

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE relative to Zone Changes for various subareas within the Northeast Los Angeles Community Plan.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the lead agency in the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 08-2599 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV 2008-1183 MND].
2. ADOPT the November 19, 2008, FINDINGS of the Director of Planning, as the Findings of the Council.
3. PRESENT and ADOPT the accompanying NEW ORDINANCE dated November 19, 2008, and approved by the Director of Planning, effecting Zone Changes for various subareas within the Northeast Los Angeles Community Plan, located in the hillside easterly of the 110 Freeway and for portions of Elephant Hill-Happy Valley-Hermon-Heritage Square-Lincoln Heights-Mt. Olympus (Flattop Hill)-Montecito Heights-Monterey Hills-Oak Hill-Paradise Hill-Rose Hills, El Sereno North, Ascot Hills-El Sereno-Hillside Village-Omaha Heights, and University Hills in the Northeast Los Angeles Community Plan area, from OS-1XL-HPOZ to [Q]OS-1XLD-HPOZ, OS-1XL to [Q]OS-1XLD, A1-1 to [Q]A1-1D, A1-1XL to [Q]A1-1XLD, RE40-1 to [Q]RE40-1D, RE20-1 to [Q]RE20-1D, RE9-1 to [Q]RE9-1D, RS-1 to [Q]RS-1D, R1-1-HPOZ to [Q]R1-1D-HPOZ, R1-1 to [Q]R1-1D, R2-1-HPOZ to [Q]R2-1D-HPOZ, R2-1 to [Q]R2-1D, RD6-1 to [Q]RD6-1D, [T][Q]RD6-1 to [T][Q]RD6-1D, RD5-1 to [Q]RD5-1D, [Q] RD5-1 to [Q]RD5-1D, RD4-1-HPOZ to [Q]RD4-1D-HPOZ, RD3-1-HPOZ to [Q]RD3-1D-HPOZ, RD3-1 to [Q]RD3-1D, RD2-1 to [Q]RD2-1D RD1.5-1 to [Q]RD1.5-1D, (T)(Q)RD1.5-1 to (T)[Q]RD1.5-1D, C1-1 to [Q]C1-1 and PF-1 to [Q]PF-1D, subject to D limitations and Q Conditions of Approval, as modified and attached to the Committee report. No individual development project is being proposed.

Applicant: City of Los Angeles

CPC 2008-1182-ZC

4. NOT PRESENT AND ORDER FILED Ordinances dated August 14, 2008.

Fiscal Impact Statement: The CPC reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: Yes*

Against Proposal: Glassell Park Neighborhood Council

General Comments: Lincoln Heights Neighborhood Council

TIME LIMIT FILE - DECEMBER 29, 2008

(LAST DAY FOR COUNCIL ACTION - DECEMBER 17, 2008)

Summary:

At its meeting held November 18, 2008, the Planning and Land Use Management (PLUM) Committee considered an Ordinance relative to Zone Changes for various subareas within the Northeast Los Angeles Community Plan, located in the hillside easterly of the 110 Freeway and for portions of Elephant Hill-Happy Valley-Hermon-Heritage Square-Lincoln Heights-Mt. Olympus (Flattop Hill)-Montecito Heights-Monterey Hills-Oak Hill-Paradise Hill-Rose Hills, El Sereno North, Ascot Hills-El Sereno-Hillside Village-Omaha Heights, and University Hills in the Northeast Los Angeles Community Plan area, from OS-1XL-HPOZ to [Q]OS-1XLD-HPOZ, OS-1XL to [Q]OS-1XLD, A1-1 to [Q]A1-1D, A1-1XL to [Q]A1-1XLD, RE40-1 to [Q]RE40-1D, RE20-1 to [Q]RE20-1D, RE9-1 to [Q]RE9-1D, RS-1 to [Q]RS-1D, R1-1-HPOZ to [Q]R1-1D-HPOZ, R1-1 to [Q]R1-1D, R2-1-HPOZ to [Q]R2-1D-HPOZ, R2-1 to [Q]R2-1D, RD6-1 to [Q]RD6-1D, [T][Q]RD6-1 to [T][Q]RD6-1D, RD5-1 to [Q]RD5-1D, [Q] RD5-1 to [Q]RD5-1D, RD4-1-HPOZ to [Q]RD4-1D-HPOZ, RD3-1-HPOZ to [Q]RD3-1D-HPOZ, RD3-1 to [Q]RD3-1D, RD2-1 to [Q]RD2-1D RD1.5-1 to [Q]RD1.5-1D, (T)(Q)RD1.5-1 to (T)[Q]RD1.5-1D, C1-1 to [Q]C1-1 and PF-1 to [Q]PF-1D, subject to D limitations and Q Conditions of Approval. No individual development project is being proposed. During the hearing testimony was provided in support and in opposition to the Ordinance.

Upon completion of the public hearing and in consideration of testimony provided by Planning staff, the Fire Department and speakers in support, and in opposition to the proposed Ordinance, the PLUM Committee recommended that Council approve the ordinance, subject to the following modifications relative to retainer walls and ensuring gradual height with gradual sloped lots right after the 50' buffer from ridgelines:

1. Modify language in Q Condition A3(a) (Retaining Walls, pg. 5) to: add the word "freestanding" after "all" and before the word "retaining walls" in first sentence; and
2. Modify two new sentences to Q Condition A2(e) (Building Design, pg.5), as follows:
 - a. Add the following new sentence after the first sentence - "No structure shall exceed a height higher than 15 feet above the identified ridgeline.
 - b. Add the following new sentence as the last sentence - "The precise ridgelines shall be verified and identified on the required topographic survey, prepared by a licensed surveyor.

On November 19, 2008, the Director of Planning approved a revised Ordinance, containing the modifications requested by the PLUM Committee on November 18, 2008. The matter is hereby transmitted to the Council for consideration.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

MEMBER VOTE
REYES: YES
HUIZAR: YES
WEISS: ABSENT

BG:ys
11-18-08
CD 1 & 14
Attachment: Ordinance

08-2599_rpt_plum_11-18-08

-Not Official Until Council Acts-

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 on properties shown upon portions of the zoning maps titled "Zone Change Ordinance Map Northeast Los Angeles Hillside Zone Change" and the table for Section 1 below and incorporated herein by this reference, and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code.

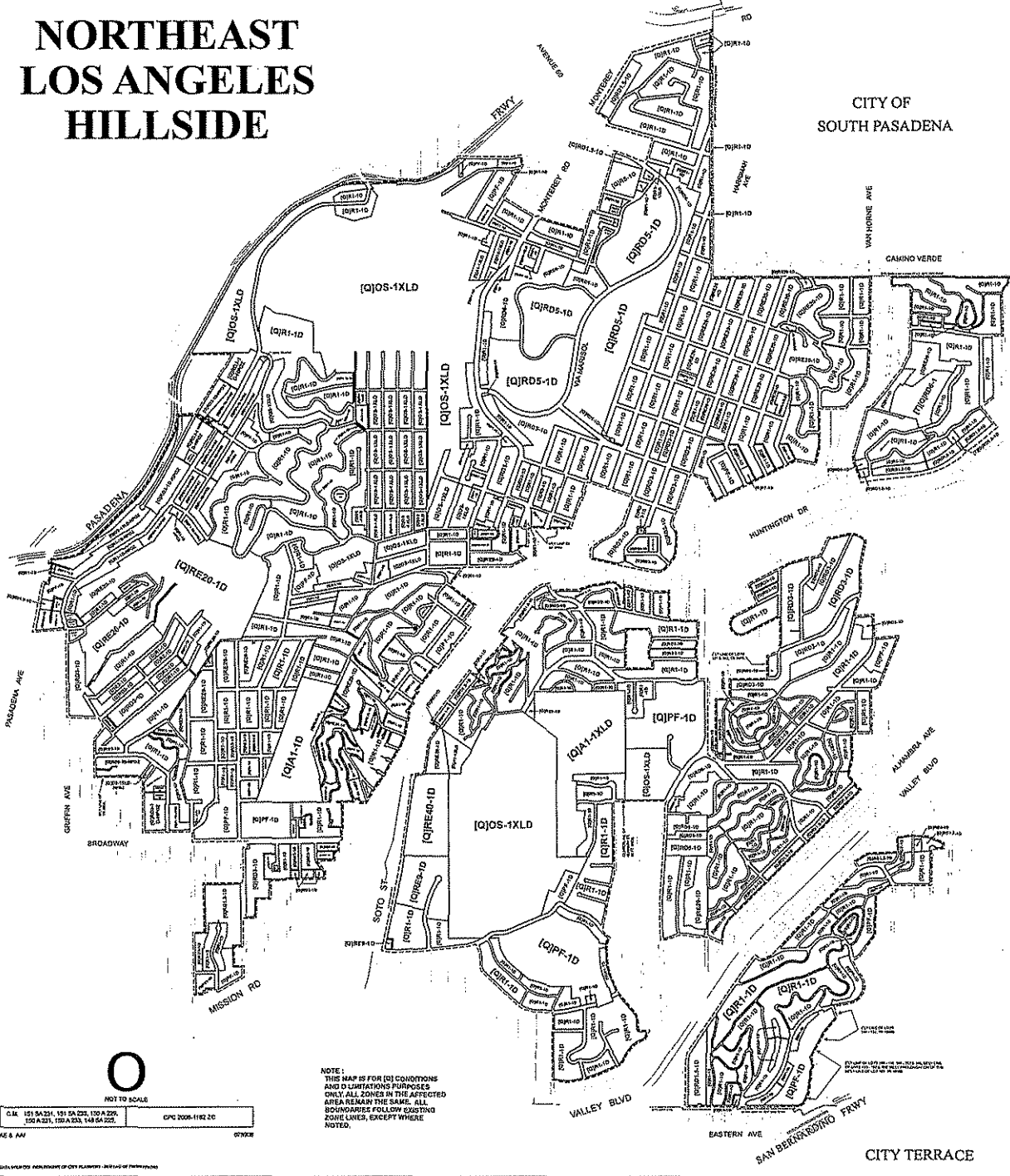
Table for Section 1

Existing Zone	New Zone
OS-1XL-HPOZ	[Q]OS-1XLD-HPOZ
OS-1XL	[Q]OS-1XLD
A1-1	[Q]A1-1D
A1-1XL	[Q]A1-1XLD
RE40-1	[Q]RE40-1D
RE20-1	[Q]RE20-1D
RE9-1	[Q]RE9-1D
RS-1	[Q]RS-1D
R1-1-HPOZ	[Q]R1-1D-HPOZ
R1-1	[Q]R1-1D
R2-1-HPOZ	[Q]R2-1D-HPOZ
R2-1	[Q]R2-1D
RD6-1	[Q]RD6-1D
[T][Q]RD6-1	[T][Q]RD6-1D
RD5-1	[Q]RD5-1D
[Q]RD5-1	[Q]RD5-1D
RD4-1-HPOZ	[Q]RD4-1D-HPOZ
RD3-1-HPOZ	[Q]RD3-1D-HPOZ
RD3-1	[Q]RD3-1D
RD2-1	[Q]RD2-1D
RD1.5-1	[Q]RD1.5-1D
(T)(Q)RD1.5-1	(T)[Q]RD1.5-1D
C1-1	[Q]C1-1
PF-1	[Q]PF-1D

SECTION 2. Pursuant to Section 12.32 G of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of that property described in Section 1 hereof which are subject to the Permanent "Q" Qualified Classification. **Clarifications of these Permanent "Q" Qualified Classifications should be processed through Zoning Administrator Adjustments, pursuant to Section 12.28 of the Los Angeles Municipal Code, whereby up to twenty percent increases in height and up to ten percent increases in residential floor area may be requested.** Where the zone symbols of the new zoning designation as shown in the

NORTHEAST LOS ANGELES HILLSIDE

CITY OF
SOUTH PASADENA



0
NOT TO SCALE

C.S.A. 151 9A 224, 151 9A 225, 150 A 226, 150 A 231, 150 A 233, 149 8A 225. CPC 2008-1162 20

AE & AM

07/20/20




NOTE:
THIS MAP IS FOR [Q] CONDITIONS
AND [Q] LIMITATIONS PURPOSES
ONLY. ALL ZONES IN THE AFFECTED
AREA REMAIN THE SAME. ALL
BOUNDARIES FOLLOW EXISTING
ZONE LINES, EXCEPT WHERE
NOTED.

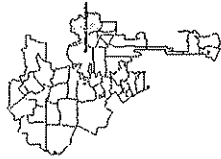
DATE PREPARED: 07/20/20
BY: [REDACTED]
FOR: [REDACTED]

CITY TERRACE

Northeast Los Angeles

Northeast LA Hillside Work Program Ridgelines

- Legend**
-  New Proposed Hillside Boundary
 -  Hillside Ridgelines
 -  Northeast LA Community Boundary



Map prepared by the Los Angeles County Department of Public Works, Planning and Community Development Division, in cooperation with the Los Angeles County Department of Public Works, Planning and Community Development Division, and the Los Angeles County Department of Public Works, Planning and Community Development Division.

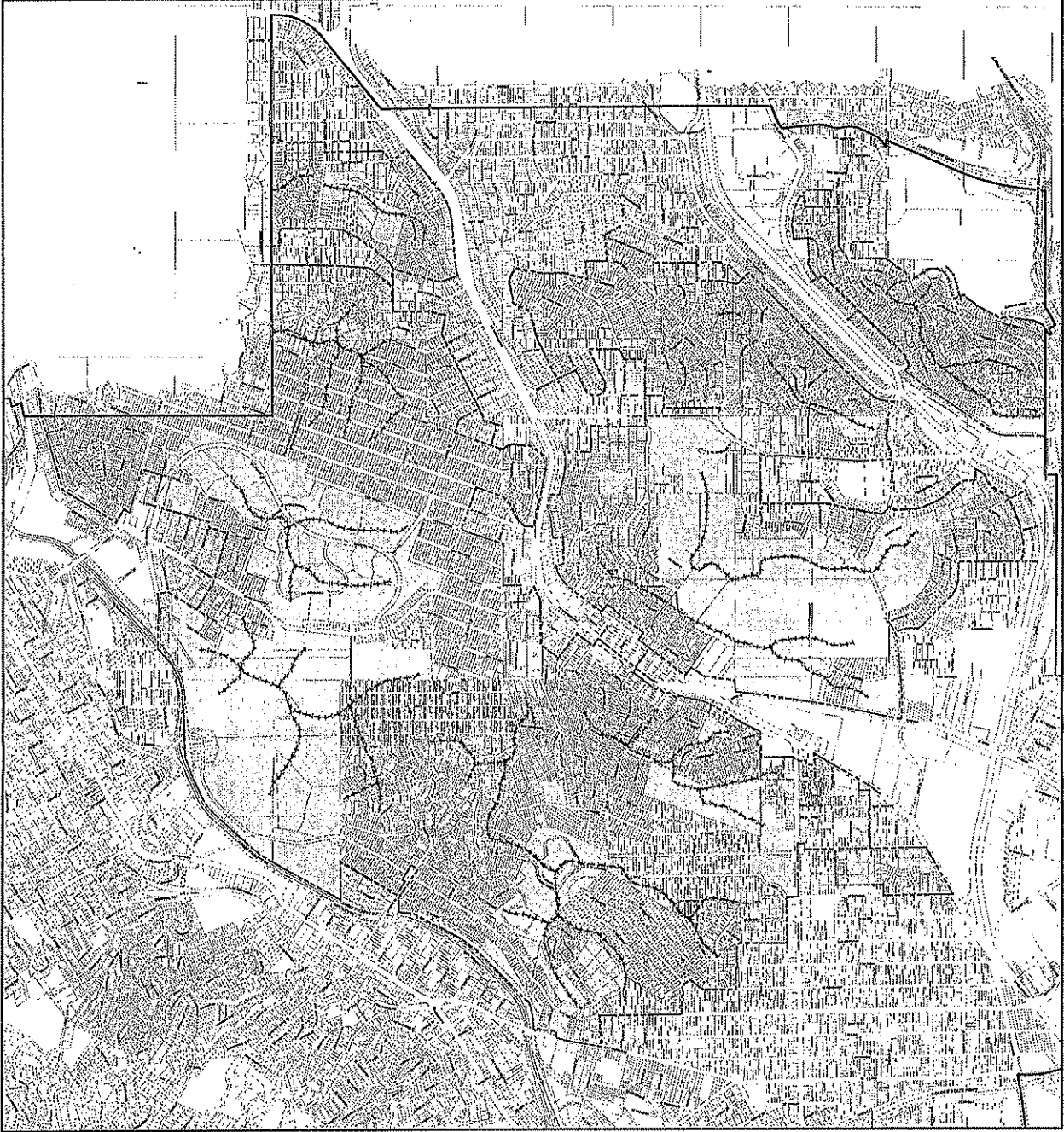


table for Section 1, are preceded by the symbol "Q" in brackets, the conditions and limitations imposed by the new "Q" Qualified Classification are set forth as follows:

A. All properties located within the Zone Change Ordinance Map shall be subject to the following [Q] Conditions:

1. Infrastructure

- a. Construction materials and equipment shall not be permitted to be stored in the public right-of-way in any manner that reduces roadway clearance to less than 20-feet in width. Storage of construction materials and equipment on public property requires a street use permit from the Bureau of Street Services.
- b. Construction vehicles shall be subject to the restrictions established by the Los Angeles Fire Department Red Flag - No Parking Program. Restricted parking signs shall be procured and installed along the project site at the owner/developer's expense when required by the LAFD and/or LADOT.

2. Building Design

- a. Second story setbacks or terraced structures and other design articulations are to be used to ensure that new development is compatible with existing neighborhood identity, character and scale.
- b. Building materials match architectural style of new development.
- c. Architectural design elements of the front and rear building elevations including articulation of facades, modulations of walls, shape, type details and the location of windows, doors, columns, balconies and garage doors vary from the adjacent/abutting buildings.
- d. Design of new structures shall meet one of the following standards:
 - (1) The total residential floor area of each story other than the base floor in a multi-story building does not exceed 75 percent of the base floor area, where "Base Floor" and "Floor Area, Residential" shall be defined as set forth in Section 12.03 of the Los Angeles Municipal Code for the purposes of this regulation; or
 - (2) The cumulative length of the exterior walls facing the front lot line, equal to a minimum of 25 percent of the building width shall be stepped-back a distance of at least 20 percent of the building depth from a plane parallel to the lot width established at the point of the building closest to the front lot line. When the front lot line is not straight, a line connecting the points where the side lot lines and the front lot line intersect shall be used. When through-lots have two front yards, the step-back shall be provided along both front lot lines; or

- (3) The buildings of the project shall consist of 3 or more building elements, each with its own associated roof form. A building element may also be a major horizontal mass, setback, or forward from the face of other masses.
- e. Structures within 50 linear feet of identified ridgelines, as shown on attached map marked 'Northeast LA Ridgelines', are limited to one story or 15 feet in height. The 50 linear feet must be labeled on all plans accordingly. No structure shall exceed a height in excess of 15 feet above the identified ridgeline. The precise ridgelines shall be verified and identified on the required topographic survey, prepared by a licensed surveyor.
- f. New hardscape areas, not including foundations, shall utilize permeable paving systems including, but not limited to pavers, porous asphalt, porous concrete, grasscrete and/or similar materials as approved by LADBS.

3. Retaining Walls

- a. The maximum total height of all freestanding retaining walls shall not exceed 12 feet, with no individual wall measuring higher than 6 feet on private property. Each freestanding retaining wall shall not exceed 75 feet in linear length, nor extend beyond one lot. Walls shall be separated by a minimum horizontal distance equal to the height of the highest wall. Freestanding garden walls 36" in height or less shall not be considered retaining walls for the purposes of this regulation.
- b. Require that all retaining walls provide a standard surface backdrain system and all drainage shall be conducted to the street in a non-erosive device, as required by approved Soils Report.

4. Landscaping

- a. Landscaping palette for required landscape plans shall be comprised of drought tolerant and/or native plant material that is fire retardant and controls erosion.
- b. Retaining walls and building understory areas shall be fully screened with plantings in a reasonable amount of time, as shown on approved landscape plan
- c. Landscape plans must be submitted to Bureau of Street Services Urban Forestry Division prior to DCP clearance. Upon satisfaction of the requirements set forth under LAMC Ordinance No. 177,404 (Protected Trees) deemed necessary by the Urban Forestry Division, an approval letter will be issued by the Urban Forestry Division and submitted with new development filings as part of submission packages.

- d. Landscaping plans must be submitted to Bureau of Street Services, Urban Forestry Division, and Department of City Planning for review and approval consistent with LAMC Ordinance No. 177,404 (Protected Trees).
- e. A signed "Certified Arborist's or Licensed Landscape Architect's Certificate of Compliance" must be filed with the Department of Building & Safety prior to issuance of a "Certificate of Compliance" to ensure that landscaping plans are fully implemented.

5. Environmental

- a. A Geotechnical Investigation Report that evaluates the proposed project's soil and grading shall be submitted to the LADBS Grading Division for review. An approved Soils & Grading report letter from LADBS – Grading Division shall be required prior to approval of a grading, foundation or building permit.
- b. Grading shall be done in accordance with the Planning Guidelines Landform Grading Manual adopted by the City Council.
- c. All new graded slopes shall be no steeper than 2:1 (rise:run), except when the Grading Division has determined that slopes may exceed 2:1 as part of an approved Soils Report.
- d. Grading shall be limited to a maximum of 500 cubic yards + numeric value equal to 5 percent of the total lot size, up to a maximum of 1,000 cubic yards total. Any deviations beyond these limits shall require a Zoning Administrator's approval under LAMC §12.27.
- e. New hardscape areas, not including foundations, shall utilized permeable paving systems including, but not limited to pavers, porous asphalt, porous concrete, grasscrete and/or similar materials as approved by LADBS.

B. In addition to those [Q] Conditions listed under Section 2A, the [Q] Conditions pursuant to Ordinances 166,216, 166,267, 179,344 shall be retained.

SECTION 3. Pursuant to Section 12.32 G of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of that property described in Section 1 hereof which are subject to the Permanent "D" Development Limitations. Where the zone symbols of the new zoning designation as shown in the table for Section 1, are followed by the symbol "D" in the suffix, the conditions and limitations imposed by the new "D" Development Limitation are set forth as follows:

A. All properties located within the Zone Change Ordinance Map shall be subject to the following [D] Development Limitations:

1. Height

- a. In addition to the height limitations contained in LAMC Section 12.21 A17(c), no building or structure shall exceed 30 feet in height from adjacent finished grade, measured as the vertical distance from the adjacent finished grade of the site to an imaginary plane located above and parallel to the finished grade; except that when the roof of the uppermost story of a building or structure or portion of the building or structure has a slope of less than 25 percent, the maximum height shall be 26 feet above adjacent finished grade.
- b. The finished floor elevation directly above an exposed underfloor area shall be limited to 6 feet above finished grade.
- c. Attached decks shall be limited such that no portion of the walking surface of a deck with visible underpinnings shall exceed a height of 6' above grade and decks shall be integrated into the architecture of the house, and not appear as an add-on to the primary building mass.

2. Maximum Residential Floor Area

Residential Floor Area for all lots shall be calculated as defined in Section 12.03 of the Los Angeles Municipal Code. Consistent with the definition contained therein, the first 400 square feet of covered parking area shall not be counted towards the maximum Residential Floor Area. In order to calculate the maximum Residential Floor Area permitted, a site survey showing 1-foot contours must be prepared by a licensed surveyor. The survey shall identify the total area of the lot, in square feet, according to the following slope intervals:

- Area A – Slope less than 15 percent;
- Area B – Slope at least 15 percent, but less than 30 percent;
- Area C – Slope at least 30 percent, but less than 45 percent;
- Area D – Slope at least 45 percent, but less than 60 percent;
- Area E – Slope at least 60 percent, but less than 100 percent;
- Area F – Slope greater than 100 percent.

For lots in the RD1.5 and RD2 Zones, the maximum Residential Floor Area contained in all buildings and accessory structures shall be determined by the following formula:

100% of Area A + 90% of Area B + 80% of Area C + 70% of Area D + 60% of Area E + 50% of Area F.

The maximum Residential Floor Area in the RD1.5 and RD2 Zones, however, shall not be limited below 3,000 square feet.

For lots in the R2, RD3, RD4, RD5, and RD6 Zones, the maximum Residential Floor Area contained in all buildings and accessory structures shall be determined by the following formula:

75% of Area A + 65% of Area B + 55% of Area C + 45% of Area D + 35% of Area E + 25% of Area F.

The maximum Residential Floor Area in the R2, RD3, RD4, RD5, and RD6 Zones, however, shall not be limited below 2,200 square feet.

For lots in the R1 Zone, the maximum Residential Floor Area contained in all buildings and accessory structures shall be determined by the following formula:

50% of Area A + 45% of Area B + 40% of Area C + 35% of Area D + 30% of Area E + 0% of Area F.

The maximum Residential Floor Area in the R1 Zone, however, shall not be limited below 20% of the total lot size, or 1,000 square feet, whichever is greater. **The maximum Residential Floor Area in the R1 Zone, for lots 5,000 square feet in size with the slope entirely within Area F, however, shall not be limited below 20% of the total lot size, or 1,100 square feet, whichever is greater.**

For lots in the RS Zone, the maximum Residential Floor Area contained in all buildings and accessory structures shall be determined by the following formula:

45% of Area A + 40% of Area B + 35% of Area C + 30% of Area D + 25% of Area E + 0% of Area F.

The maximum Residential Floor Area in the RS Zone, however, shall not be limited below 20% of the total lot size, or 1,000 square feet, whichever is greater.

For lots in the RE9 Zone, the maximum Residential Floor Area contained in all buildings and accessory structures shall be determined by the following formula:

40% of Area A + 35% of Area B + 30% of Area C + 25% of Area D + 20% of Area E + 0% of Area F.

The maximum Residential Floor Area in the RE9 Zone, however, shall not be limited below 20% of the total lot size, or 1,000 square feet, whichever is greater.

For lots in the RE20 Zone, the maximum Residential Floor Area contained in all buildings and accessory structures shall be determined by the following formula:

35% of Area A + 30% of Area B + 25% of Area C + 20% of Area D + 15% of Area E + 0% of Area F.

The maximum Residential Floor Area in the RE20 Zone, however, shall not be limited below 20% of the total lot size, or 1,000 square feet, whichever is greater.

For lots in the RE40 Zone, the maximum Residential Floor Area contained in all buildings and accessory structures shall be determined by the following formula:

35% of Area A + 30% of Area B + 25% of Area C + 20% of Area D + 15% of Area E + 0% of Area F.

The maximum Residential Floor Area in the RE40 Zone, however, shall not be limited below 20% of the total lot size, or 1,000 square feet, whichever is greater.

For lots in the A1 Zone, the maximum Residential Floor Area contained in all buildings and accessory structures shall be determined by the following formula:

25% of Area A + 20% of Area B + 15% of Area C + 10% of Area D + 5% of Area E + 0% of Area F.

The maximum Residential Floor Area in the A1 Zone, however, shall not be limited below 20% of the total lot size, or 1,000 square feet, whichever is greater.

For lots in the R1, RS, RE9, RE20, or RE40 Zone, if no portion of a lot exceeds a slope of 15 percent, an additional 20% of the maximum Residential Floor Area for that lot shall be allowed, consistent with Ordinance 179,883, effective June 29, 2008. Only one 20% bonus per property is allowed.

3. Residential Floor Area Bonus For Buildings Eligible for LEED® Certification

For lots in any Zone with a portion of the lot exceeding a slope of 15 percent, which are ineligible to receive the above 20% bonus in Residential Floor Area, an additional 20% of the maximum Residential Floor Area for that lot shall be allowed for the following:

New single family dwelling construction only, if the new construction is in substantial compliance with the requirements for the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program at the "Certified" level or higher.

Prior to submitting an application to the Department of Building and Safety for a building permit, the applicant shall be required to obtain an

authorization to submit for plan check from the Department of Planning. In order to obtain this authorization, the applicant shall provide:

- (1) Documentation that the project has been registered with the USGBC's LEED® for Homes Program, and that the required fees have been paid;
- (2) A preliminary checklist from a USGBC-contracted LEED® for Homes Provider, which demonstrates that the project can be registered with the LEED® for Homes Program with a target of certification at the "Certified" or higher level;
- (3) A signed declaration from the USGBC-contracted LEED® for Homes Provider stating that the plans and plan details have been reviewed, and confirms that the project can be registered with the LEED® for Homes Program with a target certification at the "Certified" or higher level; and
- (4) A complete set of plans stamped and signed by a licensed architect or engineer that include a copy of the preliminary checklist and signed declaration identified in Subparagraphs (2) and (3) of this paragraph and identify the measures being provided for LEED® Certification. Each plan sheet must also be signed by a USGBC-contracted LEED® for Homes Provider verifying that the plans are consistent with the submitted preliminary checklist.

The Department of Building and Safety shall refer applicants to the Department of Planning prior to issuance of a building permit to obtain a clearance to verify the project compliance with the originally approved plans.

If changes are made to the project, the applicant shall be required to submit a revised set of plans, including the four requirements listed above, with all revisions necessary to make the project in substantial compliance with the requirements for LEED® Certification."

4. Verification of Existing Residential Floor Area

For additions with cumulative residential floor area of less than 500 square feet constructed after the adoption of this ordinance, or remodels of buildings built prior to the adoption of this ordinance, the existing residential floor area shall be the same as the building square footage shown on the most recent Los Angeles County Tax Assessor's records at the time the plans are submitted to the Department of Building and Safety and a plan check fee is paid. Except that residential floor area may be calculated as defined in Section 12.03 of this Code when a complete set of fully dimensioned plans with area calculations of all the structures on the lot, prepared by a licensed architect or engineer, is submitted by the applicant.

Any work that does not qualify as a remodel, as defined in the paragraph below, or additions that are 500 square feet or larger shall require a complete set of fully dimensioned plans with area calculations of all the structures on the lot prepared by a licensed architect or engineer.

For the purposes of implementing this subdivision, a remodel shall mean the alteration of an existing building or structure provided that at least 50 percent of the perimeter length of the contiguous exterior walls and 50 percent of the roof are retained.

SECTION 4. 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 in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; 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 _____.

KAREN E. KALFAYAN, City Clerk

By _____
Deputy

Approved _____

Mayor

Approved as to form and legality

ROCKARD J. DELGADILLO, City Attorney

Pursuant to Section 559 of the City Charter, the City Planning Commission on August 14, 2008, recommended that this Ordinance be adopted by the City Council.

By _____

November 19, 2008
see attached report

City Attorney

S. Gail Goldberg, A.I.C.P.

S. Gail Goldberg, AICP
Director of Planning
(Signature)

File No. 08-2599