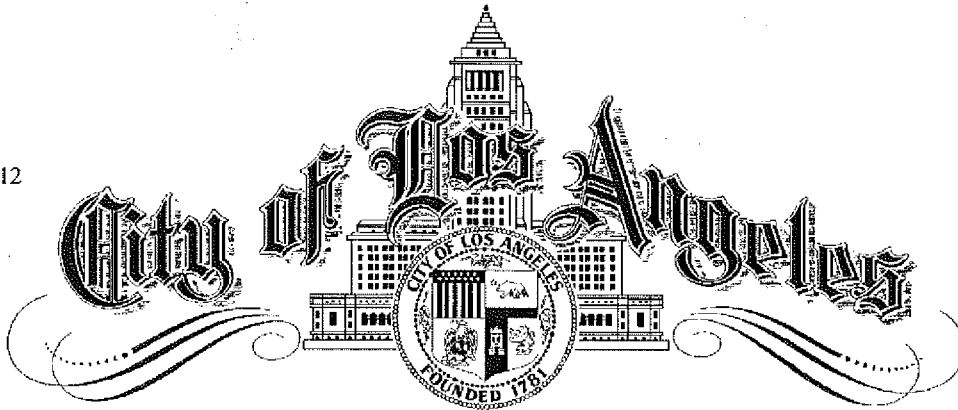


City Hall East
200 N. Main Street
Room 800
Los Angeles, CA 90012

(213) 978-8100 Tel
(213) 978-8312 Fax
CTrutanich@lacity.org
www.lacity.org/atty



CARMEN A. TRUTANICH
City Attorney

REPORT NO. R 0 9 - 0 4 2 0
DEC 22 2009

REPORT RE:

A DRAFT ORDINANCE AMENDING THE DEFINITION OF THE TERM "HILLSIDE AREA" IN SECTION 12.03 OF THE LOS ANGELES MUNICIPAL CODE

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 09-1390
CPC No. 2008-4683-CA

Honorable Members:

We are transmitting to you for your consideration, approved as to form and legality, a draft ordinance amending Section 12.03 of the Los Angeles Municipal Code relating to the definition of the term "Hillside Area."

Charter Findings

Pursuant to Charter Section 559, the Director of Planning has approved this draft ordinance on behalf of the City Planning Commission and recommended that you adopt it. Should you adopt this ordinance, you may comply with the provisions of Charter Section 558 by either adopting the findings of the Director of Planning as set forth in her report dated November 20, 2009, or by making your own findings.

CEQA Finding

Regarding a finding pursuant to the California Environmental Quality Act (CEQA), the Director, on behalf of the City Planning Commission, recommends that you adopt Negative Declaration No. ENV-2008-4684-ND and determine that the adoption of the proposed ordinance will not have a significant impact on the environment. If you concur, you must make this finding prior to or concurrent with your action on the ordinance. If the subject ordinance is enacted, the City Clerk should file a Notice of Determination in accordance with Section 15075 of the State CEQA Guidelines.

Summary of Ordinance Provisions

The City Council adopted Ordinance No. 179,883 on May 6, 2008, to, in part, establish a baseline scale for maximum residential floor area for each zone to address the issue of bulk and mass on single-family zoned lots, not located in a Hillside Area or Coastal Zone. The determination of whether a property was located in a Hillside Area, and, therefore exempt from the new residential floor area limitations, was based on a map that had been adopted by the City Council in 1993. Since that time new, more precise mapping has been done which more accurately identifies the Hillside Area. This ordinance, if adopted, will define the term "Hillside Area" according to the updated maps for purposes of applying the residential floor area limitations.


Council Rule 38 Referral

A copy of the final draft ordinance was sent, pursuant to Council Rule 38, to the Department of Building and Safety. The Department reports that it has no comments at this time.

If you have any questions regarding this matter, please contact Assistant City Attorney Sharon Siedorf Cardenas at (213) 978-8235. She or another member of this office will be available to answer any questions you may have when you consider this matter.

Very truly yours,

CARMEN A. TRUTANICH, City Attorney

By 

PEDRO B. ECHEVERRIA
Chief Assistant City Attorney

PBE/SSC:pj
Transmittal

ORDINANCE NO. _____

An ordinance amending Section 12.03 of the Los Angeles Municipal Code to revise the current Hillside Area definition.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The definition of "Hillside Area" in Section 12.03 of the Los Angeles Municipal Code is amended to read:

Any land designated as Hillside Area as shown in the shaded portion of the Department of City Planning Hillside Area Map, dated September 23, 2009, attached to Council File No. 09-1390. The map is maintained by the Department of City Planning as part of the Geographic Information Systems database.

Section 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.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

JUNE LAGMAY, City Clerk

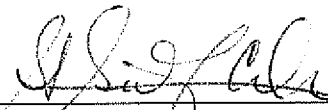
By _____
Deputy

Approved _____

Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By 
SHARON SIEDORF CARDENAS
Assistant City Attorney

Date NOV 23 2009

Pursuant to Charter Section 559, I **approve** this ordinance on behalf of the City Planning Commission and recommend that it be adopted

November 20, 2009

See attached report.


S. Gail Goldberg
Director of Planning

File No(s). CF 09-1390; CPC 2008-4683-CA

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

CITY ATTORNEY
LAND USE/ENVIRONMENT
RECEIVED

NOV 20 2009

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401
CITY PLANNING COMMISSION

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271
VINCENT P. BERTONI, AICP
DEPUTY DIRECTOR
(213) 978-1274
JANE BLUMENFELD
ACTING DEPUTY DIRECTOR
(213) 978-1272
EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273
FAX: (213) 978-1275
INFORMATION
(213) 978-1270
www.planning.lacity.org

WILLIAM ROSCHEN
PRESIDENT
REGINA M. FREER
VICE-PRESIDENT
SEAN O. BURTON
DIEGO CARDOSO
FR. SPENCER T. KEZIOS
YOLANDA OROZCO
BARBARA ROMERO
MICHAEL K. WOO
VACANT
JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

November 20, 2009

CPC File No.: 2008-4683-CA (not transmitted)
Council File No.: 09-1390 (not transmitted)
Council District No.: All

The Honorable Carmen A. Trutanich
City Attorney
Room 1800, City Hall East
Mail Stop 140

Attention: Sharon Siedorf Cardenas
Assistant City Attorney

RE: HILLSIDE AREA AMENDMENT

An Ordinance amending Section 12.03 of the LAMC to revise the current Hillside Area definition; and a proposed Ordinance Map establishing a new Department of City Planning Hillside Area Map.

Dear Mr. Trutanich:

At its meeting of March 26, 2009, the City Planning Commission recommended the adoption of the attached findings (Attachment I), a draft Ordinance amending Section 12.03 of the Los Angeles Municipal Code (LAMC) to revise the current Hillside Area definition, and a proposed Ordinance Map establishing a new Department of City Planning Hillside Area Map. Subsequently, at its meeting of September 8, 2009, the Planning & Land Use Management Committee of the City Council also recommended the adoption of the attached findings (Attachment I), draft Ordinance, and draft Ordinance Map to the City Council. Most recently, at its meeting of September 23, 2009, the City Council adopted the attached findings (Attachment I), Hillside Area Amendment Ordinance, and Hillside Area Ordinance Map with two amendments. As part of its action (Attachment II), the City Council also requested that your office prepare and present an Ordinance, as approved by the City Planning Commission, amending Section 12.03 of the LAMC to revise the current Hillside Area definition, and to establish a new Department of City Planning Hillside Area Map.



The Department of City Planning, in conjunction with your office, has prepared an amended Hillside Area Amendment Ordinance and revised Hillside Area Ordinance Map which incorporates the requested changes, which is enclosed with this letter.

The Ordinance transmitted by your office on November 18, 2009 remains consistent with the policies established in the City Planning Commission on March 26, 2009, in that the amendments continue to refer to the Department of City Planning Hillside Area Map and only serves to clarify where a copy of the map can be obtained by the general public. Therefore I find that the revised Ordinance continues to conform to the original action of the City Planning Commission, and hereby recommend approval under the authority granted by Charter Section 559 and the City Planning Commission.



S. GAIL GOLDBERG, AICP
Director of Planning

Attachments:

- Attachment I – City Council Findings*
- Attachment II – City Council Action*

ATTACHMENT I

CITY COUNCIL FINDINGS

The following are the findings of the City Council:

1. **GENERAL PLAN FINDINGS.** In accordance with **Charter Section 556**, the proposed Code Amendment and Department of City Planning Hillside Area Map are in substantial conformance with the purposes, intent, and provisions of the General Plan and its various Elements in that the amendments do not create or remove any policies or procedures which would prevent the successful implementation of the City's General Plan or Los Angeles Municipal Code (LAMC), and that they only serve to clarify the proper application of the existing hillside policies and regulations. Moreover, the subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not change the regulations related to hillside development currently in place and only changes where they are not applied.

Due to the limited technology available at the time, the current Hillside Area definition used fixed methods of determining its boundaries, such as the Bureau of Engineering Basic Grid Maps and major street boundaries. As a result, the current boundaries included many lots which are actually flat and not located on a true hillside. Department resources have advanced to the point that staff is now able to analyze topographical data on a citywide-basis in order to identify the true hillside lots and establish a more accurate Hillside Area map such as the one being proposed as part of this action.

Removal of Hillside Area Designation

The properties which will have the Hillside Area designation removed are not located on true hillsides, and a majority of these properties are already exempted from the City's hillside regulations. These properties are generally flat and tend to front on fully improved streets (at 28 feet or greater).

In total, staff has determined that a majority of the parcels that are not truly hillside and having the Hillside Area designation removed are zoned for uses other than single-family, and are therefore are not subject to the current hillside regulations established in Section 12.21 A.17 of the LAMC and various other provisions throughout the Zoning Code.

Application of Baseline Mansionization Ordinance

One of the purposes of the proposed Code Amendment is to make the regulations of the Baseline Mansionization Ordinance apply to those lots which are not hillside, and thus do not have hillside-related development issues. A large majority of these lots which are zoned Single-Family Residential (93%) are not located within the Coastal Zone, and will automatically benefit from the provisions of the Baseline Mansionization Ordinance which was established in order to create a more appropriate and predictable scale for each individual zone, and which includes the Residential Floor Area District which allows individual neighborhoods (of at least 100-acres – less than a quarter-mile radius) to establish more specific Floor Area Ratios that better protect and/or enhance the scale of development. These same lots have development issues which have already been addressed by the Baseline Mansionization Ordinance, and do not have the same issues which go along with the development of true hillside lots.

Furthermore, an analysis of these lots reveals that the Baseline Mansionization Ordinance will allow for additions and/or new construction on the median-sized lots, and that the median-sized home of the proposed Hillside Area removal lots is well below what the established maximum size limits.

The application of the Baseline Mansionization Ordinance to these additional Single-Family Residential lots will be in substantial conformance with the purposes, intent, and provisions of the General Plan in that they establish regulations that would reduce the development potential of single-family residential structures, in terms of mass and size, on single-family zoned lots. The removal of the Hillside Area designation from these properties will also be consistent with, and help to further accomplish the following goals, objectives, and policies of the General Plan Framework, in addition to several similar provisions echoed in most of the Community Plans that make up the Land Use Element of the General Plan:

- Goal 3B** Preservation of the City's stable single-family residential neighborhoods.
- Objective 3.5** Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.
- Policy 3.5.2** Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.
- Policy 3.5.4** Require new development in special use neighborhoods such as water-oriented, rural/agricultural, and equestrian communities to maintain their predominant and distinguishing characteristics.

The current FAR of 3:1 (by Buildable Area) for these lots allows large, box-like structures that compromise the character of established neighborhoods. The resulting FAR reduction will help to preserve and maintain the scale of existing single-family neighborhoods and ensure that future development is more compatible. The new base FAR for each zone and the 20% Bonus allow for the construction of structures that are larger than existing homes, but still compatible with a typical single-family neighborhood.

The current method of determining total development potential using setbacks alone results in larger Buildable Area on same-sized lots due to differences in lot shape. A larger Buildable Area can result in a larger house size. In order to address this problem the Baseline Mansionization Ordinance changed the FAR from a percentage of Buildable Area to a percentage of Lot Size. This ensures that regardless of lot shape, the development potential for lots of a given zone is held constant relative to lot size.

Moreover, Baseline Mansionization regulations establish a specific FAR for each zone, creating a specific scale for each zone with subtle transitions for larger lots within some of the smaller scale zones, with smaller minimum lot sizes. To incentivize good design regulations include a Bonus of up to 20 percent of the maximum Residential Floor Area when the structure is articulated (using the Proportional Stories or Facade Modulation methods), or built using environmentally sensitive building methods. Both of these methods encourage creative design solutions and provide an opportunity for additional floor area when needed. An exception is made for substandard R1 lots, where the Bonus is increased to 30 percent of the maximum Residential Floor Area in order to preserve equitable development on smaller lots.

In order to further address the issue of building mass from the public right-of-way and neighboring properties, the Baseline Mansionization Ordinance also includes a new height provision that directly ties the maximum height of a building to the slope of the roof. When a building or structure has a sloped roof (25% slope or greater) the maximum height is 33 feet for the R1, RS, and RE9 zones, and 36 feet for the RE11, RE15, RS, RE20, and RE40 zones. However, when a structure has a flat roof (less than 25% slope) the maximum height is 28 feet for the R1, RS, and RE9 zones, and 30 feet for the RE11, RE15, RS, RE20, and RE40 zones. The application of the Baseline Mansionization Ordinance also allows those neighborhoods that want to maintain their single-story character to utilize the Single-Story Height District.

2. **ZONE CHANGE FINDINGS.** In accordance with **Charter Section 558(b)(2)**, the adoption of the proposed Code Amendment and Department of City Planning Hillside Area Map will be in conformity with public necessity, convenience, general welfare and good zoning practice because its language will ensure the proper application of existing the City's hillside policies and regulations. The subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not change the regulations related to hillside development currently in place and only changes where they are applied.

The current Hillside Area definition used fixed methods of determining its boundaries, such as the Bureau of Engineering Basic Grid Maps and major street boundaries. As a result, the current boundaries included many lots which are actually flat and not located on a true hillside. The proposed Hillside Area boundaries were determined using topographical data analyzed on a citywide-basis in order to identify the true hillside lots and establish a more accurate Hillside Area map such as the one being proposed as part of this action.

Application of Baseline Mansionization Ordinance

A large majority (93%) of the lots which are not truly hillside are zoned Single-Family Residential and not located within the Coastal Zone, and therefore will automatically benefit from the provisions of the Baseline Mansionization Ordinance. This Ordinance was established in order to create a more appropriate and predictable scale for each individual zone, and which includes the option of creating a Residential Floor Area District for unique neighborhoods (of at least 100-acres – less than a quarter-mile radius) to establish more specific Floor Area Ratios that better protect and/or enhance the scale of development in their communities. The adoption of the proposed Code Amendment will ensure that the Baseline Mansionization Ordinance is applied to these flat lots, which have the same development issues which have already been addressed, and would not be appropriate for hillside development regulations.

Analysis of these lots reveals that the Baseline Mansionization Ordinance will allow for additions and/or new construction on the median-sized lots, and that the median-sized home of the proposed Hillside Area removal lots is well below what the established maximum size limits.

The application of the Baseline Mansionization Ordinance will be in conformity with public necessity, convenience, general welfare and good zoning practice because its measures are needed to better regulate single-family residential development on these

flat lots, in order to avoid the further degrading effects of out-of-scale structures as a result of the current FAR of 3:1 (by Buildable Area).

The proposed Code Amendment and Hillside Area Map substantially advance a legitimate public interest in that they would more accurately identify the City's true hillside properties, and further protect additional single-family residential neighborhoods from economic forces that often leads to structures that are built-out to the maximum size currently allowed in the LAMC for the flat lots currently designated as Hillside Area. In spite of the recent economic environment, Citywide property values have historically increased rapidly and this high premium for land has driven a trend where property owners and developers tear down the original smaller houses and replace them with much larger structures or significantly remodel existing houses with large-scale two-story additions which are out-of-scale with the neighboring properties. Further exacerbating the problem, much of the existing housing stock is reaching maturity (80 years or older). Good zoning practice requires that the appropriate development standards for single-family residential zones be applied accordingly as the housing stock is updated and replaced. This proposed Ordinance accomplishes this requirement.

The proposed code amendments are not arbitrary as Planning staff has thoroughly analyzed topographical data prepared by the U.S. Geologic Survey and determined that the proposed Hillside Area boundaries are the city's true hillside lots (which are currently designated as hillside), and is the simplest and most direct way of dealing with the issue of mansionization for the lots which are not truly hillside in a way that is both equitable and meaningful. There is a reasonable relationship between a legitimate public purpose which is the accurate application of the existing hillside regulations, and further maintaining existing single-family residential neighborhood character and the means to effectuate that purpose. Delaying the implementation of these code amendments could result in the continuation of over-sized development of single-family residential neighborhoods which is inconsistent with the objectives of the General Plan and would create an irreversible negative impact on the quality of life in the communities within the proposed project areas throughout the City of Los Angeles.

3. **DELEGATED AUTHORITY.** In accordance with **Charter Sections Charter 559**, and in order to insure the timely processing of this ordinance, the City Planning Commission authorizes the Director of Planning to approve or disapprove for the Commission any modification to the subject ordinance as deemed necessary by the Department of Building and Safety and/or the City Attorney's Office. In exercising that authority, the Director must make the same findings as would have been required for the City Planning Commission to act on the same matter. The Director's action under this authority shall be subject to the same time limits and shall have the same effect as if the City Planning Commission had acted directly.

4. **CALIFORNIA ENVIRONMENTAL QUALITY ACT.** On Friday, March 13, 2009, the Department of City Planning determined that the proposed code amendments would not have a significant impact on the environment. A Negative Declaration (ENV-2008-4684-ND) was prepared for the ordinance after a review of the proposed ordinance for any potential impacts on the physical environment.

On the basis of the whole of the record before the lead agency, including any comments received, the lead agency finds that there is no substantial evidence that the proposed

project will have a negative effect on the environment. The attached Negative Declaration was published in the Los Angeles Times on Thursday, March 19, 2009, and reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are located at the Community Planning Bureau of the Planning Department in Room 621, 200 North Spring Street.

ATTACHMENT II

CITY COUNCIL ACTION

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

JUNE LAGMAY
City Clerk

KAREN E. KALFAYAN
Executive Officer

HOLLY L. WOLCOTT
Executive Officer

Office of the
CITY CLERK

Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

KONRAD CARTER
Acting Chief, Council and Public Services
Division

www.cityclerk.lacity.org

September 28, 2009

CORRECTED LETTER
Final Council Action Date

To All Interested Parties:

City Attorney (w/ blue slip)

The City Council adopted the action(s), as attached, under Council file

No. 09-1390, at its meeting held September 23, 2009.


City Clerk
vdw

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

FILE NO. 09-1390

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a proposed Ordinance amending Section 12.03 of the Los Angeles Municipal Code (LAMC) to revise the current hillside area definition and to establish a new Department of City Planning Hillside Area Map.

Recommendations for Council action:

1. ADOPT the FINDINGS of the City Planning Commission (CPC) as the Findings of the Council.
2. REQUEST the City Attorney to prepare and present an Ordinance, as approved by the CPC, amending Section 12.03 of the Los Angeles Municipal Code to revise the current hillside area definition, and to establish a new Department of City Planning Hillside Area Map.

Applicant: City of Los Angeles

CPC 2008-4683 CA

Fiscal Impact Statement: None submitted by the CPC. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes
For Proposal: Encino Neighborhood Council
General Comments: Tarzana Neighborhood Council

Summary:

At its meeting held on September 8, 2009 (continued from June 16 and July 21, 2009 meetings), the Planning and Land Use Management (PLUM) Committee considered a Negative Declaration, report from City Planning Commission (CPC) and proposed Ordinance relative to amending Section 12.03 of the Los Angeles Municipal Code (LAMC) to revise the current hillside area definition, and to establish a new Department of City Planning Hillside Area Map. The PLUM Committee approved, in concept, the proposed Negative Declaration, Ordinance and findings (as approved by the CPC), and requested the City Attorney to prepare and present a final draft Ordinance for consideration.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	YES
ZINE:	YES

BG:
09-1390_rpt_plum_09-11-09

ADOPTED

SEP 23 2009
As Amended
LOS ANGELES CITY COUNCIL
See Attached Declaration

- Not Official Until Council Acts -

VERBAL MOTION

I HEREBY MOVE that Council AMEND the Planning and Land Use Management Committee Report (Item No. 12, CF 09-1390) relative to a proposed Ordinance amending Section 12.03 of the Los Angeles Municipal Code to revise the current hillside area definition and to establish a new Department of City Planning Hillside Area Map, as follows:

INCLUDE in the final ordinance the following:

Allesandro Elementary School, specifically

- **South Side of Riverside Drive between Gleneden and Riverside Terrace**
- **Gleneden between Riverside Drive and Riverside Terrace**
- **Riverside Terrace between North dead end and Riverside Drive**

as detailed in the attached map.

PRESENTED BY _____

ERIC GARCETTI
Councilmember, 13th District

SECONDED BY _____

ED P. REYES
Councilmember, 1st District

September 23, 2009

CF 09-1390

CD 13

ADOPTED

SEP 23 2009

LOS ANGELES CITY COUNCIL



Legend		Department of City Planning Proposed Hillside Area Amendments
<p> Proposed Hillside Amended Area Designation</p> <p> Added Hillside Designation Lots - Alessandro Elementary</p> <p> Community Plan Boundaries</p>	1 inch equals 603,381,462 feet	

VERBAL MOTION

I HEREBY MOVE that Council AMEND the Planning and Land Use Management Committee Report (Item No. 12, CF 09-1390) relative to a proposed Ordinance amending Section 12.03 of the Los Angeles Municipal Code to revise the current hillside area definition and to establish a new Department of City Planning Hillside Area Map, as follows:

INCLUDE in the final ordinance the following:

Remove a parcel within the Port of Los Angeles boundaries bounded by John S. Gibson Boulevard on the west and the West Basin on the east

as detailed in the attached map.

PRESENTED BY _____
JANICE HAHN
Councilmember, 15th District

SECONDED BY _____
ED P. REYES
Councilmember, 1st District

September 23, 2009

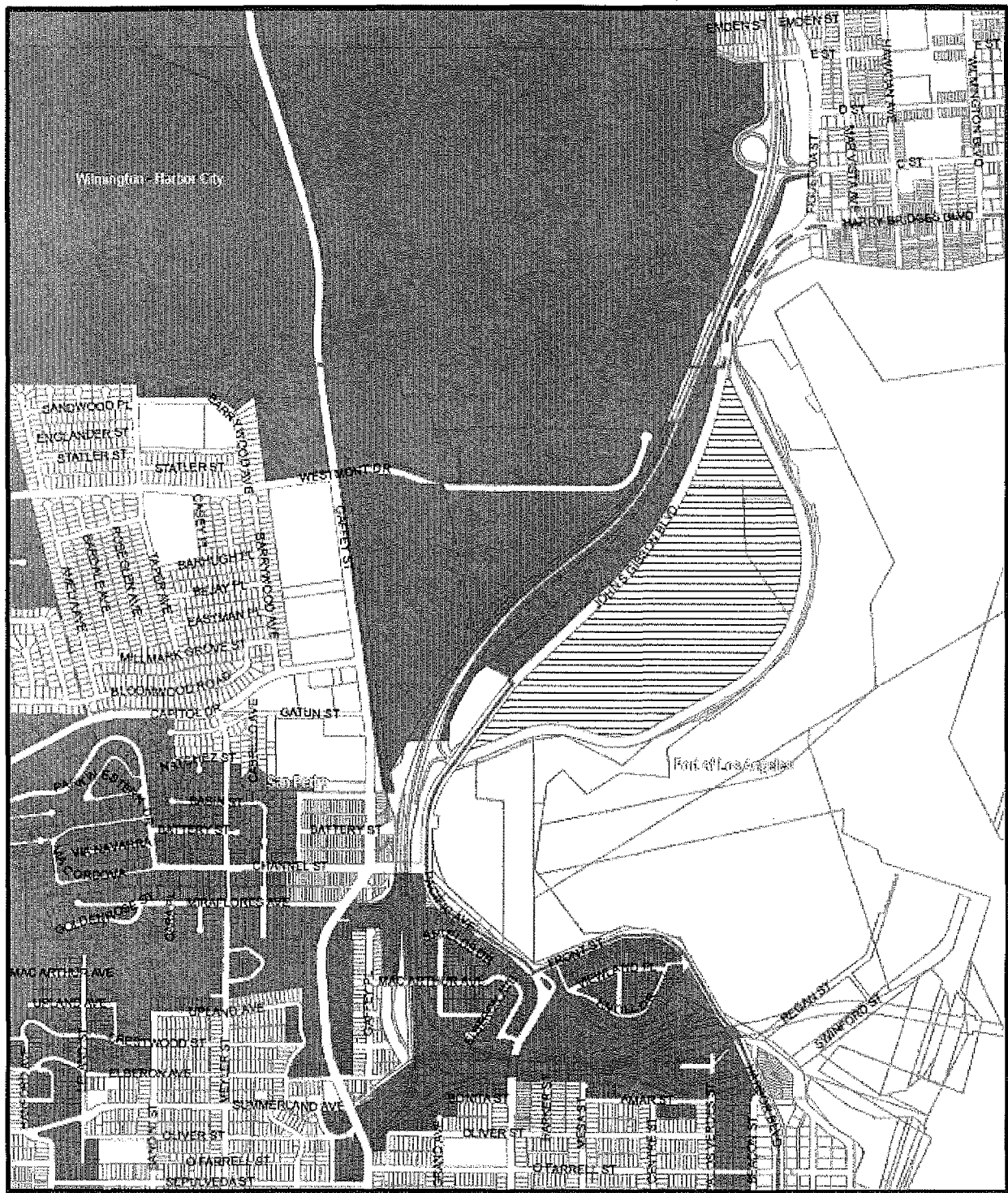
CF 09-1390

CD 15




ADOPTED

SEP 23 2009

LOS ANGELES CITY COUNCIL



Legend

-  Proposed Hillside Amended Area Designation
-  Removed from Proposed Hillside Designation Area
-  Community Plan Boundaries



1 inch equals 1,182,950.185 feet

Department of City Planning
Proposed Hillside Area Amendments

Ordinance No.
 CPC Case No. : CPC-2008-4683-CA
 June 15, 2009

ORDINANCE NO. _____

An ordinance amending Section 12.03 of the Los Angeles Municipal Code to revise the current Hillside Area definition.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The definition of "Hillside Area" in Section 12.03 of the Los Angeles Municipal Code is amended to read:

Any land designated as Hillside Area as shown in the shaded portion of the Department of City Planning Hillside Area Map, dated September 23, 2009, attached to Council File No. 09-1390. The map is maintained by the Department of City Planning as part of the Geographic Information Systems database.

Section 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.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

JUNE LAGMAY, City Clerk

By _____
Deputy

Approved _____

Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By _____
SHARON SIEDORF CARDENAS
Assistant City Attorney

Date _____

File No(s). CF 09-1390; CPC 2008-4683-CA

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted

November 20, 2009

See attached report.

S. Gail Goldberg
S. Gail Goldberg
Director of Planning