

(Q) QUALIFIED CONDITIONS OF APPROVAL**APPROVED BY THE PLANNING AND LAND USE MANAGEMENT COMMITTEE****ON JUNE 16, 2015**

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. **Use.** The use of the property shall be shall be in substantial conformance with "Exhibit C" and those uses permitted in the C2-1 Zone.
2. **All-Residential.** The development of an all-residential project is prohibited. A mixed-use residential and commercial development shall be permitted.
3. **Site Plan.** The development of the property shall be in substantial conformance with this approval and the plans submitted by the applicant and attached to the case file as "Exhibit C."
4. **Public Open Space.** The project shall include an outdoor seating area, approximately 600 square feet in size, at the corner of Olympic Boulevard and Butler Avenue for commercial patrons. The seating area shall include landscaping and lighting as shown in "Exhibit C."
5. **Floor Area Ratio (FAR).** The project FAR shall not exceed 2.95:1 or 78,772 square feet.
6. **Height.** The building shall be limited to a maximum height of 59 feet 11 inches. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting properties
7. **Massing.** The rear portion of the building shall be stepped back a minimum of 47 feet 5 inches at the sixth floor, 38 feet at the fifth floor, 34 feet 6 inches at the fourth floor, 25 feet at the third and second floors, and 20 feet at the ground floor as depicted in "Exhibit C." The rear setback at the ground floor shall be heavily landscaped as depicted in "Exhibit C".
8. **Rooftop Equipment.** All rooftop equipment and appurtenances shall be screened from public view or shall be architecturally integrated into the design of the building.
9. **Utilities.** Utilities (specifically all LADWP transformers and/or LADWP switch-gears) shall not be visible from public rights-of-way. These items, shall be located behind landscape screening as shown on "Exhibit C".