

# ZONE CHANGE ORDINANCE SHEET

C.P.C. NO. 90-0498 HPOZ

PUBLISHED DATE 04-08-92

EFFECTIVE DATE 05-09-92  
150B185

D.M.-C.M. NO. 151.5A185, 151.5A187

PLATTED BY SP/109

DATE PLATTED 05-13-92

Z.M. NO. N/A

PLATTED BY \_\_\_\_\_

DATE PLATTED \_\_\_\_\_

and expenses of City officials, trustees, underwriters, agents, credit enhancement providers, attorneys, advisers and consultants and the fees and expenses of the Trustees and Assessment Engineer herein) incurred in connection with the assessment financing program established hereunder from completion, plus (iii) an allowance for interest for the period of time until the Improvements Assessment parcel of land is included on the tax assessor's provided, however, that such allowance shall not exceed the years' estimated interest on the bonds delivered of such parcel and assessment in accordance with 2.06 of Article 2 of the Ordinance; and (iv) an allowance to exceed 11.1% of the aggregate amount of clause (iii) to provide for the funding of a special reserve subject to the limitations of Section 3.52 of the Ordinance to be used for one or more of the provided in Section 3.59 of Article 3 of the Ordinance.

**SECTION 7.** The Council hereby declares its intention to levy an annual assessment (the "Administrative Expenses Assessment") on the parcels of land within the Assessment District to pay costs incurred by the not otherwise reimbursed which result from the administration and collection of assessments or administration or registration of any associated reserve or other related funds (the "Administrative Expenses"). The Administrative Expenses Assessment on each parcel of land within the Assessment District shall be in an amount sufficient to pay a pro rata portion of the Administrative Expenses of the City based on the parcels. This amount shall not exceed a reasonable amount of costs actually incurred or likely to be incurred for the maximum annual Administrative Expenses Assessment on each parcel of land within the Assessment District shall not exceed \$1,500 per parcel; provided, that such amount shall be adjusted annually in proportion to the increase in the "Implicit Price Deflator of State and Local Government Purchases of Goods and Services," published by the United States Department of Commerce, Bureau of Economic

**SECTION 8.** The Improvements Assessment payable in annual installments corresponding in proportionate amount to the number of installment principal amounts (including payments at maturity and mandatory sinking serial payments, if any) payable in respect to the bonds issued in connection with such Improvements Assessments. The annual proportion of the Improvements Assessment, together with the annual fee associated with the issuance of any enhancement facilities which may be adjusted from time to time, and the Administrative Expenses Assessment shall be payable in the same manner and at the same time as the general taxes of the City on real property are payable, and shall become delinquent at the same time and in the same proportionate amounts as the general taxes on real property.

**SECTION 9.** The Improvements Assessment and Administrative Expenses Assessment levied on each parcel of land within the Assessment District shall become due and payable only upon the recording of an addendum (the "Addendum") to the notice of assessment (the "Notice") recorded with the Assessment Engineer (as defined in 1.02 of Article I of the Ordinance) which shall state the dollar amount of the Improvements Assessment and the Administrative Expenses Assessment and that the Improvements Assessment and the Administrative Expenses Assessment become due and payable.

The Assessment Engineer is ordered to so amend the Addendum to the Notice for any parcel of land within the Assessment District upon determining or receipt of, as applicable, the dollar amount of the Improvements Assessment and the Administrative Expenses Assessment on that parcel of land determined in accordance with Section 7 and 8 respectively, of this Resolution.

**SECTION 10.** Except in the case of prepayment of the assessment in accordance with Section 2.45 of Article 2 of the Ordinance, the assessment levied on any parcel of land within the Assessment District pursuant to this Resolution and the lien thereby created will be released upon the following:

- (1) if the Addendum is recorded with respect to that parcel of land in accordance with Section 9 of this Resolution, payment of the amount of the assessment in full together with all interest penalties, if any, or
- (2) if the Addendum has not been recorded with respect to that parcel of land, submission of a certificate from the Owner requesting removal of the lien and certifying either (i) that such Owner wishes to participate in the assessment district financing program established hereunder or (ii) that such Owner does not meet the criteria required by Section 12 of this Resolution as determined by the Assessment Engineer and the institutions who shall issue a letter of credit or other security device for the bonds (the "Letter of Credit Banks").

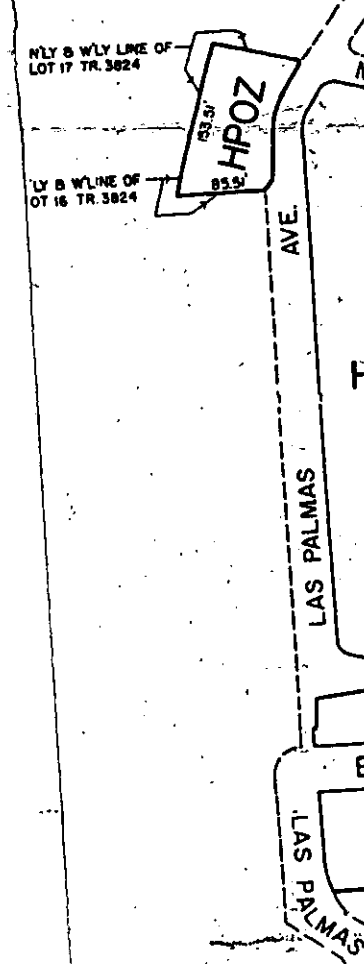
Upon the occurrence of either event, the Assessment Engineer shall record an Addendum to the Notice pursuant to Section 3114 of the Streets and Highway Code which shall state that the recorded assessment against the identified parcel or parcels of land has been paid in full or removed, as applicable, and that the associated lien against such parcel of land has been fully discharged and released.

**SECTION 11.** The proposed Improvements are referred to NBS Lowry, as the engineer of work and the assessment engineer, in accordance with Section 2.04 of Article 2 of the Ordinance, and NBS Lowry is hereby authorized to make and file with the Council a report in writing which shall include, but not be limited to, the items required by Section 2.05 of Article 2 of the Ordinance.

**SECTION 12.** The construction, acquisition, installation of the Improvements on each parcel of land within the Assessment District shall be the responsibility of the Owner thereof and the Improvements at all times will be owned, built, controlled, operated and maintained by the Owner thereof. Each Owner will perform, or cause to be performed, the work necessary for the Improvements to be installed in accordance with Section 91.8604 of the Los Angeles Municipal Code and all other applicable laws and regulations.

The Owner of a parcel of land within the Assessment District will not be allowed to participate in the assessment district financing program established hereunder until (a) the Assessment Engineer and the Letter of Credit Banks have received from such Owner certain required documents, (b) the Assessment Engineer and the Letter of Credit Banks have reviewed and approved such documents and have determined that certain other specific criteria have been met and (c) if the Assessment Engineer determines that a preliminary walk through of the subject building is necessary, such walk through has been completed to the satisfaction of the Assessment Engineer. The documents to be submitted by an Owner shall include, without limitation, the following:

- (1) a certificate identifying the building location and the Owner's name, and if the Owner is a person in whose name the legal title to the property appears by deed duly recorded in the county recorder's office of the County of Los Angeles, evidence that such legal owner has consented to participation in the assessment district financing program;
- (2) the plans and specifications for the Improvements for that parcel as approved by the Department of Building and Safety;
- (3) a copy of all permits required for constructing and installing the Improvements, including, without limitation, permits from the Department of Building and Safety and permits from the Fire Safety Division of the Department of Building and Safety;
- (4) a contractor's bid and/or engineer's estimates for the Improvements and itemized invoice of the estimated or actual associated costs to be incurred or incurred, as the case may be, in connection with installation or construction of the Improvements in a form satisfactory to the Assessment Engineer and the



# ZONE CHANGE ORDINANCE SHEET

C.P.C. NO. 90-0498-2

ORDINANCE NO. 167703

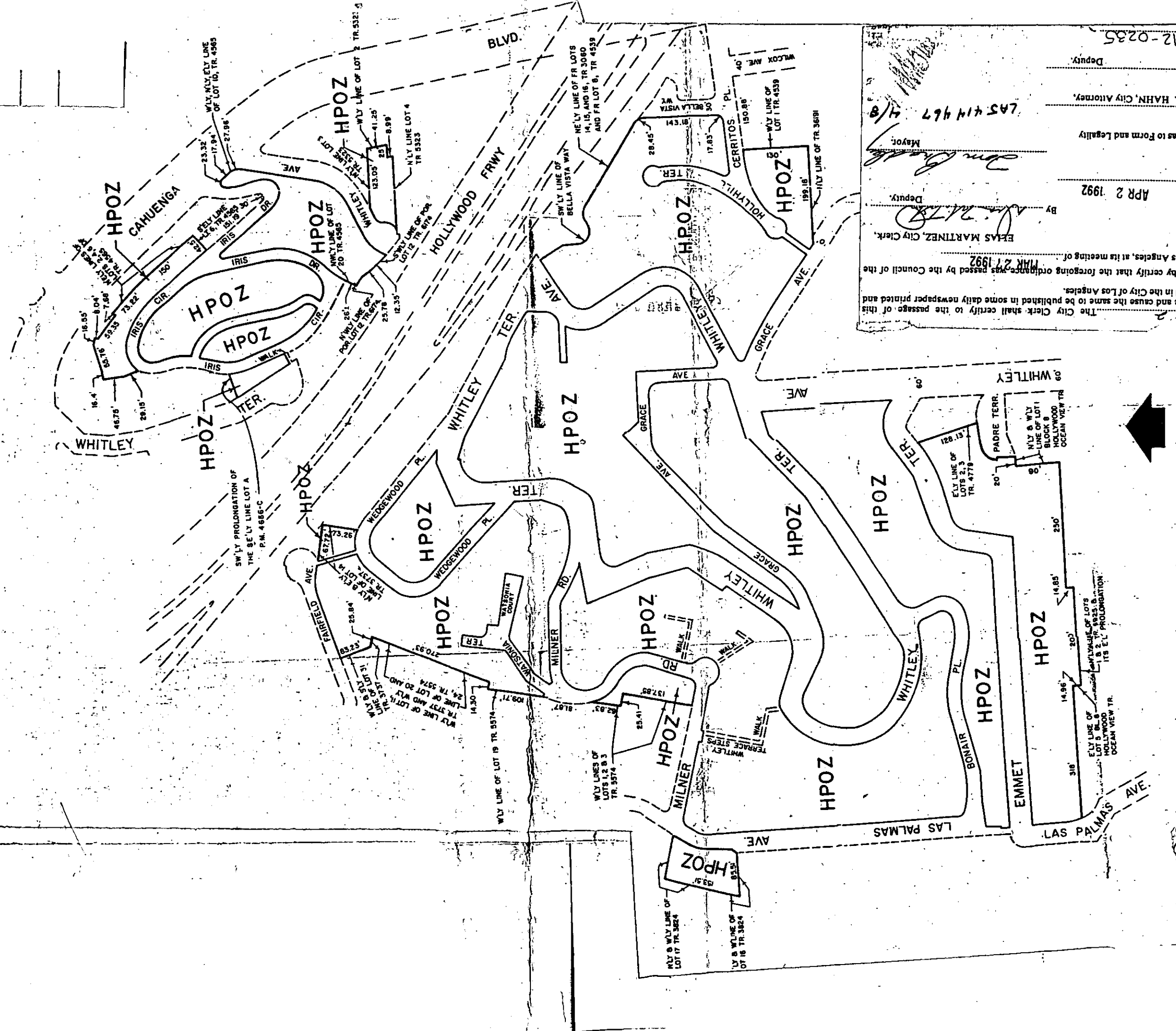
2  
22

2/5/1/87

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 zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code; so that such portion of the zoning map shall be as follows:



I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAR 27 1992

Approved as to Form and Legality  
 Approved: APR 2 1992  
 By: ELIAS MARTINEZ, City Clerk.  
 Deputy: \_\_\_\_\_  
 By: JAMES K. HAHN, City Attorney.  
 Deputy: \_\_\_\_\_

File No. 92-0235

ZM 469, 470	CM 150 B 185	CPC 90-0498	HPOZ
RWW/DEM/FA	CM 151.5A 185		
	CM 151.5A 187		

12-20791