

ORDINANCE NO. 188375

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:

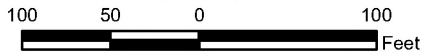
WILSHIRE BLVD

HARVARD BLVD

KINGSLEY DR

7TH ST

**(T)(Q)C4-2**



CPC-2016-3412-VZC-HD-ZAA-SPR

RG/CF

030424

City of Los Angeles



## QUALIFIED (Q) CONDITIONS

Pursuant to LAMC Section 12.32 G, the following limitations are hereby imposed upon the use of the project site, subject to the "Q" Qualified Classification:

1. **Site Plan.** The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", dated February 13, 2024, except as may be revised as a result of this action.
2. **Use.** The use and area regulations for the new development on-site shall be developed for the uses as permitted in the C4 Zone as defined in LAMC Section 12.16, except as modified by the conditions in CPC-2016-3412-VZC-HD-ZAA-SPR or any subsequent action. The site may be developed with commercial and residential uses allowed and in accordance with the density and all other development standards of the C4 and R4 zones.

## **“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. **Height.** The height of the proposed project shall not exceed 268.5 feet and 23 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.** The total new floor area permitted on the project site shall not exceed 660,040 square feet. Combined with the commercial office building to remain, the total floor area on the site shall not exceed 1,045,560 square feet.
3. **Floor Area Ratio (FAR).** The proposed project shall not exceed a floor area ratio of 6:1.

**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 **April 11, 2024** recommends this ordinance **BE ADOPTED** by the City Council.

By *Cecilia Lamas*  
Cecilia Lamas  
Commission Executive Assistant II

File No. 24-0780

CITY CLERK

MAYOR

*Holly Lynn Wolcott*

*Karen Bass*

Ordinance Passed September 24, 2024

Approved 10/05/2024

Ordinance Posted: 10/08/2024  
Ordinance Effective Date: 11/17/2024