAA-SPR

AA/ *SP*

042015



Area Mapped



Section __. 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.

I hereby certify that the foregoing ordinance was introduced at the Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of _____.

Holly L. Wolcott, City Clerk

By _____
Deputy

Approved _____

Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on April 9, 2015
recommended this ordinance be adopted by the City Council.



James K. Williams, Commission Executive Assistant II
City Planning Commission

File No. _____

[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.

Entitlement Conditions

1. **Use.** The use and area regulations for the new development on-site shall be developed for commercial and residential uses as permitted in the C2 Zone as defined in LAMC Section 12.14, except as modified by the conditions herein or subsequent action.
2. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "G". Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Department of City Planning. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization. Changes to this site plan and the attached Conditions of Approval may only occur after a public hearing and the issuance of a Q Clarification pursuant to LAMC Section 12.32-H.
3. **Commercial Use.**
 - a. Residential only development shall be prohibited.
 - b. Residential uses shall be prohibited on the ground floor except for lobby, office, recreational and other common area uses, and parking.
 - c. Commercial uses that are open to the public, such as retail and restaurant uses, shall occupy the ground floor space(s) facing La Brea Avenue and Willoughby Avenue.
4. **Parking Screen.**
 - a. Any parking uses on the ground floor shall be screened with retail square-footage to the satisfaction of the Department of City Planning.
 - b. Any parking uses above the ground floor shall be screened through architectural treatments, commercial square-footage or residential units to the satisfaction of the Department of City Planning.
5. **Mid-Block Break.** If one building is proposed on the site, at least one break in the western façade of the building facing La Brea Avenue shall be provided between approximately 150 feet south from the northern property line and 160 feet north from the southern property line, to the satisfaction of the Department of City Planning, in order to reduce the mass of the building and provide a break along the street wall of La Brea Avenue. The mid-block break shall be a minimum of 800 square feet and clear and open to the sky.

“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. The total height of the buildings shall not exceed 78 feet.
2. The total floor area contained in all buildings on a lot shall not exceed three times the buildable area of the lot (3:1 FAR).