

ORDINANCE NO. 164307

CPC 1986-0606 CPC Eff: 01/30/89

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 zones and zone boundaries shown upon portions of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portions of the zoning map shall set forth the zones and height districts as they are set forth on the map entitled "Central City", the accompanying diagrams and the Table for Section 1 attached hereto and incorporated herein by this reference.

CPC-2017-3251

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

SUB AREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------	---------------------------------	----------------------------

D LIMITATIONS:

- 2015 [Q]R5-4-D-0
- 2020 [Q]R5-4-D-0
- 2025 [Q]R5-4-D-0
- 2400 [Q]R5-4-D-0
- 2405 [Q]R5-4-D-0
- 2410 [Q]R5-4-D-0
- 2415 [Q]R5-4-D-0
- 2420 [Q]R5-4-D-0
- 2425 [Q]R5-4-D-0
- 2430 [Q]R5-4-D-0
- 2440 [Q]R5-4-D-0
- 2563 [Q]R5-4-D-0
- 2570 [Q]R5-4-D-0
- 2580 [Q]R5-4-D-0
- 2590 [Q]R5-4-D-0
- 2600 [Q]R5-4-D-0
- 2610 [Q]R5-4-D-0
- 2620 [Q]R5-4-D-0
- 2630 [Q]R5-4-D-0
- 2640 [Q]R5-4-D-0
- 2645 [Q]R5-4-D-0
- 2920 [Q]R5-4-D-0
- 2925 [Q]R5-4-D-0
- 2930 [Q]R5-4-D-0
- 2935 [Q]R5-4-D-0
- 2940 [Q]R5-4-D-0
- 2945 [Q]R5-4-D-0
- 3010 [Q]R5-4-D-0
- 3015 [Q]R5-4-D-0
- 3020 [Q]R5-4-D-0
- 3025 [Q]R5-4-D-0
- 3030 [Q]R5-4-D-0
- 3035 [Q]R5-4-D-0
- 3040 [Q]R5-4-D-0

The total floor area contained in all buildings on a lot shall not exceed six (6) times the buildable area of lot, except for the following: (a) Projects approved under Section 418 (Transfer of Floor Area) of the Redevelopment Plan for the Central Business District Redevelopment Project; (b) Projects approved under Section 415 (Rehabilitation and/or Remodeling of Existing Buildings) or Section 416 (Replacement of Existing Buildings) of said Redevelopment Plan; (c) Projects for which a density variation 50,000 square feet or less is granted under Section 437 of said Redevelopment Plan; (d) Projects for which a density variation of more than 50,000 square feet was granted under Section 437 of said Redevelopment Plan prior to the effective date of this ordinance; (e) Projects approved pursuant to any procedure to regulate transfers of floor area as may be adopted by the City Council. The term "floor area" shall mean floor area as defined in Municipal Code Section 12.21.1-A.5 and 12.21.1-B.4.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

SUB AREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
2015	[Q]R5-4-D-0	Q CONDITIONS:
2020	[Q]R5-4-D-0	
2025	[Q]R5-4-D-0	Notwithstanding Municipal Code Section
2400	[Q]R5-4-D-0	
2405	[Q]R5-4-D-0	12.22-A.18, the property shall be limited to
2410	[Q]R5-4-D-0	
2415	[Q]R5-4-D-0	the following uses:
2420	[Q]R5-4-D-0	
2425	[Q]R5-4-D-0	1. Residential uses permitted in the R5 Zone.
2430	[Q]R5-4-D-0	
2440	[Q]R5-4-D-0	2. Hotels, motels, and apartment hotels.
2563	[Q]R5-4-D-0	
2570	[Q]R5-4-D-0	3. Parking buildings, provided such parking is
2580	[Q]R5-4-D-0	
2590	[Q]R5-4-D-0	accessory to the main use of the lot or
2600	[Q]R5-4-D-0	
2610	[Q]R5-4-D-0	accessory to the main use of another lot not
2620	[Q]R5-4-D-0	
2630	[Q]R5-4-D-0	more than 1500 feet distant therefrom.
2640	[Q]R5-4-D-0	
2645	[Q]R5-4-D-0	4. Any other uses permitted in the C4 Zone
2920	[Q]R5-4-D-0	
2925	[Q]R5-4-D-0	within buildings which were in existence on
2930	[Q]R5-4-D-0	
2935	[Q]R5-4-D-0	the lot upon the effective date of this
2940	[Q]R5-4-D-0	
2945	[Q]R5-4-D-0	ordinance.
3010	[Q]R5-4-D-0	
3015	[Q]R5-4-D-0	5. Any other use permitted in the C4 Zone
3020	[Q]R5-4-D-0	
3025	[Q]R5-4-D-0	provided the floor area ratio of such use does
3030	[Q]R5-4-D-0	
3035	[Q]R5-4-D-0	not exceed 2:1.
3040	[Q]R5-4-D-0	
		6. Any other use permitted in the C4 Zone,
		including commercial uses with a floor area
		ratio from 2:1 to 6:1, provided the development
		plan is approved pursuant to the following
		procedure:

00

11207

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

SUB AREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
2015	[Q]R5-4-D-O	Q CONDITIONS: (cont.)
2020	[Q]R5-4-D-O	
2025	[Q]R5-4-D-O	A. The City Planning Commission shall have the
2400	[Q]R5-4-D-O	authority to approve such development plan if
2405	[Q]R5-4-D-O	it finds: (i) that the proposed development
2410	[Q]R5-4-D-O	will be desirable to the public convenience or
2415	[Q]R5-4-D-O	welfare, and (ii) that the proposed development
2420	[Q]R5-4-D-O	will be in harmony with the objectives and
2425	[Q]R5-4-D-O	intent of the Central City Community Plan, and
2430	[Q]R5-4-D-O	(iii) that the City Planning Commission and the
2440	[Q]R5-4-D-O	Community Redevelopment Agency Board have
2563	[Q]R5-4-D-O	determined that the proposed development
2570	[Q]R5-4-D-O	conforms to the Redevelopment Plan for the
2580	[Q]R5-4-D-O	Central Business District, and (iv) that the
2590	[Q]R5-4-D-O	proposed development will not have an adverse
2600	[Q]R5-4-D-O	impact on existing or planned housing
2610	[Q]R5-4-D-O	development in the vicinity, and (v) that the
2620	[Q]R5-4-D-O	proposed development will not reduce the
2630	[Q]R5-4-D-O	potential for future housing development on any
2640	[Q]R5-4-D-O	other property planned for housing use in the
2645	[Q]R5-4-D-O	Central City Community Plan.
2920	[Q]R5-4-D-O	
2925	[Q]R5-4-D-O	
2930	[Q]R5-4-D-O	
2935	[Q]R5-4-D-O	
2940	[Q]R5-4-D-O	
2945	[Q]R5-4-D-O	
3010	[Q]R5-4-D-O	
3015	[Q]R5-4-D-O	
3020	[Q]R5-4-D-O	
3025	[Q]R5-4-D-O	
3030	[Q]R5-4-D-O	
3035	[Q]R5-4-D-O	
3040	[Q]R5-4-D-O	

02 11/12/77

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

SUB AREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
--------------------	---------------------------------------	----------------------------

Q CONDITIONS: (cont.)

2015	{Q}R5-4-D-0	B. The Commission may imposed such conditions as it deems necessary to secure an appropriate development in harmony with the objectives and intent of the Central City Community Plan and the Redevelopment Plan for the Central Business District.
2020	[Q]R5-4-D-0	
2025	[Q]R5-4-D-0	
2400	[Q]R5-4-D-0	
2405	[Q]R5-4-D-0	
2410	[Q]R5-4-D-0	
2415	[Q]R5-4-D-0	
2420	[Q]R5-4-D-0	
2425	[Q]R5-4-D-0	
2430	[Q]R5-4-D-0	
2440	[Q]R5-4-D-0	C. An application to permit such development, together with a complete set of development plans, shall be filed with the Community Redevelopment Agency and the City Planning Commission. The application with the Planning Commission shall be deemed complete when accompanied by a determination by the Community Redevelopment Agency Board.
2563	[Q]R5-4-D-0	
2570	[Q]R5-4-D-0	
2580	[Q]R5-4-D-0	
2590	[Q]R5-4-D-0	
2600	[Q]R5-4-D-0	
2610	[Q]R5-4-D-0	
2620	[Q]R5-4-D-0	
2630	[Q]R5-4-D-0	
2640	[Q]R5-4-D-0	
2645	[Q]R5-4-D-0	
2920	[Q]R5-4-D-0	
2925	[Q]R5-4-D-0	
2930	[Q]R5-4-D-0	
2935	[Q]R5-4-D-0	
2940	[Q]R5-4-D-0	
2945	[Q]R5-4-D-0	
3010	[Q]R5-4-D-0	
3015	[Q]R5-4-D-0	
3020	[Q]R5-4-D-0	
3025	[Q]R5-4-D-0	
3030	[Q]R5-4-D-0	
3035	[Q]R5-4-D-0	
3040	[Q]R5-4-D-0	

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

SUB AREA NO.	NEW ZONE AND/OR HEIGHT DISTRICT	CONDITIONS AND LIMITATIONS
2015	[Q]R5-4-D-0	Q CONDITIONS: (con't)
2020	[Q]R5-4-D-0	
2025	[Q]R5-4-D-0	D. Upon the filing of a complete application
2400	[Q]R5-4-D-0	with the Planning Commission, the matter shall
2405	[Q]R5-4-D-0	be set for public hearing. Notice of the time,
2410	[Q]R5-4-D-0	place, and purpose of such hearing shall be
2415	[Q]R5-4-D-0	given as set forth in Municipal Code Section
2420	[Q]R5-4-D-0	12.24-B.3(b). The determination of the
2425	[Q]R5-4-D-0	Commission, or the City Council on appeal,
2430	[Q]R5-4-D-0	shall be made pursuant to the procedures set
2440	[Q]R5-4-D-0	forth in Municipal Code Section 12.24-B.3(d)
2563	[Q]R5-4-D-0	and (e).
2570	[Q]R5-4-D-0	
2580	[Q]R5-4-D-0	
2590	[Q]R5-4-D-0	
2600	[Q]R5-4-D-0	
2610	[Q]R5-4-D-0	
2620	[Q]R5-4-D-0	
2630	[Q]R5-4-D-0	
2640	[Q]R5-4-D-0	
2645	[Q]R5-4-D-0	
2920	[Q]R5-4-D-0	
2925	[Q]R5-4-D-0	
2930	[Q]R5-4-D-0	
2935	[Q]R5-4-D-0	
2940	[Q]R5-4-D-0	
2945	[Q]R5-4-D-0	
3010	[Q]R5-4-D-0	
3015	[Q]R5-4-D-0	
3020	[Q]R5-4-D-0	
3025	[Q]R5-4-D-0	
3030	[Q]R5-4-D-0	
3035	[Q]R5-4-D-0	
3040	[Q]R5-4-D-0	

00

11/20/07

