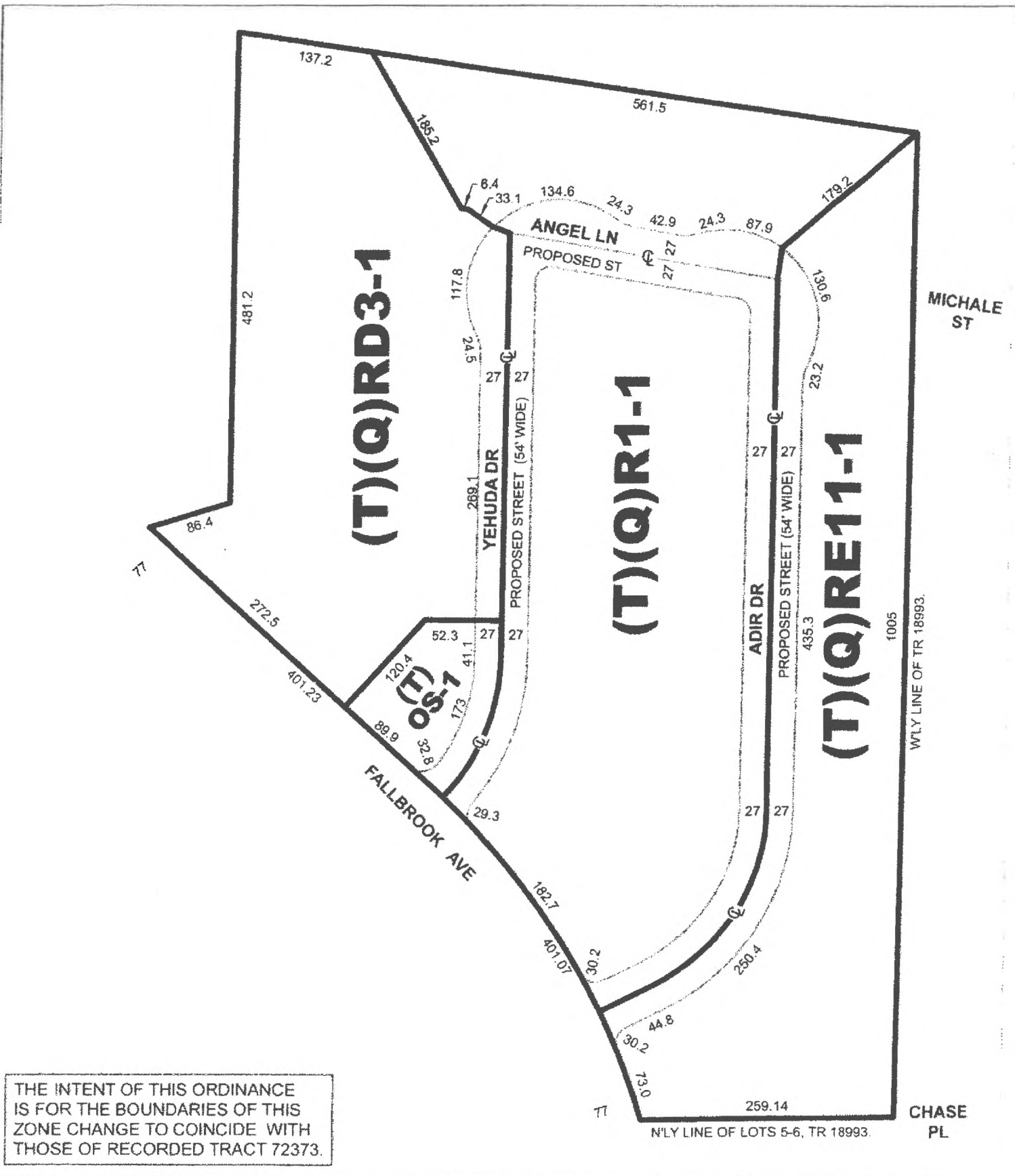


**ORDINANCE NO. \_\_\_\_\_**

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 \_\_\_\_\_. Section 12.04 of the Los Angeles municipal Code is hereby amended by changing the zone classifications of property 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 TRACT 72373.

C.M. 192 B 097, 105 B 097 | CPC 2014-0194 ZC GPA

LHI *[Signature]*

060915



## (Q) QUALIFIED CONDITIONS OF APPROVAL

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.

### A. Development Conditions:

1. Development on the subject property shall meet the conditions of Vesting Tentative Tract No. 72373-SF-SL.
2. **Height.** No building or structure located on the subject property shall exceed the height limitations, as defined by Municipal Code Section 12.21.1.B-3.a and b. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any nearby single family residential properties.
  - a. Within the RD3 Zone, a maximum of 2 stories, 30 feet in height shall be permitted.
  - b. Within the R1 Zone, a maximum of 2 stories, 30 feet in height shall be permitted.
  - c. Within the RE11 Zone, a maximum of 1 story, 20 feet in height shall be permitted.
3. **Architectural Façade Treatment.** Architectural features shall be applied to all elevations of the proposed dwellings, including the side elevations. Such features shall occur at a minimum of every 15 feet. Any portion of the dwellings visible from the public or private street shall be provided with façade treatment, including side elevations to a minimum depth of 10 feet.
4. **Gates.** No gates shall be permitted on access easements within the RD3 portions of the development.
5. **Landscape Buffer.** Landscape screening shall be provided between the Lot Nos. 28-37 and adjacent residential uses to the East. The screening shall include a minimum of 4 trees within each subdivided lot to be incorporated within a landscape plan prepared by a licensed Landscape Architect and to the satisfaction of the Planning Department.
6. **Plan:** The use and development of the property shall be in general conformance with the plot plans and landscape plans submitted with the application and marked **Exhibits "B, B1, B2 and B3" dated February 25, 2015** and with the following requirement(s):
  - a. At the Fallbrook Avenue frontage of the RD3 zoned portion, where not already existing, a maximum 6 - foot high wall may be permitted including a solid lower 3½ - foot high portion and the upper portion to be transparent/open with materials including, but not limited to wrought iron.
7. **Water Conservation.** Water conserving landscaping to reflect current water shortage crisis shall be implemented to the extent possible to the satisfaction of the Department of City Planning.
8. **Solar.** Installation of supplemental solar electric generation system cables shall be required on all dwellings. To the extent feasible, the location/placement of rooftop solar equipment/panels should not be visible from the public right-of-way and shall be subject to the satisfaction of the Department of City Planning. Roof mounted locations for the solar panels shall be in substantial compliance with **Exhibits "B2 and B3", dated February 25, 2015.**

**B. Administrative Conditions:**

1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
2. **Code Compliance.** Area, height and use regulations of the zone classifications of the subject property shall be complied with, except where herein conditions are more restrictive.
3. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
7. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
8. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.

## CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. Dedication(s) and Improvement(s). Prior to the issuance of any building permits, public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary), the following:
  - A. Responsibilities/Guarantees.
    1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
    2. Prior to issuance of sign offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.
2. Construction of necessary sewer facilities to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
3. Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering.
4. Construction of tree wells and planting of street trees and parkway landscaping to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance.
5. Preparation of a parking area and driveway plan to the satisfaction of the appropriate Valley District Office of the Bureau of Engineering and the Department of Transportation. A parking area and driveway plan shall be prepared for approval by the appropriate district office of the Bureau of Engineering and the Department of Transportation. The driveway, parking and loading area(s) shall be developed substantially in conformance with the Site Plan, **dated February 25, 2015, and labeled Exhibit "B"** of the administrative file as to their location and access, but may be modified in order to comply with provisions and conditions of the subject Department of Transportation authorization. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.
7. Installation of street lights to the satisfaction of the Bureau of Street Lighting.



8. That street lighting modifications be required at an intersection if there are improvements by the Department of Transportation (also for off site improvements).
9. Preparation of a plot plan to the satisfaction of the Fire Department.
10. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights of way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.
11. Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.
12. Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.
13. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.
14. Recreation and Parks Dedication. Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.
15. **Transportation and Traffic (Increased Vehicle Trips/Congestion):** Implementing the recommendations detailed in the Department of Transportation's communication to the Planning Department dated March 5, 2014 (Tentative Tract Map), June 12, 2014 (Traffic Assessment Report) as conditioned in Vesting Tentative Tract Map No. 72373, and letter dated October 15, 2015, and the following shall be complied with:
  - a. Highway Dedications and Improvements. The applicant should contact the Bureau of Engineering (BOE) to determine exact dedication and widening standards and to ensure compliance of these requirements of the Municipal Code.

The applicant should contact BOE to determine any other required street improvements. All required street improvements shall be guaranteed through the B-permit process of BOE before the issuance of any building permit for this project. The street dedication shall be completed through Edmond Yew in the Land Development Group, (213) 977-7095. These measures shall be completed to the satisfaction of DOT and BOE prior to the issuance of any certificate of occupancy.

The applicant should contact the Bureau of Engineering (BOE) to determine exact dedication and widening standards and to ensure compliance of these requirements of the Municipal Code.

- b. Site Access and Internal Circulation.

This determination does not include final approval of the project's driveways, internal circulation, and parking scheme.

DOT Clearance Guidelines Final DOT approval shall be obtained prior to issuance of any building permits. This should be accomplished by submitting a detailed site and/or driveway plan, at a scale of at least 1" = 40', to DOT's Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, 91401, prior to submittal of building plans for plan check to the Department of Building and Safety.

Pursuant to City Ordinance 180,542, effective March 27, 2009, application fees are required for all DOT related condition clearances and permit issuance activities for private development projects within the City, and must be received by DOT prior to the issuance of any approval, clearance or sign-off. A copy of this ordinance is available upon request.

## FINDINGS

### A. General Plan/Charter Findings

1. **Framework Element.** The Framework Element recognizes the importance of existing single-family residential neighborhoods and the need to conserve them. Traditionally, they have formed the fabric that has distinguished the City from other urban areas. Even with substantial growth, the single-family dwelling is still considered to be a major objective of most income and ethnic groups. These areas also afford added opportunities to take advantage of the variety of lifestyles such as water-oriented, rural/agricultural and equestrian-keeping special use neighborhoods.

While it is the goal of the Framework Element to preserve single-family neighborhoods, at the same time, it is also recognized that there are a number of single-family neighborhoods containing dilapidated structures or which abut and are significantly impacted by development of considerably greater intensity. In these areas, the Framework Element allows the consideration of increased development density by amendments to the community plans including extensive public input.

**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.

**Policies: Uses and Density**

**3.5.1.** Accommodate the development of single-family dwelling units in areas designated as "Single-Family Residential" on the General Plan Framework Long-Range Land Use Diagram, in accordance with Table 3-1. The density permitted for each parcel shall be identified in the community plans using land use categories specified in Table 3-2. (P1, P18)

**Table 3-2**

Land Use Designation	Corresponding Zones	Density Per Net Acre
Minimum	A1, A2, RE 40, OS	0.4 -1
Very Low	RE 20, RA, RE 15, RE 11	2 - 3
Very Low I	RE 20, RA	2
Very Low II	RE 14, RE 11	2 - 3
Low	RE 9, RS, R1, RD 6, RD 5, RU	4 - 12

**Policies: Design and Development**

**3.5.2.** Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale. (P1, P18)

Consistent density and lot size of the proposed project is regulated through conditions of approval. Further the scale and character of the planned units will be within a similar height and bulk of other dwellings adjacent to the subject property. Such an infill



development will maintain compatible characteristics of the well established neighborhood. Proposed setbacks and heights will also conform to the RE11 zone for which the project is recommended to transition from existing RE11 single family dwellings to the east, onto the R1 and RD3 zones to the west.

2. **Housing Element.** The Housing Element identifies the Housing Goals, Objectives, Policies and Programs in which to guide the City's housing development, in conjunction with the other elements of the General Plan.

**GOAL 1:A** *City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.*

**Objective 1.1** Produce an adequate supply of rental and ownership housing in order to meet current and projected needs

**Policies:**

- 1.1.2 Expand affordable rental housing for all income groups that need assistance.
- 1.1.3 Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.

The Regional Housing Needs Assessment section of the Housing Element has cited that during year 2000, *"Within the City, the fastest growing areas are the North Valley and South Los Angeles (7.4% and 5.1% growth respectively), followed by the South Valley (3.5%). In fact, over 70% of the total population growth occurred in the San Fernando Valley."*<sup>1</sup> The project, although densifying the previous general plan designation, would contribute to the number of detached housing development offering a mix of income levels. Such opportunities will be an asset to the community and single family fabric of the existing neighborhood surrounding the subject property. The opportunity will extend a different type of housing unit and sustain a safe, healthy and affordable housing product for citizenry with various needs.

3. **General Plan Land Use Designation.** The subject property is located within the area covered by the Chatsworth-Porter Ranch Community Plan, updated and adopted by the City Council on September 4, 1993. The existing Plan designates the subject property as Very Low II Residential with a corresponding zone of RE15 and RE11. The recommended plan amendment would designate the site as Very Low II Residential, Low II Residential and Low I Medium Residential with corresponding zones of RE15 and RE11; R1, RD6, and RZ3; and R2, RD3, RD4, RZ3, RZ4, RU, and RW1, respectively. The zone changes requested to the RE11 (Residential Estate Zone) Zone, R1 (One Dwelling Zone), and RD3 (Restricted Multiple Dwelling Zone) would be consistent with proposed the land use designations and is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted community plan.
4. **General Plan Text.** The Chatsworth-Porter Ranch Community Plan text includes the following relevant land use goals, objectives, policies and programs:

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<sup>1</sup> City of Los Angeles, Housing Element 2013-2021, Regional Housing Needs Assessment Section, page 1-4.

**PURPOSE:**

*The Plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City; guide the development, betterment, and change of the community to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentialities and limitations, land development and other trends; and protect investment to the extent reasonable and feasible.*

- Objective 2:** To designate lands in quantities and at densities, at appropriate locations, for the various private uses; and to designate the need for public facilities and the general locations thereof, as required to accommodate population and activities projected to the year 2010.
- Objective 3:** To make provisions for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.
- To encourage the preservation and enhancement of the varied and distinctive residential character of the Community. In hillside residential areas to:
- a. minimize grading so as to retain the natural terrain and ecological balance;
  - b. provide a standard of land use intensity and population density which will be compatible with street capacity, public service facilities and utilities, and topography and in coordination with development in the remainder of the City.
- Objective 7:** To encourage open space for recreational uses, and to promote the preservation of views, natural character and topography of mountainous parts of the Community for the enjoyment of both local residents and persons throughout the Los Angeles region.
- Objective 8:** To improve jobs/housing balance in the Community by providing more affordable housing opportunities for employees currently working in the Community's industrial areas;

**PROGRAMS FOR PUBLIC IMPROVEMENTS**

*These programs establish a framework for guiding development of the Chatsworth-Porter Ranch Community in accordance with the objectives of the Plan. In general, they indicate those public and private actions which should take place during the initial five years following adoption of the Plan. The described actions will require the use of a variety of implementation methods.*

**Recreation, Parks and Open Space:** *Expansion and improvement of needed local parks throughout the Community should be accelerated, where feasible.*

The requested plan designation will meet the above goal, policies, and objectives of the Chatsworth-Porter Ranch Community Plan. The Very Low II Residential, Low II Residential and Low I Medium Residential designations will create a logical land use pattern adjacent to the Open Space, Industrial, and Very Low II Residential land use designations, where such development will provide a reasonable transition of densities adjacent to the variety of compatible and incompatible land uses. Such infill project will retain the consistent density and character of the existing single family neighborhood

while providing a buffer as well. The project will offer additional housing opportunities within the established residential enclave.

Though the topography is slight over the balance of the site, the site is within the hillside area. The grading patterns proposed by the applicant will comply with the Landform Grading requirements and gradually tier up to higher building pads.

The site will be accessed by Fallbrook Avenue, a Secondary Highway that is currently non-continuous and terminates at the DWP property. Such highway will permit a carrying capacity that will more than adequately provide access to the site. The Department of Water and Power has indicated that water service to the proposal will be adequately provided.

The small lot dwellings will offer a different variety of housing that would be satisfying different needs of economic segments within the community as compared to large lot single family homes. Such housing could offer an alternative to employees in nearby industrial areas that could improve jobs/housing balance in the vicinity. The small lot configuration will provide affordability for the more modest income levels.

The applicant has elected to dedicate a 12,900 square foot piece of land for public park purposes in lieu of providing Quimby Fees. The dedication will be the latest offering of public parklands to the Department of Recreation and Parks to coordinate its development for community recreation.

- B. Zone Change, L.A.M.C. Sec. 12.32.F:** The requested zone change is in conformance with the public necessity, convenience, general welfare or good zoning practice in that:

Public Necessity

The proposed zone change will entitle the project that would necessitate the construction of additional dwelling units that will contribute to the city's housing stock. Such units will provide a greater opportunity for homeownership, investment in the community, and sustainability neighborhoods. The land is currently underutilized and redevelopment of a long term use will ensure the viability of the site.

Convenience

The development will provide housing in a location that will be located adjacent to the Corporate Pointe Office Park on the west side of Fallbrook as well as other convenient commercial and industrial sites for employment. Such housing could offer an alternative to employees in nearby industrial areas that could improve jobs/housing balance in the vicinity. The small lot configuration will provide affordability for the more modest income levels. The development is within proximity to other community activities and amenities that interact with individuals of all ages. This includes nearby schools (Nevada Elementary, Capistrano Elementary), the proposed public park, shopping at Fallbrook Mall and other community resources.

General Welfare

Development of the site will re-engage the site back into the activity and integrate the new village development into the existing single family neighborhood. Activating a residential use and public park would provide a focal point back into a neighborhood that lacks public recreation space. During the public hearing, it was discovered that this deficiency has forced neighborhood children to recreate in the public streets. Such a park would be welcome and provide a needed service. Further, the development will contribute to the aesthetic value of the site and neighborhood by comparison to a stagnate use.

Good Zoning Practice

The requested RE11, R1, and RD3 zones are consistent with the general plan Land Use designation with corresponding RE15 and RE11; R1, RD6, and RZ3; and R2, RD3, RD4, RZ3, RZ4, RU, and RW1. The recommended project involving residential dwellings is permitted by all corresponding zones of the Very Low II Residential, Low II Residential and Low I Medium Residential land use designations. The proposed building setbacks and heights and parking generally meet the requirements of the proposed RE11, R1, and RD3 Zone.

The Commission approved the zone change and "Q" Qualified conditions incorporating environmental mitigation as well the following conditions that will protect the best interest of the neighborhood and assure a more compatible development with the surrounding properties that is compliant with Section 12.32,G of the LAMC:

- Height limitations for the various zones;
- Prohibit gates at access easements for the RD3;
- Landscape buffer along the easterly property line of the RE11 zone properties;
- A maximum 6 ft. high wall along frontage of the RD3 zone (Fallbrook) with the lower 3½ foot high wall solid and with upper portion to be transparent/open;
- Water conserving landscaping to reflect current water shortage crisis;
- Installation of supplemental solar electric generation systems;

With these conditions, the RE11, R1 and RD3 zones will achieve the necessary transition from a more intense industrial zone to the close-by residential zones with higher levels of compatibility. The development will be in harmony with the objectives of the General Plan and mitigate any environmental effects of the zone change.

Further, the project proposal as documented in the site plans and elevations will meet the development standards of the various zones (RE11, R1, and RD3). According to the plans submitted, the proposed building heights of the small lot dwellings will be approximately 2 stories and 25 feet and will be consistent with the approximate scale of buildings proposed to the east in the R1 zoned area with proposed 23-28 foot building heights. Single story buildings of approximately 19 feet high are proposed within the RE11 zoned area to mimic the existing neighborhood further east. The proposed building setbacks and heights generally meet the requirements of the proposed RE11, R1, and RD3 Zone. However, the proposed front yard setbacks of the RE11 zoned properties are substandard at only 20 feet where the required Code dimension is 20% of the lot depth, up to a maximum of 25 feet. The applicant will be required to comply with the setbacks at the time of permit clearance. Attached three car garages are generally proposed for RE11 zoned properties. Two car garages are proposed for R1 and RD3 zoned lots. As noted above some planned R1 zoned dwellings may have 3 car garages. The single family zoned properties (RE11 and R1) will incorporate the standard front, side, and rear yard setback areas for the light and air purposes to accomplish open space needs. The RD3 zoned areas will provide variable side and rear yards to accomplish private open space. According to the tentative map, the approximate range of private open space for the small lot properties will be 377 – 14,000 square feet. Moreover, an approximate 12,980 square feet parcel of land will be dedicated to the city for public park purposes to serve the development as well as the community. The park will be developed by the applicant under the direction of Department of Recreation and Parks.

Pursuant to Section 12.32 of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice. With the subdivision design being consistent with the lot design and the character of the project buildings to the adjacent neighborhood, the project is conducive to the general welfare of the community and good zoning practice.

**C. CEQA Findings**

**Environmental.** A Mitigated Negative Declaration (ENV 2014-193-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street. The subject environmental clearance has been corrected to eliminate redundant language.

Additionally, in accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by a requiring monitoring program.



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 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 \_\_\_\_\_.

HOLLY L WOLCOTT, City Clerk

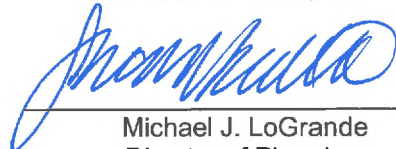
By \_\_\_\_\_  
Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

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

October 7, 2015  
See attached report



\_\_\_\_\_  
Michael J. LoGrande  
Director of Planning

File No. CF-14-0825-S1  
CPC-2014-194-GPA-ZC