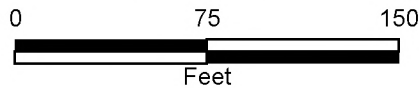
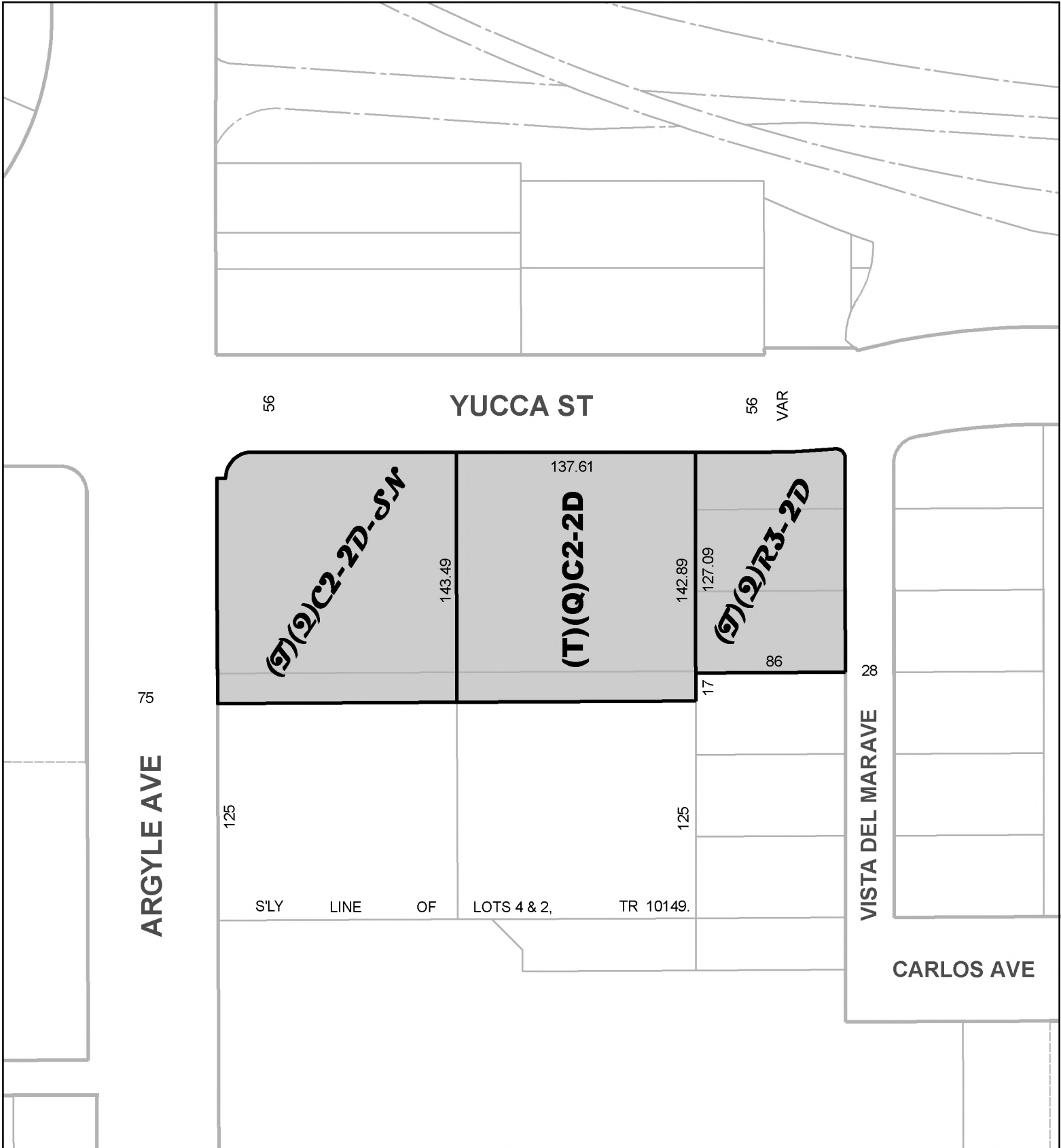


ORDINANCE NO. _____

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.

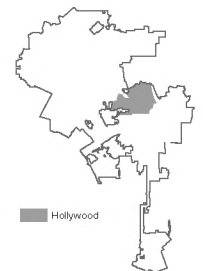


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City of Los Angeles



(Q) QUALIFIED CONDITIONS OF APPROVAL

As Modified by the PLUM Committee at its December 3, 2020 Meeting

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.** The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit A, dated September 11, 2020. 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. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions.

Any substantive changes to the materials, colors, or design of the podium shall return to the Above Grade Parking Subcommittee of the City Planning Commission for review and approval.
2. **Residential Density.** The project shall be limited to a maximum density of 271 residential units, of which 17 units (8 percent) shall be reserved for Very Low Income Occupants.
3. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 (9a-d).
4. **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 8 percent (17 units) of the base 212 dwelling units available to Very Low Income Households, 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 any monitoring requirements established by the HCIDLA.
5. **Automobile Parking.** Vehicle parking shall be provided consistent with the LAMC Section 12.21 A.4.
6. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.
7. **Unbundled Parking.** Residential parking shall be unbundled from the cost of the rental units, with the exception of parking for Restricted Affordable Units.
8. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety.
9. **Commercial Floor Area.** The project shall be limited to a maximum commercial floor

area of 7,760 square feet.

10. **Floor Area Ratio (FAR).** The maximum permitted Floor Area Ratio averaged across the site shall be no greater than a 6.6:1 FAR.
11. **Covenant.** The applicant shall file a covenant running with the land with the Department of Building and Safety prior to the issuance of any building permits. The covenant shall include a guarantee to continue the operation and maintenance of the development as a unified development; shall indicate the floor area and, if applicable, density used on each parcel and the floor area, and, if applicable, density potential (if any) that would remain; shall guarantee the continued maintenance of the unifying design elements; and shall specify an individual or entity to be responsible and accountable for this maintenance and the fee for the annual inspection of compliance by the Department of Building and Safety, required pursuant to LAMC Section 19.11.
12. **Development Services Center.** Prior to sign-off on building permits by the Department of City Planning's Development Services Center for the project, the Department of City Planning's Major Projects Section shall confirm, via signature, that the project's building plans substantially conform to the conceptual plans stamped as Exhibit A, as approved by the City Planning Commission.
13. **Landscaped Park.** A minimum 2,820 square foot ground floor publicly accessible landscaped open space shall be provided adjacent to Argyle Avenue, as shown in Exhibit A - Project Plans, dated September 11, 2020.
14. **Rent Stabilization Ordinance.**
 - a. The project shall comply with any tenant relocation requirements established by HCIDLA. Enforcement shall be the responsibility of HCIDLA.
 - b. The applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with the Rent Stabilization Ordinance. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
 - c. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Rental Stabilization Ordinance.
15. Prior to the issuance of a building permit, the Applicant or successor shall provide certified mailing receipts or proofs of service signed under penalty of perjury, to the Department of City Planning Major Projects Section demonstrating that existing qualified tenants were provided an offer to enter into a private agreement with the applicant (or successor) that includes, subject to its terms: 1) the ability for the tenant to return to a comparable unit within the project; and, 2) during construction of the project, funding of the difference in rent of a comparable unit between the tenant's rental rate immediately prior to the demolition of the building and the tenant's new rental rate, until the ability to

return, if accepted, is exercised. The Applicant (or successor) shall provide a copy of the signed agreement(s) demonstrating compliance with this condition, which may be redacted for privacy purposes, or written rejection from the tenant(s). Where the Applicant (or successor) is not able to enter into an agreement with the tenant(s), or obtain written rejection from the tenant(s), the Applicant (or successor) shall submit a written declaration signed under penalty of perjury, that the offer to enter into a private agreement with the tenant(s) has been made. The applicant (or their successor) shall also submit to the Department of City Planning Major Projects Section, concurrent with certified mailing receipts or proofs of service signed under penalty of perjury, the rent roll of occupied units at the time the offer is commenced.

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 6.6:1 floor area ratio (FAR), or a total of 316,948 square feet.
2. **Building Height.** Building height shall be limited to a maximum height of 348 feet for parcels along Yucca Street, consistent with Exhibit "A", dated September 11, 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 12/4/2020

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 _____