

**Date** : 11/25/2020 12:23:13 PM  
**From** : "Anna Orellana"  
**To** : "Luciralia Ibarra"  
**Cc** : "Jason McCrea" , "Milena Zasadzien" , "Alan Como" , "Flora Melendez"  
**Subject** : CF 20-1315  
**Attachment** : CF 20-1315 Ordinance Disapproval by Director (2).pdf;

Hello

Please see the attached signed ordinance.

Thanks

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**Anna Orellana**  
Secretary  
**Los Angeles City Planning**  
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Los Angeles, CA 90012  
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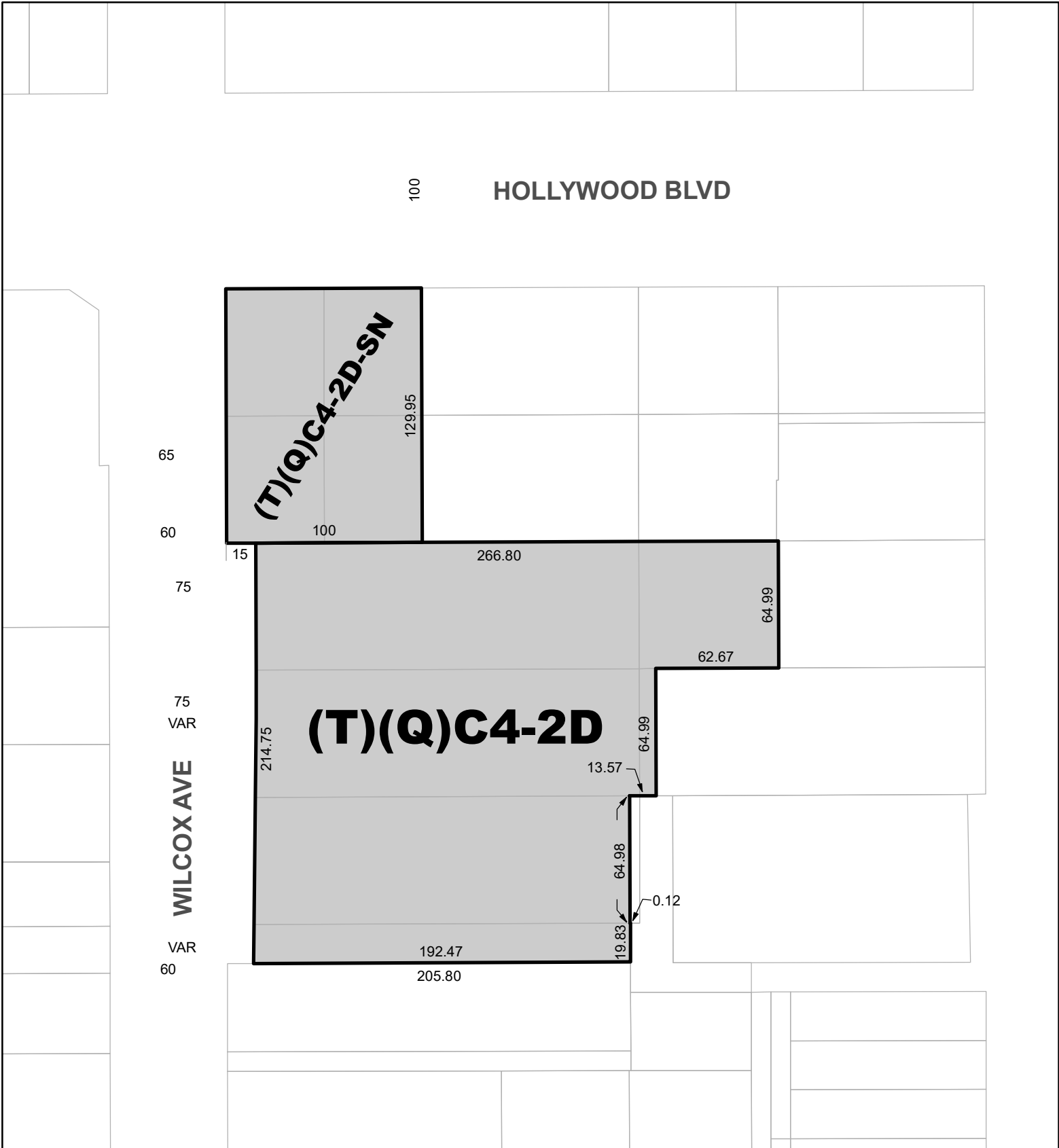


**ORDINANCE NO. \_\_\_\_\_**

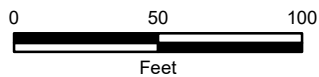
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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 classifications of properties 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.



THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR 74371.

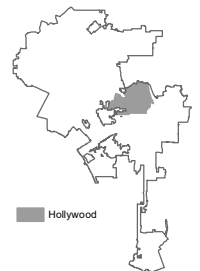


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AA/Cf

082720

City of Los Angeles



**(Q) QUALIFIED CONDITIONS OF APPROVAL**

As Modified by the PLUM Committee at its meeting on 11/12/2020

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. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped Exhibit A and dated September 3, 2020 and attached to the subject case file. No change to 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 permit authorization. The project shall be constructed in a manner consistent with the following:
  - a. A maximum of 260 residential units
  - b. A maximum of 17,800 square feet of commercial space.
2. **Affordable Units.** A minimum of 13 units (5 percent) shall be reserved for Low-income Households as defined by HCIDLA; eight (8) units (3 percent) shall be reserved for Moderate-income Households as defined by HCIDLA; and a contribution of \$1,664,000 to the Council District 13 Affordable Housing Trust Fund.
3. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 13 units available for Low-income Households, eight (8) units available for Moderate-income Households, and a contribution of \$1,664,000 to the Council District 13 Affordable Housing Trust Fund, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.
4. The use and development of the 260 multi-family units shall not be permitted to operate as a Transit Occupancy Residential Structure (TORS). To enable the TORS apartment/hotel hybrid use, the applicant is required to request a Conditional Use Permit.
5. **Billboards.** On-site Billboards shall not increase in sign area or height.
6. **Billboard Lighting.** Billboard lighting shall not be increased in intensity or brightness.

## **D LIMITATIONS**

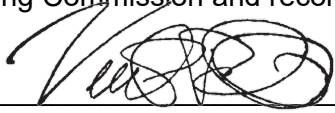
Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the “D” Development Limitations.

A. Development Limitations:

1. **Floor Area Ratio.** The total floor area over the Project Site shall not exceed a 4:5:1 floor area ratio (FAR), or a total of 278,892 square feet.
2. **Building Height.** Building height shall be limited to a maximum of 45 feet for parcels with frontage along Hollywood Boulevard, and otherwise limited to a maximum height of 160 feet for parcels with frontage along Wilcox Avenue, consistent with Exhibit A, dated September 3, 2020.

Sec. \_\_. 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 559 of the City Charter, **I DISAPPROVE** this ordinance on behalf of the City Planning Commission and recommend that it **NOT BE ADOPTED**.

By   
Vincent P. Bertoni, AICP  
Director of Planning

Date \_\_\_\_\_

File No. \_\_\_\_\_

I hereby certify that the foregoing ordinance was passed by **a vote of not less than two-thirds of all its members** by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

\_\_\_\_\_

\_\_\_\_\_

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

Approved \_\_\_\_\_