

ORDINANCE NO. 176519

An ordinance amending Ordinance No. 167944, commonly known as the Central City West Specific Plan.

NOW THEREFORE,

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

Section 1. Subsection K of Section 2 of Ordinance No. 167944 is amended to read:

K. Phase commercial Projects over the 10-year life of this Specific Plan, such that the total amount of permitted commercial square footage of Projects per phase is conditioned upon the implementation of transportation infrastructure improvement, together with the development of adequate housing units and publicly accessible open spaces;

Sec. 2. Section 2 of Ordinance No. 167944 is amended by adding three new subsections delineated "S", "T" and "U" to read:

S. Establish Phase I development limitations, defining a maximum Approved Permitted Floor Area of 3.35 million square feet of non-residential development and, that by-right development may continue to the year 2010 for those individual projects which are consistent with the Specific Plan requirements and do not exceed the defined Phase I development level.

T. Establish that individual project development exceeding Phase I limitations would be permitted prior to completion of the Specific Plan restudy and environmental analysis for Phases II, III or IV, subject to:

1. the Basic Development Right provisions of the Specific Plan; and,
2. separate environmental clearance and traffic studies which would include air quality and noise mitigation measures, TIMP mitigation measures, and any other mitigation measures necessary to mitigate the project's individual and cumulative impacts;

U. Establish that development beyond the year 2010 or Phase I development levels shall require a restudy of the Specific Plan to identify and evaluate applicable development provisions for Phases II, III, or IV and

concurrent preparation of additional environmental impact analysis relative to these future Phases.

Sec. 3. Subsection C of Section 3 of Ordinance No. 167944 is amended to read:

C. The procedures for the granting of exceptions, adjustments and amendments to the requirements of this Specific Plan are set forth in LAMC Section 11.5.7.

Sec. 4. Section 3 of Ordinance No. 167944 is amended by adding two new subsections delineated "D" and "E" to read:

D. Site Plan Review Ordinance. This Specific Plan shall serve as a substitute ordinance and process for the requirements of LAMC Sections 16.05 and 12.24 U 14.

E. Commercial Corner and Mini-Shopping Centers Ordinance. This Specific Plan shall serve as a substitute ordinance and process for the requirements of LAMC Sections 12.22 A 23 and 12.24 W 27.

Sec. 5. Section 4 of Ordinance No. 167944 is amended by revising or adding the following definitions in the proper alphabetical order to read:

Applicant. Any person, as defined in LAMC Section 11.01, submitting an application for a Project Permit Compliance Review for a Project.

Basic Development Right. The minimum floor area ratio (FAR) for non-residential development to which each lot is entitled.

Density Bonus. The ministerial granting, pursuant to Section 11 C 2 (f) of this Specific Plan, of an increase in density over the otherwise maximum allowable residential density of a project, in accordance with the state-mandated, by-right affordable housing density bonus and any subsequent legislation and relevant City ordinances and policies.

Dwelling Unit, Low Income. A dwelling unit which is rented or sold to and occupied by persons or families whose annual income does not exceed 80% of the median annual income for persons or families residing in the Los Angeles Standard Metropolitan Statistical Area. Median annual income shall be as determined and published periodically by the Federal Department of Housing and Urban Development.

Dwelling Unit, Very Low Income. A dwelling unit which is rented or sold to and occupied by persons or families whose annual income does not exceed 50% of the median annual income for persons or families residing in the Los Angeles Standard Metropolitan Statistical Area. Median annual income shall be as determined and published periodically by the Federal Department of Housing and Urban Development.

Historic Resource. A building or structure designated as a historic resource in Section 7 and in Appendix A and shown on Map No. 6 of this Specific Plan.

Permitted Floor Area, Approved. Commercial and/or industrial use floor area of a Project which has been granted a project permit pursuant to the Central City West Interim Control Ordinance (Ordinance No. 163,094 or 165,404) or a Project Permit Compliance Review approval pursuant to Section 17 of this Specific Plan.

Phases of Development. A schedule of development for Projects in the Specific Plan area which limits development by correlating incremental increases in the Approved Permitted Floor Area of all non-residential Projects with the construction of transportation improvements and Low and Very Low Income Dwelling Units.

Phase I: Projects and related transportation improvements prior to and including the year 2010.

Phases II, III and IV: Project Permit Compliance Review approvals which permit development that exceed Phase I limits of 3.35 million square feet of non-residential development or grant approval of a project after December 31, 2010. These developments will be limited to the Basic Development Right prescribed in Sections 6 and 16.

Plaza. Privately owned and maintained Open Space, 10,000 square feet or more in area, which is accessible to the public, and in which limited commercial uses may be permitted as determined appropriate for the lot or lots by the Director of Planning at the time of Project Permit Compliance Review. Such commercial uses are intended to provide limited use of the Open Space area and amenities for pedestrians, and may include vendors, outdoor eating areas, push carts, street stages, works of art, display facilities and other similar uses as determined by the Director of Planning.

Sec. 6. Subdivisions 1, 2, and 3 of Subsection A of Section 5 of Ordinance No. 167944 are amended to read:

1. No grading permit, foundation permit, building permit, sign permit or use of land permit shall be issued for any Project on any lot located in whole or in part within this Specific Plan area, unless a Project Permit Compliance Review approval has first been obtained pursuant to Section 17 of this Specific Plan.

2. No Project Permit Compliance Review approval pursuant to Section 17 of this Specific Plan shall be issued for a commercial, industrial or the non-residential component of a Mixed Use Project if that Project's floor area would exceed the total Approved Permitted Floor Area for each Phase of Development specified in Subsection B 1 of this Section, unless the requirements of Subsections B 2, 3, 4 and 5 of this Section are met.

3. No development agreement for a Project shall be adopted and no floor area associated with a Project for which a development agreement is proposed shall be granted Project Permit Compliance Review approval pursuant to Section 17 of this Specific Plan unless the development agreement complies with the requirements of the Phases of Development specified in Subsection B of this Section.

Sec. 7. Subsection B of Section 5 of Ordinance No. 167944 is amended to read:

B. REQUIREMENTS OF THE PHASES OF DEVELOPMENT.

1. MAXIMUM TOTAL APPROVED PERMITTED FLOOR AREA.

The maximum total Approved Permitted Floor Area for all commercial, industrial and non-residential components of Mixed Use Projects shall not exceed the following maximum cumulative square footage of floor area, by Phase of Development:

Phase I	up to 3.35 million square feet;
Phase II-IV	up to 20.15 million square feet (Phase II, 9.15 MSF; Phase III, 6.25 MSF; and Phase IV, 4.75 MSF)
Total Project	23.5 million square feet

2. MINIMUM NUMBER OF LOW AND/OR VERY LOW INCOME DWELLING UNITS.

No Project Permit Compliance Review approval pursuant to Section 17 of this

Specific Plan shall be issued for a Project which exceeds the total Approved Permitted Floor Area of any phase set forth in the Phases of Development specified above, unless the following minimum number of Low and Very Low Income Dwelling Units have been assured by Phase of Development:

Phase I	667 dwelling units;
Phase II & III	1333 dwelling units (667 in Phase II and 666 in Phase III)

Assurance shall mean that money has been allocated for the entire projected cost of land acquisition and dwelling unit construction to the satisfaction of the City of Los Angeles Housing Department ("LAHD") (formerly the Housing Preservation and Production Department).

3. MAXIMUM PERMITTED SINGLE OCCUPANT VEHICLE TRIPS.

(a) During Phase I of the Phases of Development specified above, no Project Permit Compliance Review approval pursuant to Section 17 of this Specific Plan shall be issued for a Project consisting of 100,000 square feet or more of non-residential floor area unless the Project owner(s) ensures that no more than 50% of the employees of the Project will commute to or from the Project by Single Occupant Vehicle (SOV) Trips.

(b) No Project Permit Compliance Review approval shall be issued for any post-Phase I project consisting of 100,000 square feet or more of non-residential floor area unless the Project owner(s) ensure that no more than 45% of the employees of the Project will commute to or from the Project by SOV Trips.

4. REQUIRED STREET SYSTEM CARRYING CAPACITY INCREASES.

No Project Permit Compliance Review approval shall be issued for a Project which exceeds the total Approved Permitted Floor Area of any phase set forth in the Phases of Development specified above unless the required street system screenline carrying capacity increases specified in Section 9 D 2 of this Specific Plan are met.

5. REQUIRED FREEWAY AND TRANSIT SYSTEM IMPROVEMENTS.

No Project Permit Compliance Review approval shall be issued for a Project which exceeds the total Approved Permitted Floor Area of any phase set forth in the Phases of Development specified above unless the improvements to the

freeway and transit system listed in Appendix C for that Phase of Development have been assured to the satisfaction of the Department of Transportation. Assurance shall mean that money has been guaranteed for the entire projected cost of the improvement(s).

Sec. 8. Section 5 of Ordinance No. 167,944 is amended by adding a new Subsection D to read:

D. SPECIFIC PLAN DEVELOPMENT LIMITATION.

No Project Permit Compliance Review approval shall be issued for a commercial, industrial or non-residential portion of a mixed use project if the project's floor area would either exceed Phase I limits of 3.35 million square feet of non-residential development or grant an approval of a project after December 31, 2010.

Any applicant with a proposed project that would exceed either of these thresholds which has not been issued a Project Permit Compliance Review approval under Phase I (3.35 million square feet) shall:

1. Be limited to 0.35 to 1.0 floor area ratio, notwithstanding the limitations specified by the Height/FAR designations on the Specific Plan zone maps; or
2. Submit an application for a Project Permit Compliance Review and prepare a separate environmental analysis and traffic study relative to the particular project; or
3. Delay submittal of the Project Permit Compliance Review application until completion of the Specific Plan restudy process.

Sec. 9. Paragraph (b) of Subdivision 9 of Subsection F of Section 6 of Ordinance No. 167944 is amended to read:

(b) **CONDITIONAL USES.** The following uses, or a change of use from any existing use to any other use, shall be permitted provided a conditional use approval is granted by the City Planning Commission pursuant to LAMC Section 12.24 U.

Sec. 10. Subparagraphs (i), (ii), (iii), (iv), (v), (vi) and (vii) of Paragraph (b) of Subdivision 9 of Subsection F of Section 6 of Ordinance No. 167944 are renumbered in order as (1), (2), (3), (4), (5), (6) and (7).

Sec. 11. The first unnumbered paragraph of Paragraph (b) of Subdivision 10 of Subsection F of Section 6 of Ordinance No. 167944 is amended to read:

(b) CONDITIONAL USES.

The following uses, or a change of use from any existing use to any other use, shall be permitted provided a conditional use approval is granted by the City Planning Commission pursuant to Section 12.24 U of the LAMC.

Sec. 12. Paragraph (c) of Subdivision 10 of Subsection F of Section 6 of Ordinance No. 167944 is amended to read:

(c) TRANSFER OF BASE PERMITTED FLOOR AREA.

The owner of a lot or lots within the PF(CW) Category shown on Map No. 5 as "FAR Transfer Site" shall be permitted to transfer the FAR amount specified on Map No. 5 to any other lot or lots within the same Specific Plan Subarea, provided the Receiver Site(s) permit(s) a commercial use, and provided a Transfer Plan, which includes Public Benefit Resource(s), is approved by the Area Planning Commission pursuant to Section 12.24 V of the LAMC.

Sec. 13. Paragraph (d) of Subdivision 10 of Subsection F of Section 6 of Ordinance No. 167944 is amended to read:

(d) POTENTIAL BUILDABLE PF(CW) CATEGORY LOTS.

(1) The owner of a lot or lots within the PF(CW) Category shown on Map No. 5 as "Transfer/Potential Buildable Site" shall be permitted to transfer and/or develop the Floor Area Ratio amount specified on Map No. 5, provided a conditional use approval is granted by the Area Planning Commission pursuant to Section 12.24 V of the LAMC.

(2) The owner of a lot or lots in the PF(CW) Category shown on Map No. 5 as "Transfer/Limited Buildable Site" between Fourth Street and Fifth Street shall be permitted a maximum buildable Floor Area Ratio of 1.0 to 1 and a maximum transferable Floor Area Ratio of 4.0 to 1, provided a conditional use approval is granted by the Area Planning Commission pursuant to Section 12.24 V of the LAMC and provided any Project constructed on these lots complies with the following conditions:

a. Uses shall be restricted to museum(s), kiosks and/or restaurants.

b. The maximum height of any building or structure shall not exceed 30 feet above the curb level of the public street providing the main access to the lot or lots.

c. The total area of the building footprint of all buildings or structures shall not exceed 50% of the buildable area of the lot or lots. The remaining lot area shall be used and maintained as a Plaza or as landscaped Open Space.

Sec. 14. The first unnumbered paragraph of Paragraph (e) of Subdivision 10 of Subsection F of Section 6 of Ordinance No. 167944 is amended to read:

(e) **FINDINGS.**

In granting a conditional use approval for the Transfer of Base Permitted Floor Area or the development of potential buildable sites within the PF(CW) Category shown on Map No. 5, the Area Planning Commission shall make the following findings in addition to those specified in Section 12.24 V:

Sec. 15. Subdivision 1 of Subsection G of Section 6 of Ordinance No. 167944 is amended to read:

1. Freestanding parking buildings or structures and parking areas which provide automobile parking spaces or parking stalls in excess of the maximum parking ratios for a specific Project, as set forth in Section 10 of this Specific Plan, or which provide parking spaces or parking stalls not required to meet the parking requirements for a specific Project shall be permitted provided a conditional use approval is granted by the City Planning Commission pursuant to Section 12.24 U of the LAMC.

Sec. 16. Subdivision 5 of Subsection G of Section 6 of Ordinance No. 167944 is amended to read:

5. Notwithstanding the Land Use Category specified for a particular lot within the areas bounded by the heavy dashed lines shown on Map Nos. 2 and 3 of Subsection E of this Section, any use permitted on any lot within the areas bounded by the heavy dashed lines shown on Map Nos. 2 and 3 of Subsection E of this Section may be established on any lot therein, provided a Project Permit Compliance Review approval is granted by Director's determination pursuant to Section 17 of this Specific Plan.

Sec. 17. Subsection H of Section 6 of Ordinance No. 167944 is re-lettered as Subsection I.

Sec. 18. Section 6 of Ordinance No. 167944 is amended by adding a new Subsection H to read:

H. BASIC DEVELOPMENT RIGHT.

Notwithstanding the limitations specified by the Height/FAR designations on the Land Use Categories Map and the limitations of the Specific Plan in Section 5, each lot shall have development rights of 0.35 to 1.0 floor area ratio.

Sec. 19. Subdivision 3 of new Subsection I of Section 6 of Ordinance No. 167944 is amended to read:

3. FLOOR AREA RATIO AVERAGING. An Applicant for a Project located in whole or in part within the "C" (CW), "CM" (CW), or "RC" (CW) Land Use Category may be permitted to average the Floor Area Ratio of the Project, provided the Applicant complies with all provisions of Section 12.24 W 19 of the LAMC.

Sec. 20. Subsections E and F of Section 7 of Ordinance No. 167944 are amended to read:

E. AUTHORITY.

1. The Area Planning Commission, or the City Council on appeal, shall have the authority to grant a Transfer of floor area or residential density.

2. In granting a Transfer of floor area or residential density, the Area Planning Commission, or the City Council on appeal, shall make the following findings:

(a) That the Transfer of floor area or residential density is consistent with the objectives of the Specific Plan, and in conformance with the Community Plan;

(b) That the increase in floor area or residential density on the Receiver Site is appropriate with respect to its location on the Receiver Site, the transportation network and other public improvements, and will not result in impacts greater than those specified in the Environmental Impact Report for the Specific Plan program;

(c) That the increase in floor area or residential density on the Receiver Site is compatible with existing and/or proposed surrounding development; and;

(d) That the Transfer of floor area or residential density serves the public interest by providing a Public Benefit Resource which mitigates the impacts on transportation, housing, open space, historic preservation or community and public facilities caused by the Project, either by itself or cumulatively with other development in the area.

F. PROCEDURES.

1. The procedures, fees and time limits applicable to a request for Transfer of floor area or residential density shall be the same as those applicable to an Area Planning Commission conditional use approval pursuant to Section 12.24 V of the LAMC.

2. The owner of a lot or lots seeking a Transfer shall file an application for approval of a Transfer Plan with the City Planning Department on a form prescribed for such purpose at the time of application for Project Permit Compliance Review approval. The application shall be accompanied by a proposed Transfer Plan.

3. The City Planning Department shall establish and maintain a record of all Transfers of floor area or residential density and of the Public Benefit Resource(s) derived from the Transfers. The records shall be transmitted annually to the City Planning Commission for its review and shall be available for public inspection.

4. Any Transfer of floor area or residential density approved pursuant to this Section shall be evidenced, prior to the issuance of a building permit, by a Covenant approved by the Director of Planning and executed and recorded by the transferor and transferee, the obligations and benefits of which run with the land and are binding on subsequent owners or assignees. The Covenant shall specify the total floor area or residential density being transferred and the remaining floor area or residential density, if any, that may be transferred from the Donor Site, and shall restrict the Base Permitted Floor Area or Base Permitted Residential Density on the Donor Site in the amount of the floor area or residential density transferred to a Receiver Site. After recordation, a copy bearing the County Recorder's number and date shall be furnished to the Departments of City Planning and Building and Safety for their records.

Sec. 21. Subdivision 5 of Subsection A of Section 8 of Ordinance No. 167944 is amended to read:

5. Except within the areas bounded by the heavy dashed lines shown on Map Nos. 2 and 3 in Section 6 E of this Specific Plan, buildings or structures

located on a lot in the R5(CW), RC5(CW), C2(CW), C4(CW) or CM(CW) Land Use Category shall not cast shadows on a lot located in the R3 or R4 Zone or the R4(CW) or RC4(CW) Land Use Category for more than two (2) hours each day between the hours of 9 a.m. and 3 p.m. on the Winter Solstice, and 9 a.m. and 5 p.m. on the Summer Solstice. The Project Applicant shall submit a shade/shadow analysis to the Department of City Planning at the time of application for Project Permit Compliance Review.

Sec. 22. Paragraph (a) of Subdivision 2 of Subsection B of Section 8 of Ordinance No. 167944 is amended to read:

(a) The Director of Planning, pursuant to the Project Permit Compliance Review process contained in Section 17 of this Specific Plan, may approve the averaging of the building setback requirement of this Subsection for a Project located on a lot or lots greater than five acres in area.

Sec. 23. Subdivisions 1, 2 and 3 of Subsection C of Section 8 of Ordinance No. 167944 are amended by substituting the phrase "LAMC Section 12.21 C" for the phrase "LAMC Section 12.21.1 B3 and B4" in the first line of each subdivision.

Sec. 24. Paragraph (a) of Subdivision 4 of Subsection C of Section 8 of Ordinance No. 167944 is amended to read:

(a) The Director of Planning, pursuant to the Project Permit Compliance Review approval process contained in Section 17 of this Specific Plan, may approve the averaging of the Open Space Setback requirement of this Subsection for a Project located on a lot or lots greater than five acres in area.

Sec. 25. Paragraph (a) of Subdivision 2 of Section D of Section 8 of Ordinance No. 167944 is amended to read:

(a) All multiple-family residential Projects shall meet on-site per dwelling unit open space requirements as provided in relevant provisions of the Urban Design Guidelines contained in Appendix D of this Specific Plan.

Sec. 26. Subdivision 2 of Subsection E of Section 8 of Ordinance No. 167944 is amended to read:

2. Whenever a publicly-owned lot or lots is/are utilized for public park and/or recreational facility purposes within the Specific Plan area, the Plaza requirements specified in Subsection D 1 b of this Section shall not apply to that lot or lots.

Sec. 27. Subsection B of Section 9 of Ordinance No. 167944 is amended to read:

B. INDIVIDUAL PROJECT MITIGATION MEASURES.

1. All Project Applicants shall obtain a Traffic Assessment of the Project from the Department of Transportation. If the Department of Transportation determines, based on the Project Traffic Assessment, that there may be potentially Significant Transportation Impacts on intersections caused by the Project, then the Applicant(s) shall provide a Traffic Study for the Project. Upon receipt and review of the Traffic Study, the Department of Transportation shall require the Applicant(s), at the Applicant's expense, to: (1) implement traffic and parking mitigation measures for the Significant Transportation Impacts; and (2) implement transportation programs for impacted intersections. The Department of Transportation may impose transportation mitigation measures on each Project. If the Department of Transportation determines that the proposed mitigation measures are not adequate to mitigate the Significant Transportation Impacts of the Project, then the Department of Transportation may recommend a reduction in size or a limitation on uses to the Director of Planning, to be used in the Project Permit Compliance Review approval process pursuant to Section 17 of this Specific Plan.

2. Prior to Project Permit Compliance Review approval pursuant to Section 17 of this Specific Plan, the Department of Transportation shall determine in writing that the commercial, industrial and the non-residential portion of a Mixed Use Project has incorporated measures which mitigate the Significant Transportation Impacts of the Project, to the extent physically feasible.

Sec. 28. The first unnumbered paragraph of Subsection C of Section 9 of Ordinance No. 167944 is amended to read:

C. TRANSPORTATION IMPACT MITIGATION FEE.

All Applicants for a Project within the Specific Plan area shall pay a Central City West Transportation Impact Mitigation Fee (the Transportation Fee) as specified for Phase I or post-Phase I (Phase II, III and IV), as appropriate, for the purpose of funding the required transportation improvements listed in Appendix "C" of this Specific Plan. Implementation of a transportation improvement shall mean that the improvement has been assured to the satisfaction of the Department of Transportation. Assurance shall mean that money has been guaranteed for the entire projected cost of the improvement.

Sec. 29. Paragraph a of Subdivision 1 of Section C of Section 9 is amended to read:

(a) **FEE AMOUNT.** The Transportation Fee shall be \$6,995 per additional Trip generated by a Project in Phase I of the Specific Plan and \$11,337 per additional Trip generated by a post-Phase I Project developed under the Plan's Basic Development Right. New Trips are those trips resulting from a Project beyond those generated by the legally established use on the Project lot or lots on the effective date of this Specific Plan (April 3, 1991).

Sec. 30. Paragraph c of Subdivision 1 of Subsection C of Section 9 of Ordinance No. 167944 is amended to read:

(c) **CASH DEPOSIT.**

(1) The Project Applicant(s) shall pay a cash deposit equal to 10% of the Transportation Fee, as determined by the Department of Transportation, at the time of application for Project Permit Compliance Review. The Department of Transportation shall collect the deposit and remit the funds to the City Treasurer for deposit in the Central City West Transportation Impact Mitigation Fund (Transportation Fund), as established by Chapter 30 of Division 5 of the Los Angeles Administrative Code.

(2) The cash deposit shall only be refunded to the Project Applicant(s) if Project Permit Compliance Review approval is denied or if Project Permit Compliance Review becomes null and void pursuant to Section 17 C of this Specific Plan.

(3) If a Community Facilities District (CFD) is established within the Specific Plan area, a Project Applicant who presents proof of participation in the CFD to the satisfaction of the Department of Transportation at the time of application for Project Permit Compliance Review shall be exempt from payment of the cash deposit.

Sec. 31. The table entitled "Required Screenline Capacity Increases" set forth in Paragraph b of Subdivision 2 of Subsection D of Section 9 of Ordinance No. 167944 is amended to read:

Required Screenline Capacity Increases

	<u>Screenline Location</u>						
Phase	NS1	NS2	NS3	NS4	EW1	EW2	EW3
1	900	2,500	0	300	1,200	950	0

Sec. 32. Paragraph (a) of Subdivision 1 of Subsection E of Section 9 of Ordinance No. 167944 is amended to read:

(a) At the time of application for Project Permit Compliance Review, an Applicant for a Project of 100,000 square feet or more of commercial or industrial floor area shall submit a written, preliminary Transportation Demand Management (TDM) plan to the Department of Transportation.

Sec. 33. Paragraph (b) of Subdivision 1 of Subsection E of Section 9 of Ordinance No. 167944 is amended to read:

(b) All owners of a Project of less than 100,000 square feet of commercial or industrial floor area shall execute and record, prior to the issuance of a building permit, a Covenant which guarantees implementation and maintenance of the TDM requirements imposed by the Department of Transportation as conditions of Project Permit Compliance Review approval. The Covenant shall run with the land and shall be binding on future owners, successors, heirs and assigns. The Covenant shall be approved by the Department of Transportation and a certified recorded copy delivered to the Department of Transportation.

Sec. 34. Subdivision 2 of Subsection E of Section 9 of Ordinance No. 167944 is amended to read:

2. COMPLIANCE WITH TDM REQUIREMENTS.

A Project owner shall achieve compliance with the applicable maximum SOV Trip requirement specified in Subsection D of this Section, and all other TDM requirements, within three years of issuance of any certificate of occupancy, including a temporary certificate of occupancy, for the Project. If the Director of Planning issues a Project Permit Compliance Review approval for the initial stage of a Project with more than one stage, then the Director may condition future Project Permit Compliance Review approvals for subsequent stages of the Project on whether the Project has complied with the TDM plan requirements for

the previous stage.

Sec. 35. Subsection A of Section 10 of Ordinance No. 167944 is amended to read:

A. OFFICE USE.

The following off-street automobile parking requirements shall be applicable to all office uses, and are intended to supersede the standards set forth in Section 12.21 A 4 (c) of the LAMC:

Total Appr'vd Permitted Floor Area (millions of sq. ft.)	Maximum Total On-Site Parking Spaces per 1,000 sq. ft. of Floor Area	Minimum Reserved On-Site HOV Spaces per 1,000 sq. ft. of Floor Area	Minimum Off-Site Intercept/Remote Spaces per 1,000 sq. ft. of Floor Area
0 - 8.0	1.7	10%	.2
8.01 - 23.50	1.5	15%	.3

Sec. 36. Subdivision 3 of Subsection B of Section 11 of Ordinance No. 167944 is amended to read:

3. CASH DEPOSIT.

(a) The Project Applicant(s) shall pay a cash deposit equivalent to 10% of the total Linkage Fee, as determined by the Department of City Planning, at the time of Project Permit Compliance Review application. The Department of City Planning shall collect and remit the deposited amount to the City Treasurer for deposit into the Central City West Housing Fund (Housing Fund), as established by Article 23, Section 5.115.6 of the Los Angeles Administrative Code.

(b) The cash deposit shall only be refunded to the Project Applicant(s) if Project Permit Compliance Review is denied or becomes null and void pursuant to Section 17 C of this Specific Plan.

Sec. 37. The title of Subsection C of Section 11 of Ordinance No. 167944 is amended to read:

C. REPLACEMENT DWELLING UNITS AND INCLUSIONARY HOUSING REQUIREMENTS.

Sec. 38. Paragraph (a) of Subdivision 2 of Subsection C of Section 11 of Ordinance No. 167944 is amended to read:

(a) All multiple-family residential or Mixed Use Projects are subject to either the Replacement Dwelling Unit or Inclusionary Housing requirement as follows, whichever results in the greater number of affordable dwelling units.

Sec. 39. Subparagraph (2) or Paragraph (a) of Subdivision 2 of Subsection C of Section 11 of Ordinance No. 167944 is amended to read:

(2) If no dwelling units were demolished on the lot or lots on or after February 14, 1988, a Project Applicant shall designate and reserve a total of 15% of the dwelling units within the Project as Low Income Dwelling Units.

Sec. 40. Paragraph (c) of Subdivision 2 of Subsection C of Section 11 of Ordinance No. 167944 is amended to read:

(c) No certificate of occupancy for a multiple-family residential or Mixed Use Project which is subject to applicable housing provisions of this Specific Plan shall be issued prior to the issuance of the certificate(s) of occupancy for the Low and/or Very Low Income Dwelling Units required pursuant to this Subsection.

Sec. 41. Subparagraph (1) of Paragraph (f) of Subdivision 2 of Subsection C of Section 11 of Ordinance No. 167944 is amended to read:

(1) A Project Applicant for a multiple-family residential or Mixed Use Project subject to the requirements of Subsection C 2 a (2) of this Section shall be eligible for a Density Bonus.

Sec. 42. The title of Subdivision 3 of Subsection D of Section 11 of Ordinance No. 167944 is amended to read:

3. REQUIRED INCLUSIONARY LOW INCOME DWELLING UNITS IN RESIDENTIAL PROJECTS.

Sec. 43. Subdivisions 1 and 2 of Subsection E of Section 11 of Ordinance No. 167944 are amended to read:

1. **VERY LOW INCOME DWELLING UNIT.** The monthly rent level for a Very Low Income Dwelling Unit required pursuant to this Section shall not exceed 30% of 50% of the median monthly income for persons or families residing in the Los Angeles Standard Metropolitan Statistical Area. The median monthly income shall be as determined and published periodically by the Federal Housing and Urban Development Department.

2. **LOW INCOME DWELLING UNIT.** The monthly rent level for a Low Income Dwelling Unit required pursuant to this Section shall not exceed 30% of 80% of the median monthly income for persons or families residing in the Los Angeles Standard Metropolitan Statistical Area. The median monthly income shall be as determined and published periodically by the Federal Housing and Urban Development Department.

Sec. 44. Subdivision 2 of Subsection F of Section 11 of Ordinance No. 167944 is amended to read:

2. **JOBS-HOUSING LINKAGE PLAN.** At the time of application for Project Permit Compliance Review, an Applicant for a residential or Mixed Use Project shall prepare and submit a jobs-housing linkage plan which provides opportunities and incentives for persons working in the greater downtown area to live within the Project. The plan may include, but is not limited to, rental or purchase price incentives, an employee priority program and a marketing program directed towards employers and employees.

Sec. 45. The first and second unnumbered paragraphs of Subdivision 2 of Subsection G of Section 11 of Ordinance No. 167944 is amended to read:

2. **DWELLING UNIT SECONDARY PLACEMENT AREA.**

A maximum of 50% of each Project Applicant's total number of required replacement dwelling units may be located in the Dwelling Unit Secondary Placement Area, as shown on Map No. 9, provided the Area City Planning Commission grants a Project Permit Compliance Review approval pursuant to Section 17 of this Specific Plan:

In granting Project Permit Compliance Review approval, the Area Planning Commission shall make the following four findings:

Sec. 46. Subparagraph (3) of Paragraph (a) of Subdivision 2 of Subsection G of Section 11 of Ordinance No. 167944 is amended to read:

(3) The Project Permit Compliance Review approval includes a

condition that no certificate of occupancy for the Project subject to the requirement to construct replacement dwelling units may be issued prior to the issuance of certificates of occupancy for the replacement dwelling units;

Sec. 47. Subsection B of Section 13 of Ordinance No. 167944 is amended to read:

B. ENFORCEMENT.

At the time of application for a Project Permit Compliance Review approval pursuant to Section 17 of this Specific Plan, the Project Applicant subject to the requirements of this Section shall provide plans which clearly label the location(s) of: (1) centralized deposit and collection of required recyclable materials; (2) trash compaction; and (3) plumbing and fixtures designed to carry and discharge reclaimed water. The Director of Planning shall consult with the Office of Integrated Solid Waste Management of the Board of Public Works to insure compliance with the requirements of this Section.

Sec. 48. Subdivision 7 of Subsection A of Section 14 of Ordinance No. 167944 is amended to read:

7. Building/business identification signs, except for building/business identification signs on commercial buildings over 75 feet in height, subject to approval by the Director of Planning pursuant to the Project Permit Compliance Review process of Section 17 of this Specific Plan.

Sec. 49. Subdivision 2 of Subsection B of Section 14 of Ordinance No. 167944 is amended to read:

2. Notwithstanding the provisions of Section 91.6205.11 of the LAMC to the contrary, pennants, banners and flags which do not contain text or logos are permitted, subject to review and approval by the Director of Planning pursuant to the Project Permit Compliance Review process of Section 17 of the Specific Plan.

Sec. 50. Subdivisions 1 and 2 of Subsection A of Section 16 of Ordinance No. 167944 are amended to read:

1. For the purpose of calculating the total Approved Permitted Floor Area for each Phase of Development as specified in Subsection A of Section 5 of this Specific Plan, at the time of issuance of a Project Permit Compliance Review approval for a Project pursuant to Section 17 of this Specific Plan, the

Department of City Planning shall include the floor area square footage of the Project in the Phase of Development in which the Project Permit Compliance Review approval is granted.

2. If a Project Permit Compliance Review approval becomes null and void pursuant to Section 17 C of this Specific Plan, the floor area square footage of that Project shall be deleted from the Phase of Development in which that Project's floor area square footage was included.

Sec. 51. Subdivisions 5 and 6 of Subsection C of Section 16 of Ordinance No. 167944 are amended to read:

5. **SPECIFIC PLAN RESTUDY.** Prior to issuance of any Project Permit Compliance Review approval for new non-residential Floor Area that would exceed either the maximum total Approved Permitted Floor Area of the Phase I limit of 3.35 million square feet or grant an approval after December 31, 2010, the Departments of City Planning, Transportation and Housing shall conduct a detailed review of the provisions of this Specific Plan, including the necessary environmental analysis, and shall recommend any amendments thereto to the City Planning Commission and the City Council.

Schedule for Commencement of Restudy. The Departments of City Planning, Transportation and Housing shall commence a restudy of this Specific Plan no later than July 1, 2008, or when the Department of City Planning approves 3.35 million square feet of Approved Permitted Floor Area of all non-residential development, whichever occurs first.

6. **Basic Development Right.** Notwithstanding the limitations specified by the Height/FAR designations on the Land Use Categories Maps and the limitations of the Specific Plan in Section 5, each lot shall have development rights of 0.35 to 1.0 floor area ratio.

Sec. 52. Section 17 of Ordinance No. 167944 is amended to read:

Sec. 17. **PROJECT PERMIT COMPLIANCE REVIEW APPROVALS.** Project Permit Compliance Review applications shall be processed pursuant to Section 11.5.7 of the LAMC and the following additional provisions.

A. **DIRECTOR'S AUTHORITY.** The Director shall not approve or conditionally approve a Project Permit Compliance Review application unless he/she does one of the following, in accordance with the requirements of the California Environmental Quality Act (CEQA) and the State and City CEQA Guidelines:

1. Approves a Negative Declaration or Mitigated Negative Declaration; or
2. Certifies completion of an Environmental Impact Report (EIR).

EXCEPTION. The requirements of this Subdivision shall not apply to Project plan review for a sign permit.

EXCEPTION. The requirements of this subsection shall not apply to Project Permit Compliance Review applications for a sign permit.

B. ENVIRONMENTAL REVIEW. As part of the application for Project Permit Compliance Review, the Project Applicant shall file necessary forms and information for environmental review as prescribed by the Director. The Director shall cause to be prepared, concurrently with the review and approval of the Project, the required environmental studies and notices for the Project.

C. EXPIRATION.

1. If a Project Permit Compliance Review approval is not utilized within two years after the effective date, the approval shall become null and void.

2. The period of time specified in Subdivision 1 shall not include the period of time during which a lawsuit involving the Project Permit Compliance Review approval and in which the City is named as a party has been filed and is pending in a court of competent jurisdiction. This exception shall only apply is prior to the expiration of the two year time limit the Applicant applies to the Department of City Planning for a suspension of the time and the Director approves a suspension. The application shall be filed in duplicate in a public office of the Department of City Planning and shall be accompanied by a fee as required in Section 19.01 M of the LAMC. Within 40 days after receiving the application, the Director shall either grant a suspension of time for the duration of litigation or five years, whichever is less, or deny the application and make findings which are not inconsistent with the provisions of the Specific Plan.

Sec. 53. Ordinance No. 169110 is repealed.

Sec. 54. Appendix C of Ordinance No. 167944 is amended to read:

APPENDIX C

LIST OF TRANSPORTATION IMPROVEMENTS

I. PLAN AREA STREET SYSTEM IMPROVEMENTS.

A. BEAUDRY AVENUE.

Sunset Boulevard to Fourth Street. Improved to modified Major Highway standards; 80-foot roadway in 108-foot right-of-way. Three travel lanes in each direction, with a 10-foot, landscaped median (left turn pocket provided only at intersections) and 14-foot sidewalk/parkways.

Fourth Street to Sixth Street. Realigned and merged with Boylston Street.

B. BOYLSTON STREET.

Third Street to Seventh Street. Realigned and improved to modified Major Highway standards; 80-foot roadway in 108-foot right-of-way. Three travel lanes in each direction with a 10-foot, planted center left turn median (left turns prohibited at mid-block) and 14-foot sidewalk/parkways.

Fourth Street to Sixth Street. Vacated and realigned to existing Beaudry Street alignment.

Colton Street to First Street. To be vacated.

C. BIXEL STREET.

Crown Hill to Wilshire Boulevard.

Stage A. Improved to modified Secondary Highway standards; 74-foot roadway in 94-foot right-of-way. Three travel lanes in each direction and 10-foot sidewalk/parkways. (A 5-foot, paved Open Space Setback is required adjacent to sidewalks to increase pedestrian circulation.)

Stage B. Converted to HOV/bus Transit Mall. At such time as the Transit Mall is constructed and Lucas Avenue is improved to the standard specified in this Specific Plan, the Bixel Street roadway shall be reduced to 54 feet, with two travel lanes in each direction, and sidewalk/parkways shall be

increased to 20 feet. (A 5-foot, paved Open Space Setback is required adjacent to sidewalks to increase pedestrian circulation.)

Wilshire Boulevard to Seventh Street. Improved to modified Major Highway standard; 74-foot roadway on 94-foot right of way. Two travel lanes in each direction, with a 28-foot, planted center median supporting an elevated HOV/transit guideway, and 10-foot sidewalk/parkways. (A 5-foot, paved Open Space Setback is required adjacent to sidewalks to increase pedestrian circulation.)

First Street to Second Street. Improved to Secondary Highway standards; 66-foot roadway in 86-foot right-of-way. Two travel lanes and one parking lane in each direction with 10-foot sidewalk/parkways.

Colton Street to First Street. To be vacated.

Colton Street to Temple Street. Improved to Local Street standards; 28-foot roadway in 48-foot right of way, with 10-foot sidewalk/parkways.

D. GLENDALE BOULEVARD.

Hollywood Freeway to First Street. Improved to modified Major Highway standards; 80-foot roadway in 108-foot right-of-way. Three travel lanes in each direction, with a 10-foot, planted center left turn median (left turns prohibited at mid-block) supporting an elevated HOV/transit guideway and 14-foot sidewalk/parkways.

E. LUCAS AVENUE.

Beverly Boulevard to Sixth Street. Improved to modified Major Highway standards; 80-foot roadway in 108-foot right-of-way. Three travel lanes in each direction, with a 10-foot, planted center left turn median and 14-foot sidewalk/parkways.

F. WITMER STREET/HARTFORD AVENUE SOUTH OF WILSHIRE BOULEVARD/BLAINE AVENUE - Sixth Street to Twelfth Street.

Partially realigned to create a continuous street and improved to modified Secondary Highway standards; 74-foot roadway in 94-foot right-of-way. Three travel lanes in each direction, with a 10-foot, planted center left turn median and 10-foot sidewalk/parkways.

G. TEMPLE STREET AND SEVENTH STREET.

Improved to modified Secondary Highway standards; 66-foot roadway in 90-foot right-of-way. Two travel lanes and a parking lane in each direction, with a center median and 12-foot sidewalk/parkways.

H. BEVERLY BOULEVARD/FIRST STREET AND SECOND STREET.

Improved to modified Major Highway standards; 80-foot roadway in 108-foot right-of-way. Three travel lanes in each direction, with a 10-foot, landscaped median (left turn pocket provided only at intersection) and 14-foot sidewalk/parkways.

I. THIRD STREET AND SIXTH STREET - Witmer Street to Harbor Freeway.

Improved to one-way, modified Secondary Highway standards; 66-foot roadway in 90-foot right-of-way. Four travel lanes and two parking lanes westbound on Third Street, eastbound on Sixth Street, with 12-foot sidewalk/parkways.

J. FOURTH STREET AND FIFTH STREET - Witmer Street to Harbor Freeway.

Improved to one-way, modified Collector Street standards; 56-foot roadway in 76-foot right-of-way. Four travel lanes and one parking lane eastbound on Fourth Street, westbound on Fifth Street, with 10-foot sidewalk/parkways.

K. EIGHTH STREET AND NINTH STREET - Witmer Street to Harbor Freeway.

Improved to one-way, Secondary Highway standards; 66-foot roadway in 86-foot right-of-way. Four travel lanes and one parking lane westbound on Eighth Street, eastbound on Ninth Street, with 10-foot sidewalk/parkways.

L. GARLAND STREET, INGRAHAM STREET, MIRAMAR STREET, EMERALD STREET, VALENCIA STREET, COLUMBIA AVENUE, VICTOR STREET, MARYLAND STREET, LINWOOD AVENUE, EDGEWARE ROAD AND SECOND STREET (Lucas Avenue to Witmer Street).

Improved to Collector Street standards; 40-foot roadway in 60-foot right-of-way. Two travel lanes and one parking lane in each direction, with 10-foot sidewalk/parkways.

II. FREEWAY IMPROVEMENTS.

A. PHASE I OF DEVELOPMENT.

1. **Glendale Boulevard/Hollywood Freeway on/off-ramps.** Reconstruct existing ramps to full diamond interchange.
2. **Beaudry Avenue/Hollywood Freeway and Beaudry Avenue/Pasadena-Hollywood Freeway connector on/off-ramps.** Add half diamond interchange to Hollywood Freeway at Beaudry Avenue to provide eastbound off-ramp and westbound on-ramp, and add southbound off-ramp from the Pasadena-Hollywood Freeway connector to Beaudry Avenue.
3. **Hollywood Freeway.** Add one lane in each direction between Vermont Avenue and the four level interchange. Future conversion to HOV lane between Glendale Boulevard and Vermont Avenue.
4. **Hoover Street-Union Avenue/Santa Monica Freeway connection.** Improve on and off ramps and surface streets for better freeway connections to Union Avenue.

III. TRANSIT IMPROVEMENTS.

A. PHASE I OF DEVELOPMENT.

1. **Commuter and Shuttle buses.** Purchase 257 buses for commuter express and local shuttle service.
2. **Elevated transitway from Glendale Boulevard/Colton Street to Crown Hill, connecting to Bixel Street.** Construct elevated transitway south of Hollywood Freeway onto Crown Hill and into the Bixel Street corridor.
3. **Pedestrian connection across Harbor Freeway at Maryland Street alignment.** Construct a pedestrian bridge across the Harbor Freeway from the Maryland Pedestrian Walk to the Plaza level of the Union Bank Building on the east side of the Freeway. The pedestrian bridge shall be at least 20 feet wide and of sufficient strength and design to accommodate a future automated guideway system.
4. **Transportation Management Organization.** Provide start-up costs to operate a Transportation Management Organization.

Sec. 55. Appendix D of Ordinance No. 167944 is amended to read:

APPENDIX D

URBAN DESIGN GUIDELINES

A. SPECIFIC PLAN DISTRICT POLICIES. All Projects shall substantially conform with the Specific Plan District policies and guidelines contained in the Specific Plan Policy document, as determined by the Director of Planning pursuant to Section 17 of this Specific Plan.

B. COMMERCIAL, INDUSTRIAL AND MIXED USE DEVELOPMENT PROJECTS.

1. A required Plaza shall be designed to substantially conform to the following standards:

- (a) Contain a minimum of 25% landscaped area;
- (b) Provide seating, in the form of seat walls with a minimum height of 15 inches, benches or moveable chairs, at a ratio of 1 seat per 250 square feet of plaza area;
- (c) Provide access for handicapped persons;
- (d) Open to the public for 14 hours a day, on regular business days;
- (e) Maintained with a strong management presence for security, cleanliness, programming and other user-based amenities;
- (f) Visible and accessible from surrounding public streets;
- (g) Plazas located in the Wilshire Corridor or Eighth/Ninth Street Districts shall be developed at or as close as is physically feasible to the adjacent finished sidewalk grade.
- (h) Plazas located in the Temple/Beaudry, First/Second or Crown Hill Districts shall use the following formulae for grade differentials with the adjacent finished sidewalk grade:

(1) Plazas developed on a lot or lots with less than 10% slope may be developed at a level elevated or depressed from the finished

sidewalk grade adjoining the site, corresponding to the slope of the site, provided incremental level changes connecting up or down to adjoining finished sidewalk grades do not exceed four feet, six inches (4' - 6") in the vertical, with a minimum 15-foot horizontal distance between stair/ramp elements. Continuous ramps may be provided in lieu of incremental stair/ramp elements.

(2) Plazas developed on a lot or lots with greater than 10% slope may be developed at a level elevated or depressed from the finished sidewalk grade, corresponding to the slope of the site, provided monumental stairs or ramps, with elevator facilities for the handicapped, are constructed to connect the Plaza to adjoining sidewalks.

(3) Landscaping plans for all required Plazas shall be approved by the City Planning Department for their planting theme.

C. RESIDENTIAL PROJECTS AND THE RESIDENTIAL PORTION OF MIXED USE PROJECTS.

1. All multiple-family residential Projects shall meet on-site per dwelling unit open space requirements as follows:

(a) A minimum of 100 square feet per unit of the required useable Open Space, as provided in Section 12.21 G of the LAMC, shall be provided as Common Open Space.

(b) Up to a maximum of 50 square feet per unit of the required open space for units providing more than 150 square feet of open space per unit may be provided as Private Open Space, provided at least 50% of the units on the first level of residential use and 50% of the units on all levels above the first level have Private Open Space. Private Open Space shall have a minimum dimension of five feet.

(1) Private Open Space located at the Ground Level shall be secure, screened from public view, and provided with a landscape buffer.

(2) Private Open Space located above the Ground Level shall be designed to provide maximum security.

(c) Up to a maximum of 50% of the area contained within the front yard and/or rear yard setback may be used to meet the Open Space per

unit requirement; however, driveways, parking facilities of any kind and landscaped parkway areas may not be used.

(d) Up to a maximum of 50% of landscaped side yard setbacks may be used to meet the Open Space per unit requirement on lots with 50 feet or less of street frontage.

(e) Interior courtyards shall have a minimum width of ten feet, a minimum average width of 20 feet, and a minimum area of 400 square feet. A minimum of 25% of interior courtyards shall be landscaped.

2. There shall be one tree provided on-site for every dwelling unit, each of which shall be a minimum of 12 feet in height and three inches in caliper at the time of planting. In the event that this requirement cannot be met, as an alternative compliance, the applicant may, upon approval by the Director of Planning, place up to 50% of the required trees off-site, first, at locations within the Specific Plan Area, or, second, at locations within the Westlake Community Plan Area.

3. All open areas not used for building driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained.

4. All landscaped areas shall be maintained with an automatic irrigation system.

D. STREET TREE AND OPEN SPACE SETBACK PLANTINGS.

1. The following tree species shall be planted by the Applicant or at the Applicant's expense, as approved by the Street Tree Division of the Bureau of Street Maintenance, Department of Public Works, in the following street parkways, center medians and the required Open Space Setback areas adjacent to those street parkways, where applicable. Trees shall be a minimum of 12 feet in height and three inches in caliper at the time of planting, and shall be spaced 30 feet on center, unless otherwise specified.

(a) Glendale Boulevard, Beaudry Avenue.

Parkway - alternating Washington Robusta fan palms and Magnolia trees.

Center Median (Beaudry Avenue) - Magnolia trees.

Open Space Setback - Magnolia tree opposite each parkway Magnolia tree.

(b) Boylston Street - First Street to Seventh Street.

Parkway - alternating Washington Robusta fan palms and Ficus trees.

Center Median - Ficus trees.

Open Space Setback - Ficus tree opposite each parkway Ficus tree.

(c) Boylston Street - Temple Street to Colton Street, and St. Paul Street.

Parkway - Ficus trees.

Center Median (Boylston) - double row of Ficus trees

Center Median (St. Paul) - single row of Ficus trees.

(d) Beverly Boulevard, First Street, Second Street.

Parkway - alternating Washington Robusta fan palms and Magnolia trees.

Center Median - Magnolia Trees.

(e) Lucas Avenue - Beverly Boulevard to Sixth Street.

Parkway - alternating Washington Robusta fan palms and Ficus trees.

Center Median - alternating Robusta fan palms and Elm trees.

Open Space Setback - Ficus trees opposite each parkway Ficus tree.

(f) Lucas Avenue - Sixth Street to Seventh Street, and Witmer Street/Hartford Avenue/ Blaine Avenue.

Parkway - alternating Washington Robusta fan palms and Ficus trees.

Center Median - alternating Washington Robusta fan palms and Elm trees.

(g) Wilshire Boulevard, Olympic Boulevard.

Parkway - alternating Washington Robusta fan palms and Ficus trees.

Center Median (Wilshire Boulevard) - Washington Robusta fan palms.

Center Median (Olympic Boulevard) - alternating Washington Robusta fan palms and Ficus trees.

(h) Bixel Street - Crown Hill to Wilshire Boulevard.

Parkway - **Phase I.** Washington Robusta fan palms, spaced at 20 feet on center.

Phase II. Double row of trees: Washington Robusta fan palms at outer row, spaced 20 feet on center; alternating Washington Robusta fan palms and Sycamore trees at inner row spaced 20 feet on center, except at bus turnouts.

(i) Bixel Street - Wilshire Boulevard to Eighth Street.

Parkway - Washington Robusta fan palm, spaced at 20 feet on center.

(j) Third Street, Sixth Street, Seventh Street, Temple Street.

Parkway - Sycamore trees.

(k) Fourth Street, Fifth Street, Eighth Street, Ninth Street, Union Avenue, Bixel Street - First Street to Second Street, Garland Street - Seventh Street to Eighth Street, Ingraham Street, Shatto Street, Miramar Street, Emerald Drive, Columbia Avenue, Valencia Street, Victor Street, Maryland Street (Bixel Street to Lucas Avenue).

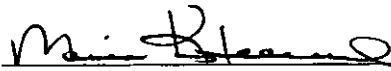
Parkway - Ficus trees.

(103494)

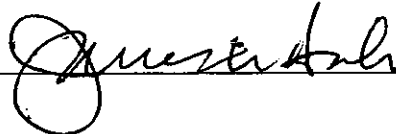
Sec. 56. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board 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, **by a vote of not less than two-thirds** of all of its members, at its meeting of FEB 22 2005.

FRANK T. MARTINEZ, City Clerk


By  Deputy

Approved MAR 02 2005

 Mayor

Approved as to Form and Legality

Rockard J. Delgadillo, City Attorney

By 
SHARON SIEDORF CARDENAS
Assistant City Attorney

Date JAN 19 2005

File No. CF 01-1824; CPC 87-182-SP

Pursuant to Charter Section 559, I disapprove this ordinance on behalf of the City Planning Commission and recommend it NOT be adopted

January 13 2005

see attached report.


CON HOWE
Director of Planning

DECLARATION OF POSTING ORDINANCE

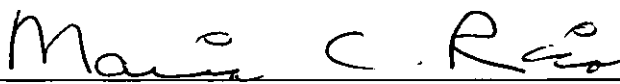
I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 176519 - Amending 167944, commonly known as the Central City West Specific Plan - CPC 87-182 SP - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on February 22, 2005, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on March 10, 2005, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) One copy on the bulletin board at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the ground level Los Angeles Street entrance to the Los Angeles Police Department; and 3) one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on March 10, 2005 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 10th day of March 2005 at Los Angeles, California.



Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: Apr. 19, 2005

Council File No. 01-1824