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[Q]C4-1D The property shall observe the following [Q] conditions:

. All buildings shall have their primary ground floor pedestrian entrance facing Culver Boulevard. If the front wall of the building is set back more than five feet from the front property line, some type of pedestrian amenity(s) shall be provided at the front of the building, such as a walkway, a courtyard, outdoor seating area, etc.

2. Residential uses shall be prohibited on the ground floor.

3. Pole signs and illuminated architectural canopy signs shall be prohibited.

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4. Exterior security grilles or permanently affixed security bars, or roll-down grilles that conceal storefront windows shall be prohibited.

5. All areas of the site not developed with structures, parking areas, walkways or other pedestrian amenities shall be attractively landscaped.

The existing Height District D Limitations provisions are retained from Ordinance Number 167,988 of 1992 as follows:

6. No building or structure shall exceed 37 feet in height.

. **The maximum FAR for the area shall not exceed 1.0:1 as defined in Section 12.21.1 (A,5 and B,4) of the LAMC.**

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