

ORDINANCE NO. 182576

An ordinance establishing a Specific Plan, known as the Bunker Hill Specific Plan, for a portion of the Central City Community Plan area.

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

Bunker Hill Specific Plan

Section 1. The City Council hereby establishes and adopts the attached Bunker Hill Specific Plan for the area bounded generally by the 110 Freeway on the west, Fifth Street on the south, Hill Street on the east, and First Street on the north, as shown within the heavy dashed lines on Map A of the Specific Plan set forth herein.

Bunker Hill

Specific Plan

TABLE OF CONTENTS

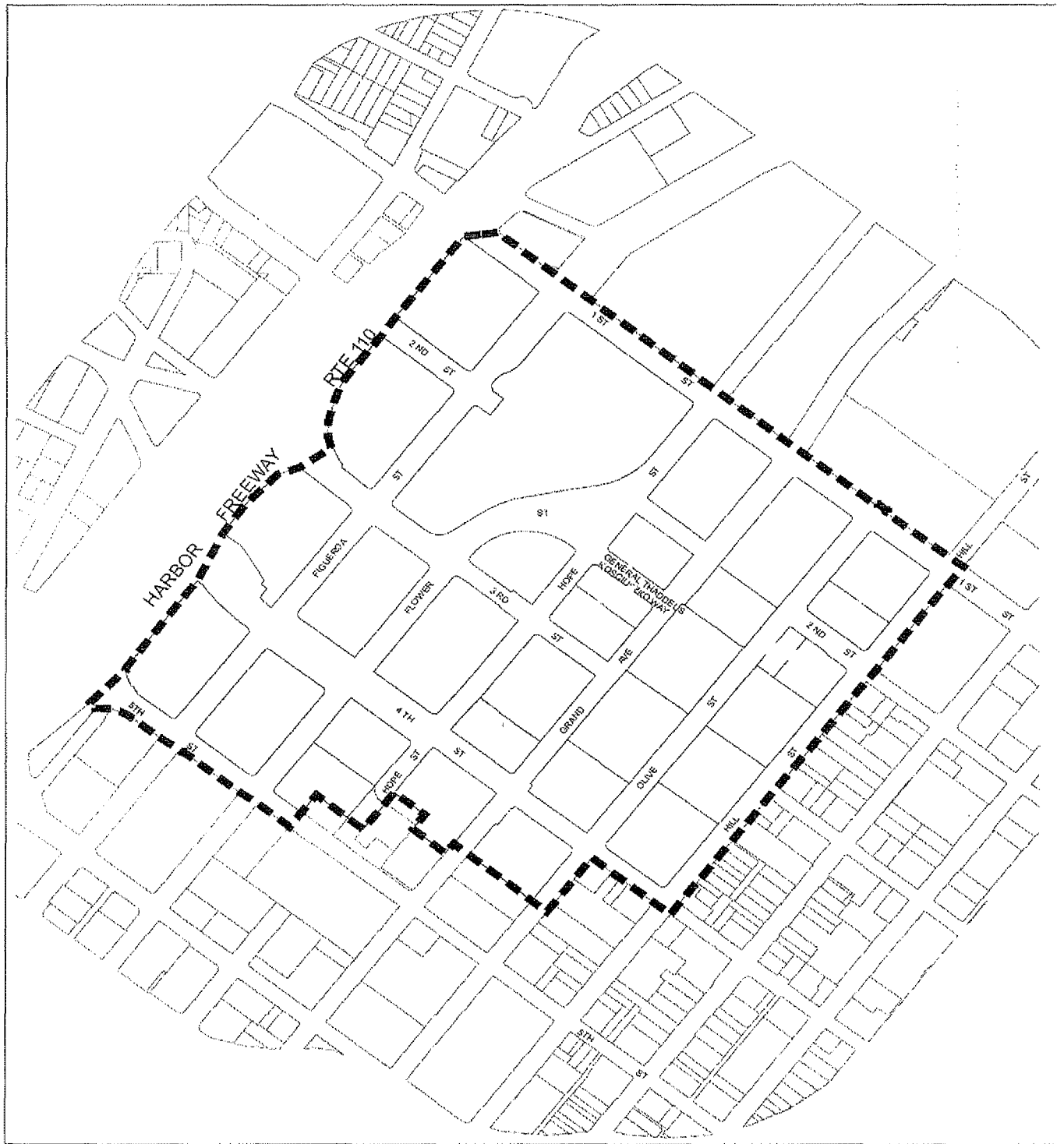
SECTION 1.	ESTABLISHMENT OF THE BUNKER HILL SPECIFIC PLAN.....	1
SECTION 2.	PURPOSES.....	3
SECTION 3.	RELATIONSHIP TO THE LOS ANGELES MUNICIPAL CODE.....	3
SECTION 4.	DEFINITIONS.....	4
SECTION 5.	PROHIBITIONS.....	5
SECTION 6.	DEVELOPMENT REVIEW PROCEDURES.....	5
SECTION 7.	LAND USE REGULATIONS AND DESIGNATION OF SUBAREAS.....	6
SECTION 8.	URBAN DESIGN REGULATIONS.....	11
SECTION 9.	PEDESTRIAN PLAN.....	13
SECTION 10.	TRANSPORTATION AND PARKING REGULATIONS.....	16
SECTION 11.	USES AND BUILDINGS MADE NON-CONFORMING BY THIS SPECIFIC PLAN.....	17
SECTION 12.	GRANDFATHERING.....	17
SECTION 13.	INTERPRETATION.....	17
SECTION 14.	SEVERABILITY.....	17
<u>MAPS</u>		
Map A	Specific Plan Area.....	2
Map B	Subarea Map.....	7
Map C	Pedestrian Plan.....	14
<u>TABLES</u>		
Table 1	Setbacks.....	11
Table 2	Ground Floor Treatment.....	12
Table 3	Massing and Street Wall.....	12

Bunker Hill


Specific Plan

SECTION 1. ESTABLISHMENT OF THE BUNKER HILL SPECIFIC PLAN

The City Council establishes the Bunker Hill Specific Plan for the area bounded generally by the 110 Freeway on the west; Fifth Street on the south; Hill Street on the east; and First Street on the north, as shown upon the following Map A within the heavy dashed lines:



LEGEND:

 Project Area

Map A – Specific Plan Area

SECTION 2. PURPOSES

This Specific Plan is intended to:

- A.** Implement the Central City Community Plan;
- B.** Create a mixed use district with expanded housing opportunities and commercial retail to create a 24-hour downtown environment;
- C.** Retain and expand the area as the primary office center for the region;
- D.** Reinforce and enhance the district's identity as the cultural center of the region;
- E.** Expand the economic base of the City by providing additional employment opportunities and additional revenues to the region;
- F.** Implement design regulations that maintain a high quality built form and encourage compatible infill development that enlivens the streets and public spaces;
- G.** Expand, integrate, and activate a linked network of public open spaces and pedestrian pathways;
- H.** Support the expansion of the regional transit network through an urban form and mix of land uses that support high levels of transit use;
- I.** Create a transit-friendly environment by requiring conformance to pedestrian-oriented design guidelines that promote consistent street walls and active ground floor uses;
- J.** Ensure that private development implements special street standards developed for the area;
- K.** Support the improvement of the business environment by providing an attractive public realm; and
- L.** Promote increased flexibility in the regulation of the height and bulk of buildings as well as the design of sites and public streets in order to ensure a well-planned mix of commercial and residential uses with adequate public space.

SECTION 3. RELATIONSHIP TO THE LOS ANGELES MUNICIPAL CODE

- A.** The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of the Los Angeles Municipal Code (LAMC), Chapter 1 as amended, and any other relevant ordinances, and do not convey any rights not otherwise granted under the provisions and procedures contained in the LAMC or other ordinances, except as specifically provided for here.
- B.** Wherever this Specific Plan contains provisions which establish regulations (including, but not limited to, standards such as densities, heights, uses, parking, signage, open space, and landscape requirements), which are different from,

more restrictive or more permissive than would be allowed pursuant to the provisions contained in the LAMC, this Specific Plan shall prevail and supersede the applicable provisions of the LAMC and those relevant ordinances.

- C. **Site Plan Review Ordinance.** Approvals pursuant to LAMC Sections 16.05 and 12.24 U.14 are not required for Projects within this Specific Plan area.
- D. **Commercial Corner and Mini-Shopping Centers Ordinance.** Approvals pursuant to LAMC Sections 12.22 A.23 and 12.24 W.27 are not required for Projects within this Specific Plan area.
- E. **Developments Combining Residential and Commercial Uses.** Approvals pursuant to LAMC Sections 12.22 A.18 and 12.24 V. are not required for Projects within this Specific Plan area.
- F. **Hotels.** Approvals pursuant to LAMC Section 12.24 W.24 are not required for Projects within this Specific Plan area.
- G. **Other Uses Permitted by Conditional Use Permit Pursuant to LAMC Section 12.24, et seq.** These approvals shall be processed in accordance with the procedures established in Section 12.24.

SECTION 4. DEFINITIONS

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this section. Words and phrases not defined here shall be construed as defined in LAMC Sections 12.03 or 91.201-227.

Project means the construction, erection, addition to, alteration, or demolition of any building or structure, or a use of land or change of use on a lot located in whole or in part within the Specific Plan Area that requires the issuance of a grading permit, foundation permit, building permit, demolition permit, sign permit or use of land permit. A Project does not include adaptive reuse of an existing building which conforms to Section 12.22.A.26 of the Code, remodeling of designated Historic Resources, and interior remodeling of any other existing building.

CEQA means the California Environmental Quality Act (California Public Resources Code Sections 21000, *et seq.*).

Community Plan means the Central City Community Plan, a part of the General Plan of the City of Los Angeles, and including amendments to the Community Plan.

Director means the Director of the Department of City Planning.

Fixed Rail Transit Station means a station stop for a fixed rail system that is currently in use or whose location is proposed and for which a full funding contract has been signed by all funding partners, or one for which a resolution to fund a preferred alignment has been adopted by the Los Angeles County Metropolitan Transportation Authority ("Metro") or its successor agency.

Pedestrian Corridor means a system of public pedestrian ways, consisting of Pedestrian Walkways and Pedestrian Crossings, as shown on Map C.

Pedestrian Crossing means a crosswalk at street level or a grade separated public pedestrian way over a public street.

Pedestrian Walkway means a public pedestrian way within a block.

Specific Plan Area means those portions of the Central City Community Plan Area located in the Bunker Hill Specific Plan as shown on Map A, generally bounded on the west by the Harbor Freeway (110 Freeway), the north by First Street, the east by Hill Street and the south by portions of Fourth and Fifth Streets.

SECTION 5. PROHIBITION

No demolition permit, 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 the Specific Plan Area, unless the Project complies with the requirements of this Specific Plan, as determined by the Director.

Exception: This prohibition shall not apply to any construction for which a permit is required in order to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition.

SECTION 6. DEVELOPMENT REVIEW PROCEDURES

- A. Administrative Clearance.** The Director may issue an Administrative Clearance for the following types of Projects if they comply with the requirements of this Specific Plan:
1. Demolition of an existing building or structure not identified as a historic resource;
 2. Exterior Remodeling;
 3. Change of use, if consistent with Paragraphs 5 and 6, below;
 4. Signs, when in conformance with the requirements of the Downtown Design Guide;
 5. Projects resulting in an increase of less than 50 dwelling units or guest rooms, or combination thereof, that conform to the provisions contained in Section 8 of this Specific Plan; and
 6. Projects resulting in an increase of less than 50,000 gross square feet of nonresidential floor area, that conform to the provisions contained in Section 8 of this Specific Plan.
- B. Project Permit Compliance.** All other Projects shall require a Project Permit Compliance approval pursuant to the procedures set forth in

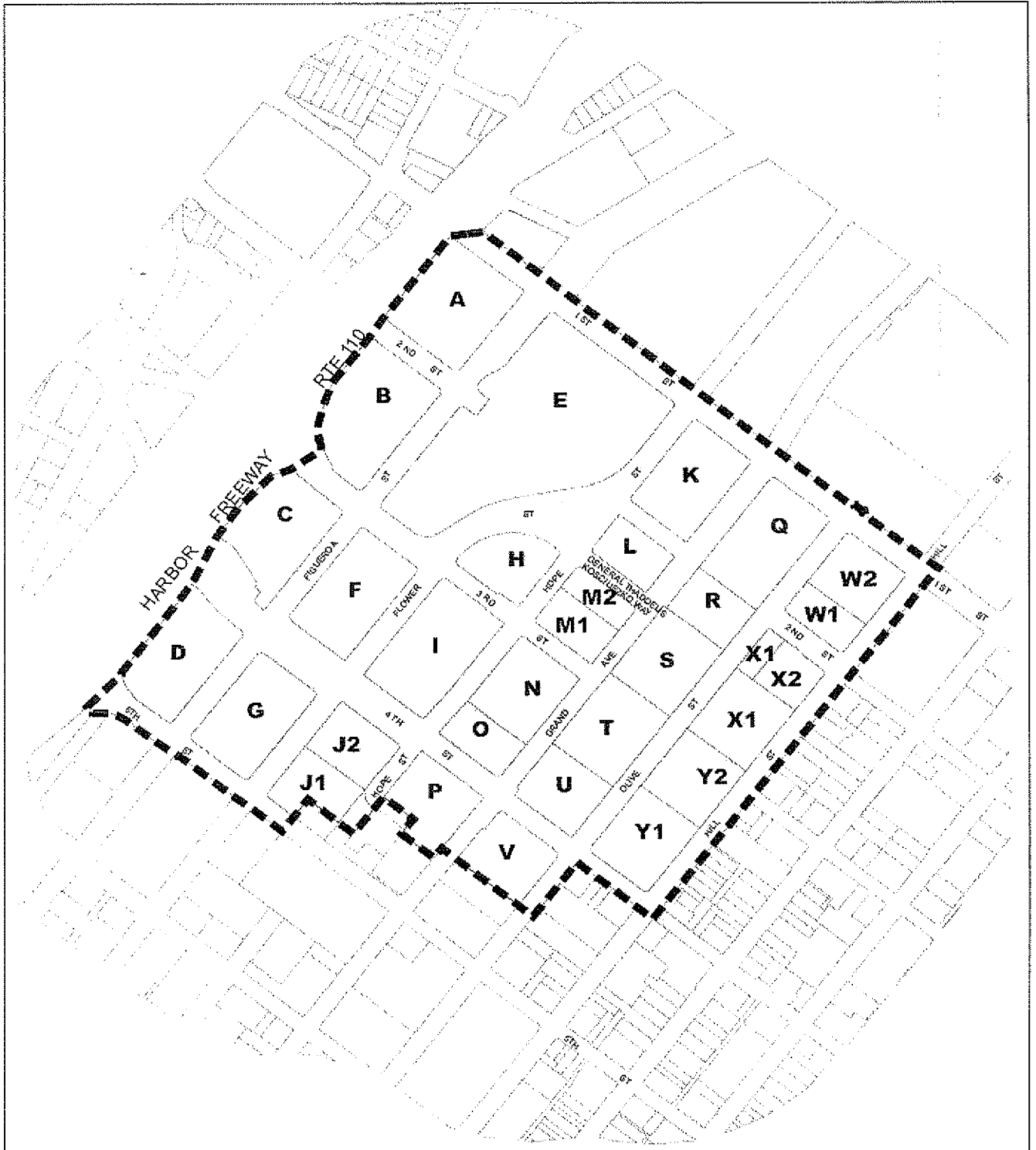
LAMC Section 11.5.7. Projects that fail to comply with Section 8 shall follow additional procedures set forth in Subsection C of this Section.

C. **Director's Determination for Alternative Design.** If a proposed Project fails to comply with Section 8, the applicant may apply to the Director for a Determination for Alternative Design. The application shall be processed in accordance with the procedures specified in LAMC Section 11.5.7 E.1. The limitations specified in LAMC Section 11.5.7 E.2 shall not apply. In addition to making the findings set forth in LAMC Section 11.5.7 C.2, the Director shall approve a Project upon a written finding that the Project satisfies each of the following requirements, in addition to the findings:


1. That the project conforms with the purposes and intent of the urban design regulations required by Section 8 of this Specific Plan;
2. That there are special circumstances applicable to the project or project site which make strict application of the urban design regulation(s) impractical;
3. That in granting the request, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with all other applicable specific plan regulations; and
4. That in granting the request, the Director has considered and found no detrimental effects of the proposed project on surrounding properties and public rights-of-way.

SECTION 7. LAND USE REGULATIONS AND DESIGNATION OF SUBAREAS

A. **Designation of Subareas.** The Specific Plan area is divided into Subareas, as shown and designated on Map B, below. The Director may determine, pursuant to LAMC Section 11.5.7 H, how the Subarea Map applies to any specific Project or any specific parcel(s).



LEGEND:

 Project Area

Map B – Subarea Map

B. Maximum Permitted Floor Area Ratio.

1. **General.** The maximum Floor Area Ratio of a Project shall be governed by the underlying Zone and Height District, including any Q conditions or D limitations, and the Los Angeles Municipal Code. Land area subject to easements granted pursuant to this Specific Plan shall be counted as buildable area for the purposes of determining maximum floor area ratio.
2. **Transfer of Floor Area Rights.** Consistent with the underlying zoning and notwithstanding the definition of the Central City TFAR Area contained in LAMC Section 14.5.3, the Transfer of Floor Area Rights (TFAR) provisions contained in Article 4.5 of the LAMC shall also be applicable to the Bunker Hill Specific Plan Area, except that LAMC Sections 14.5.9 through 14.5.12 shall not apply. Parcels within the Specific Plan Area may apply for a Transfer of Floor Area Rights from donor sites located within the Specific Plan Area and throughout the Central City TFAR Area.
3. **Transfer Payment For City Owned Sites.** If the Donor Site is owned by the City, the City may charge a fee for the transfer of floor area rights. Such fees shall be paid in cash by the Applicant to the Public Benefit Payment Trust fund as set forth in LAMC Section 14.5.12.
4. **Transfer of Floor Area Rights Impact Fees.** The City may charge an impact fee as a condition to the approval of the Transfer of Floor Area Rights pursuant to this Section. The fee must be based on a written finding demonstrating that the fee bears an essential nexus and is roughly proportional to a Project impact. The written findings must be based on substantial evidence in the record.
5. **Vesting of Floor Area Right Transfers.** Notwithstanding any other provision in the LAMC to the contrary, including but not limited to Section 12.26 A. 3, the transfer of Floor Area Rights pursuant to this Section shall not vest until building permits for the Project are issued and substantial work has been performed and substantial liabilities have been incurred in good faith reliance on those building permits.
6. **Vesting of Floor Area Rights Through Development Agreements.** Pursuant to California Government Code Section 65864, *et seq.*, the transfer of Floor Area Rights pursuant to this Section may vest prior to the issuance of building permits if a Development Agreement is executed. The City shall not execute a Development Agreement unless a Public Benefit Payment is provided to the City. The Public Benefit Payment shall at a minimum equal: (1) the sale price of the Receiver Site, if it has been purchased through an unrelated third-party transaction within 18 months of the date of submission of the request for approval of

the Transfer, or an Appraisal, if it has not; (2) divided by the Lot Area (prior to any dedications) of the Receiver Site; (3) further divided by the High-Density Floor Area Ratio Factor as defined in LAMC Section 14.5.3; (4) multiplied by 40%; and (5) further multiplied by the number of square feet of Floor Area Rights to be transferred to the Receiver Site. The Public Benefit Payment must be paid in cash by the Applicant to the Public Benefit Payment Trust fund as set forth in LAMC Section 14.5.12.

- C. Permitted Uses.** The use and area regulations of the underlying zoning as specified in Section 12.12 ("R5" Multiple Family Dwelling Zone), Section 12.14 ("C2" Commercial Zone) and Section 12.16 ("C4" Commercial Zone), and as further modified in Section 12.22, shall apply as applicable to all lots within the Specific Plan Area. In addition, the following uses shall be permitted:
1. **Health Clubs, Gymnasiums and Other Similar Uses.** Notwithstanding LAMC Section 12.16, health clubs, gymnasias and other similar uses shall be permitted.
 2. **Outdoor Eating Areas.** Notwithstanding LAMC Section 12.14 A.1(b)(3), outdoor eating areas on all floors of buildings, sidewalk easements and on public sidewalk areas, when in compliance with all other applicable local, state and federal code requirements, shall be permitted. Outdoor eating areas shall be designed in accordance with the applicable urban design standards.
 3. **Transit Stations and Related Facilities and Uses.**
 4. **Hotels.**
 5. **Entertainment and Commercial Recreation Use and Establishments.** Notwithstanding LAMC Section 12.16 A.2, entertainment and commercial recreation use and establishments, including Billiards, Bowling Alleys, Live Theaters, Museums, Cinemas, Electronic/Game Arcades, Family Entertainment Centers, In-Line and Ice Skating Rink, Tennis Courts and similar uses shall be permitted.
- D. Use Limitations.** The following uses shall be prohibited within the Specific Plan Area:
1. **Freestanding parking structures** unless designed to incorporate ground floor commercial uses on adjacent street frontages as required by the applicable urban design standards.
 2. **Surface parking facilities** unless approved as part of a phased development.
 3. **Automotive uses**, including automotive sales, service, repair, and fueling, except as an accessory use.

4. Drive-through establishments.

E. Yard and Setback Regulations. No yard requirements shall apply except as required by the applicable urban design standards. Where required by the Downtown Street Standards, a Project shall be required to provide a Sidewalk Easement.

F. Additional Open Space Requirements.

1. Projects that redevelop an entire subarea or block shall be designed to include a pedestrian plaza that meets the following requirements:
 - a. A minimum of 5,000 square feet in size;
 - b. Located on the ground level with direct pedestrian connection to adjacent street;
 - c. Unenclosed by any wall, fence, gate, or other obstruction;
 - d. Lined with ground floor spaces designed for retail, especially restaurants that include outdoor dining, and/or cultural uses, along at least 20 percent of its building frontage;
 - e. At least 40 percent landscaped, including usable lawn or lawn alternative as part of the landscaping treatment; and
 - f. Includes at least one gathering place with fountain or other focal element.
2. Projects smaller in size than an entire subarea or block shall incorporate usable open space that is visible and accessible from the sidewalk and that includes pedestrian amenities such as focal points, gathering places, and landscaped areas, for the purpose of enhancing the quality of life for residents, businesses, and visitors. Projects shall provide such open space at a rate of 1 square foot per 100 square feet of nonresidential floor area. The non-residential open space requirement need not exceed 5,000 square feet of open space. The requirements of LAMC Section 12.21 G shall also apply, except that they may be reduced pursuant to Subparagraph 3 below.
3. A 50 percent reduction in the total amount of open space otherwise required by Section 12.21 G of the LAMC will be granted if a Project includes open space that meets the requirements listed in Subparagraphs F.1 a through f above.

G. Lot Area. The maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions of the LAMC.

SECTION 8. URBAN DESIGN REGULATIONS

A. Application of Downtown Design Guide. The provisions of the Downtown Design Guide: Urban Design Standards and Guidelines, a part of the Central City Community Plan, and which supplements Municipal Code provisions, shall apply to all projects in the Bunker Hill Specific Plan Area. In addition, the supplemental urban design standards of Subsection B of this Section shall apply to all projects in the Specific Plan Area. The provisions of this Specific Plan shall take precedence if there is a conflict with the Downtown Design Guide.

B. Supplemental Urban Design Standards.

1. **Setbacks.** On Retail Streets, as designated in Table 2, and on other streets adjacent to ground floor space designed for retail use, the building wall along the sidewalk (street wall) shall be located at or within 5 feet of the back of the minimum average sidewalk width required by the Downtown Street Standards. Adjacent to ground floor space designed for other uses, buildings shall be set back from the back of the required sidewalk, including any sidewalk easement, if required, to provide a buffer between the sidewalk and building, as follows:

Table 1.

Adjacent Ground Floor Use	Minimum Average Setback	Min-Max Range
Retail	0 feet	0 to 5 feet
Professional Office / Live-Work	3 feet	0 to 10 feet
Residential with Individual Entries on Street	6 feet	4 to 12 feet

No setback is required adjacent to ground floor retail; however, a project may set back within the specified range. The setback adjacent to professional office or live-work ground floor uses shall include at least 10 percent landscaping, which may be in pots or planters. The setback adjacent to ground floor residential uses with individual entries on the street shall include at least 50 percent landscaping. The ground floor street wall (primarily entries and display windows) may be set back farther than the specified range, provided that structural columns and building walls above the ground floor are located within the specified range.

2. **Ground Floor Treatment.** On Retail Streets, ground floor space with a linear frontage equal to at least 50 percent or 75 percent of street frontage shall be designed to accommodate retail, professional office, and live-work uses pursuant to the Downtown Design Guidelines, and as specified in the following Table.

Table 2.

Streets Designated as Retail Streets	Percent of Project's Street Frontage Along Which Ground Floor Space Must Be Designed To Accommodate Retail, Professional Office, or Live-Work Uses
Figueroa Street	50 %
Flower Street	50 %
Hope Street	75 %
Grand Avenue	75 %
Olive Street (1 st to 4 th)	50 %
Olive Street (4 th to 5 th)	75 %
Hill Street	75 %
1 st Street (Grand to Hill)	50 %
2 nd Street (Olive to Hill)	75 %
4 th Street (Grand to Olive)	50 %
4 th Street (Olive to Hill)	75 %
5 th Street	75 %

The above street frontage requirement shall be calculated excluding any frontage utilized for permitted vehicular access driveways or for access to a Fixed Rail Transit Station. Required ground floor space may be located along a courtyard, plaza, or other open space that is visible and accessible from the sidewalk, provided the retail frontage is visible from the sidewalk.

3. **Massing and Street Wall.** In order to define the public realm and provide a comfortable scale for pedestrians along the street, building walls along the sidewalk (street walls) shall be designed as follows:

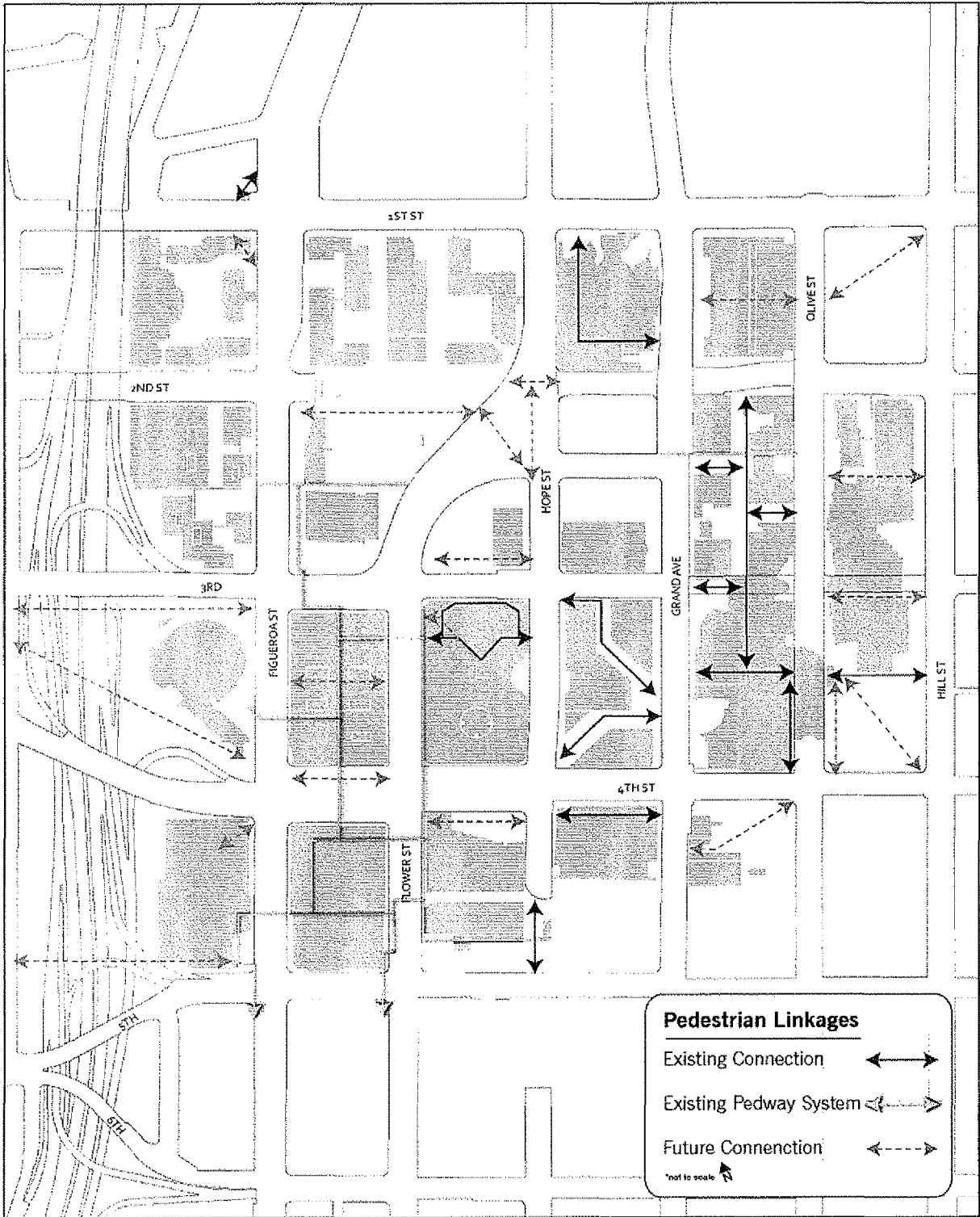
Table 3.

Street Type	Minimum Percent of Project Frontage To Be Lined With Building Street Wall At Back of Setback	Minimum Street Wall Height
Retail Streets	80%	25 feet
Other Streets	70%	25 feet

Walls above the ground floor that step back less than 15 feet from the ground floor street wall are considered to be part of the street wall. Frontage along a courtyard, plaza, or other open space that is open on up to two sides to the street and lined with ground floor uses may be counted as part of the street wall. A portal for a Fixed Rail Transit Station may also be counted as street wall.

SECTION 9. PEDESTRIAN PLAN

- A. Purpose.** The purpose of this Section is to set forth a plan for an integrated network of pedestrian linkages throughout the Specific Plan area. Map C shows the general location of the pedestrian linkages. The network of linkages, and the provisions hereinafter set forth to implement such a network, shall be applicable to all Projects and to all properties within the Specific Plan Area, as more particularly designated on Map C.



Map C – Pedestrian Plan

B. Maintenance of Existing Easements for Pedestrian Walkways.

1. Existing public easements for Pedestrian Walkways must be maintained unless an equivalent pedestrian easement is provided, subject to the Director's approval.

C. Implementation of Pedestrian Plan.

1. The Pedestrian Corridor shall be constructed in accordance with the following design standards:
 - a. Pedestrian Walkways and Pedestrian Crossings shall be constructed at or near the approximate locations designated on Map C.
 - b. Pedestrian Walkways shall be constructed of a hard, durable surface and shall be 15 feet wide at a minimum and 20 feet wide on average; provided, however, the City Engineer may require a greater width if necessary to carry anticipated pedestrian traffic.
 - c. Pedestrian Walkways shall be designed to be wholly contiguous and completely accessible to the public upon full implementation of a linkage between two public rights-of-way.
 - d. The Pedestrian Corridor shall be open to the public during business hours, but may be closed outside of such hours.
 - e. The use of any components of the Pedestrian Corridor by the public shall not be revoked by the owner of any building without the prior written approval of the Director and the City Engineer. This Section does not supersede the City's right-of-way vacation process. Such approval shall be given only if (1) the buildings or other improvements to be served by such components have been demolished, or (2) a particular component presents a danger to public safety.
 1. Any changes in the approximate location of the Pedestrian Corridor shall be subject to the Director's approval upon a finding that any such change conforms to the spirit and intent of the Specific Plan and will provide equal or better pedestrian access and safety.
 2. Notwithstanding Subparagraph 1 above, in lieu of providing the required Pedestrian Walkways, a Project may conduct a transportation impact analysis to document potential impacts and provide alternate mitigation for pedestrian circulation.
 3. Additional sidewalk easements shall be required as specified in the adopted Downtown Street Standards.

SECTION 10. TRANSPORTATION AND PARKING REGULATIONS

A. Parking Regulations.

1. **Supersedes LAMC Requirements.** Where this Specific Plan contains language or standards that require more parking or permit less parking than LAMC Section 12.21, this Specific Plan shall supersede the LAMC.
2. This Specific Plan shall permit shared use parking and reduced parking standards as specified in this Section. Parking which is assigned to a particular Project or lot may be located anywhere within 1,500 feet of the Project site by covenant, lease, license or other arrangement to the satisfaction of the Director.
3. **Parking Standards.**
 - a. **General.** Notwithstanding the provisions of Section 12.21 of the Code and regardless of the underlying zone, the following parking standards shall apply to uses within the Specific Plan area:
 - i. **Residential.** Minimum of 0.5 spaces per unit for units with less than 2 habitable rooms, and 1.0 space per unit for all other units.
 - ii. **Guest Rooms.** Minimum of 0.5 spaces per room for the first 20 rooms, 1/6 spaces per room for the next 20 rooms, and 1/8 spaces per room for the remainder number of rooms.
 - iii. **Office.** Minimum of 0.6 spaces per 1,000 square feet.
 - iv. **Other Non-Residential Uses.** No minimum parking requirement for the first 15,000 square feet of ground floor non-residential uses. After the first 15,000 square feet, at least 1 space per 1,000 square feet.
 - b. **Exception.** For Projects within 1,500 feet of a Fixed Rail Transit Station, as measured from a Project's exterior lot line to the nearest station entrance, the following parking standards shall apply:
 - i. **Residential.** Minimum of 0.25 spaces per unit for units with less than 2 habitable rooms, and 0.5 spaces per unit for all other units.
 - ii. **Guest Rooms.** No minimum parking requirement.
 - iii. **Non-Residential Uses.** No minimum parking requirement.

4. **Unbundling of Parking.** The bundling of a parking space to a particular residential unit or non-residential use is not required in the Specific Plan area.

SECTION 11. USES AND BUILDINGS MADE NON-CONFORMING BY THIS SPECIFIC PLAN

Any legally existing uses, buildings or structures which are made nonconforming by establishment of this Specific Plan shall be deemed to be legal, non-conforming uses and may continue to exist without termination. Legal, non-conforming uses may not be expanded. Legal, non-conforming buildings or structures may only be expanded in accordance with Section 6.C of this Specific Plan.

SECTION 12. GRANDFATHERING

- A. **Floor Area.** Floor area rights granted to Projects as a result of an Owner Participation Agreement or Disposition and Development Agreement, a Contract for Sale or Lease of Land for Private Development or other action, approved by the former Community Redevelopment Agency Board and/or the City Planning Commission, pursuant to the former Bunker Hill Redevelopment Plan prior to its expiration shall be considered vested and shall be exempt from the provisions of this Specific Plan. Floor area rights as of the expiration date of the former Bunker Hill Redevelopment Plan are included in Appendix A for reference.
- B. **Entitlements.** Projects with valid entitlements that were granted by a City agency, or by the former Community Redevelopment Agency of the City of Los Angeles prior to the effective date of this Ordinance shall be exempt from the provisions of this Specific Plan.

SECTION 13. INTERPRETATION

Whenever any ambiguity or uncertainty exists related to this Specific Plan or the application of this Specific Plan so that it is difficult to determine the precise application of these provisions, the Director shall, upon application by an owner, operator or lessee, pursuant to LAMC Section 11.5.7 H, issue written interpretations on the requirements of the Specific Plan consistent with the purpose and intent of this Specific Plan.

SECTION 14. SEVERABILITY

If any provision of this Specific Plan or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other Specific Plan provisions, clauses or applications which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Specific Plan are declared to be severable.

Sec 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAY 28 2013.

JUNE LAGMAY, City Clerk
By [Signature] Deputy

Approved JUN 10 2013

[Signature]
Mayor

Approved as to Form and Legality
CARMEN A. TRUTANICH, City Attorney

By [Signature]
Michael J. Bostrom
Deputy City Attorney

Date MARCH 15, 2013

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission

~~February~~ MARCH 12, 2013

See attached report.

[Signature]
Michael LoGrande
Director of Planning [Initials]

File No(s). CPC-2011-653-SP-ZC-CA, CPC-2011-654-SP

DECLARATION OF POSTING ORDINANCE

I, MARIA VIZCARRA, 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. 182576 – Establishing a Specific Plan, known as the Bunker Hill Specific Plan, for a portion of the Central City Community Plan area - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **May 28, 2013**, 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 **June 12, 2013** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **June 12, 2013** 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 **12th** day of **June, 2013** at Los Angeles, California.



Maria Vizcarra, Deputy City Clerk

Ordinance Effective Date: **July 22, 2013**
Rev. (2/21/06)

Council File No. **11-1245**