

POSTED

ORDINANCE NO. 168159

An ordinance amending Sections 12.03, 12.21, 12.21.1, 12.23 and 12.27 to the Los Angeles Municipal Code to establish regulations governing the development of hillside lots.

NOW THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES

DO ORDAIN AS FOLLOWS:

Section 1. Section 12.03 of the Los Angeles Municipal Code is hereby amended by adding the following definitions in proper alphabetical sequence, to read:

Hillside Area. Any land designated as a Hillside Area on the Bureau of Engineering Basic Grid Map, Map No. A-13372, excluding those areas specifically identified in Hillside Ordinance Exhibit A attached to Council File No. 91-1621.

Major Remodel - Hillside. Any remodelling of a main building on a lot in the Hillside Area whenever the aggregate value of all alterations within a one-year period exceeds 50 percent of the replacement cost of the main building.

Standard Hillside Limited Street. An improved or unimproved street located in a Hillside Area, with at least 36 feet of dedicated right of way as

determined by the Bureau of Engineering and paved to a minimum roadway width of 28 feet, consistent with Street Standard Dimensions of Standard Plan D-22549, and adopted in accordance with Section 17.05 of this Code.

Substandard Hillside Limited Street. An improved or unimproved street, private street or private road easement located in a Hillside Area, with less than 36 feet of dedicated right of way or with a paved roadway width of less than 28 feet, as determined by the Bureau of Engineering.

Sec. 2. Paragraph (q) of Subdivision 4 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is hereby amended to read:

(q) **Exception. Dwelling on Narrow Lot.** Where only one single-family dwelling is located on a nonconforming lot 40 feet or less in width and not abutting an alley, only one automobile parking space need be provided. This exception shall not apply to any lot in the A1, A2, RA, RE, RS, R1 or RD Zones which fronts on a Substandard Hillside Limited Street.

Sec. 3. A new Subdivision 17 is hereby added to Subsection A of Section 12.21 of the Los Angeles Municipal Code, to read:

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17. **One-Family Dwellings, Accessory Buildings and Additions. Hillside Regulations.** Notwithstanding any other provisions of this Code to the contrary, the following regulations shall apply to any Major Remodel - Hillside, or construction of or addition to any one-family dwelling or accessory building on a lot in the A1, A2, RA, RE, RS, R1 or RD Zones which lot is located in whole or in part in a Hillside Area.

(a) **Front Yards.**

(1) For any lot which fronts on a Substandard Hillside Limited Street, there shall be a front yard of at least five feet.

(2) For any lot which fronts on a Standard Hillside Limited Street, the front yard shall be as otherwise required by this Code.

(b) **Side Yards.**

(1) For any main building, each side yard shall be not less than five feet, unless the lot is less than 40 feet in width, then each side yard shall be not less than four feet.

(2) For any main building on a lot in the RA, RE, RS, R1 and RD Zones, one foot shall be added to the above required five foot width of each side yard for each increment of ten feet

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or fraction thereof above the first 18 feet of height of the main building.

(c) Height.

(1) On any lot where the slope of the lot measured from the lowest point of elevation of the lot to the highest point is 66 percent or less, no building or structure shall exceed 36 feet in height as measured from grade.

(2) On any lot which has a slope of greater than 66 percent as measured from the the lowest point of elevation of the lot to the highest point, no building or structure shall exceed 45 feet in height as measured from grade.

Exception. Notwithstanding the provisions of Paragraph (2) above to the contrary, where the slope of the lot as measured from the highest point of the lot within five horizontal feet of an exterior wall of the main building to the lowest point of the lot within five horizontal feet of an exterior wall of the main building is less than 66 percent, then no portion of the main building shall exceed 36 feet in height.

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(3) Roof structures may exceed the otherwise allowable height limit, provided the structures conform to the provisions of Section 12.12.1 B.

(i) Skylights shall not exceed the otherwise allowable height limit by more than 30 inches, nor shall skylights which exceed the otherwise allowable height cover more than 33 1/3 percent of the roof area upon which the skylight is constructed.

(ii) Roof structures housing stairways shall not exceed the otherwise allowable height limit by more than five feet, nor shall they be greater than 36 square feet in area.

(4) For any lot, where the elevation of the ground at a point 50 feet from the front lot line and midway between the side lot lines is 33 feet or more higher than the lowest point of the front lot line, no portion of a building or structure within 20 feet of the front lot line shall exceed 24 feet in height. The 24 foot maximum building and structure height shall be measured from the elevation at the

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centerline or midpoint of the street on which the lot fronts.

(5) For the purpose of measuring height pursuant to this subdivision, grade shall be defined as the elevation of the finished or natural surface of the ground, whichever is lower, or the finished surface of the ground established in conformance with a grading plan approved pursuant to a recorded tract or parcel map action. Retaining walls shall not raise the effective elevation of grade for purposes of measuring height of a building or structure.

(d) Fire Protection.

(1) Notwithstanding any other provisions of this Code to the contrary, any new construction of a one-family dwelling or detached accessory building, shall be protected throughout with an approved automatic fire sprinkler system, in compliance with the Los Angeles Plumbing Code.

(2) An approved automatic fire sprinkler system in compliance with the Los Angeles Plumbing Code shall be installed:

(i) whenever an addition to an existing one-family dwelling or accessory building increases the floor area by 50

percent or more of the area of the existing dwelling or building; or

(ii) whenever the aggregate value of any alterations within a one-year period exceeds 50 percent of the replacement cost of the dwelling or building and the dwelling or building is on a lot located on a Substandard Hillside Limited Street or located more than two miles from a fire station housing a Los Angeles City Fire Department Truck Company or more than one and one-half miles from a fire station housing a Los Angeles City Fire Department Engine Company.

(3) The sprinkler system required in (i) and (ii) above shall be sufficient to cover the entire dwelling or building, unless otherwise determined by the Department of Building and Safety, and shall be installed in compliance with all applicable codes.

(4) The provisions of Paragraphs (i) and (ii) above shall not apply to accessory structures such as gazebos, pergolas, or storage sheds provided these structures are not supported by or attached to any portion of a

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dwelling or accessory building and do not exceed 200 square feet in floor area.

(e) Street Access.

(1) For any new construction of, or addition to, a one-family dwelling on a lot fronting on a Substandard Hillside Limited Street, no building permit or grading permit shall be issued unless at least one-half of the width of the street(s) has been dedicated for the full width of the frontage of the lot to Standard Hillside Limited Street dimensions or to a lesser width as determined by the City Engineer. The appellate procedures provided in Section 12.37 I of this Code shall be available for relief from this subparagraph.

(2) For any new construction of, or addition to, a one-family dwelling on a lot fronting on a Substandard Hillside Limited Street which is improved to a width of less than 20 feet, no building permit or grading permit shall be issued unless the construction or addition has been approved pursuant to Section 12.27 I 18 of this Code

(f) Lot Coverage.

(1) Buildings and structures extending more than six feet above natural ground level

shall cover no more than 40 percent of the area of a lot.

(2) Notwithstanding (1) above, for a lot which is substandard as to width (less than 50 feet) and as to area (less than 5,000 square feet), buildings and structures shall cover no more than 45 percent of the area of a lot.

(g) Sewer Connection.

No building permit shall be issued for the construction of any new one-family dwelling on a lot located 200 feet or less from a sewer mainline unless a sewer connection is provided to the satisfaction of the City Engineer.

(h) Off-Street Parking Requirements.

No building or grading permit shall be issued for the construction of any one-family dwelling, accessory building, Major Remodel-Hillside, or addition thereto located on a lot which fronts on a Substandard Hillside Limited Street, unless the following requirements are met. In addition to the off-street automobile parking spaces required by Section 12.21 A 4 (a), the following off-street parking spaces shall be provided:

(i) For a main building and any accessory building, excluding floor area

devoted to required parking, which exceed a combined floor area of 2,400 square feet, there shall be one additional parking space provided for each additional increment of 1,000 square feet or fraction thereof of floor area for a maximum of five total on-site spaces.

(ii) Notwithstanding the provisions of Section 12.21 C 1 (g) of this Code to the contrary, the additional parking spaces required by this paragraph may be uncovered and in tandem, and may be located within the required 5-foot front yard, so long as at least one space is uncovered.

(iii) If the requirements in this paragraph require the grading of 1000 cubic yards or more of earth, then no building or grading permit shall be issued for a new one-family dwelling, accessory building, Major Remodel-Hillside, or addition thereto on a lot which fronts on a Substandard Hillside Limited Street unless the Zoning Administrator has issued an approval pursuant to Section 12.27 I 19.

(i) **Exceptions.** The provisions of this Subdivision 17 shall not apply to:

(1) One-family dwellings, accessory building and additions thereto which are the subject of Project Permits or hardship exemptions granted pursuant to the provisions of either an Interim Control Ordinance (ICO) or an Interim Plan Revision Ordinance (IPRO), provided that: (i) architectural and structural plans incorporating any and all conditions of the grant sufficient for a complete plan check have been accepted by the Department of Building and Safety on or before August 30, 1992; (ii) a complete plan check fee has been paid on or before August 30, 1992; and (iii) no subsequent changes are made to those plans which increase the building height or lot coverage or reduce the front or side yards or the parking. However, any building permit issued pursuant to this exception shall become invalid if construction is not commenced by February 28, 1994.

(2) One-family dwellings, accessory buildings and additions thereto where the following conditions are met: (i) architectural and structural plans sufficient

for a complete plan check have been accepted by the Department of Building and Safety on or before August 30, 1992; (ii) complete plan check fees have been collected on or before August 30, 1992; and (iii) no subsequent changes are made to those plans which increase the building height or lot coverage or reduce the required front or side yards or the parking. However, any building permit issued pursuant to this exception shall become invalid if construction is not commenced by February 28, 1994.

(3) One-family dwellings, accessory buildings and additions thereto within a subdivision for which a tentative or final tract map was approved by the City of Los Angeles after February 1, 1985, and is still valid, provided that the map resulted in the establishment of covenants, conditions and restrictions governing building height, yards, open space or lot coverage, and provided, further, that such covenants, conditions and restrictions were recorded on or after February 1, 1985;

(4) Any construction on a lot which fronts on a fully improved major highway,

secondary highway, collector street or local street which is consistent with street Standard Dimensions of Standard Plan D-22549 as determined by the Bureau of Engineering;

(5) Any addition to an existing one-family dwelling, so long as the total cumulative floor area of all additions made after August 30, 1992, does not exceed 750 square feet and the height of the addition does not exceed the height of the existing building or the height permitted in Subdivision 17, whichever is higher. Floor area devoted to required parking and the floor area of additions shall be excluded from calculations of this 750 square foot limitation, so long as these areas were constructed pursuant to a building permit for which (i) plans sufficient for a complete plan check were accepted by the Department of Building and Safety on or before August 30, 1992; and (ii) the plan check fee was paid on or before August 30, 1992. However, this exemption shall only apply if at least two off-street parking spaces are provided. Further, any building permit issued pursuant to this exception shall become invalid

if construction pursuant to that building permit has not commenced by February 28, 1994.

(6) Major Remodel - Hillside.

(7) For purposes of these exceptions, commencement of construction shall mean construction pursuant to the building permit must have proceeded to a point at which an authorized Department of Building and Safety employee has approved the foundation. This foundation approval must occur, after the excavation for footings is complete and footing forms and required reinforcing steel are in place, but before any concrete is poured.

Sec. 4. Subdivision 2 of Subsection B of Section 12.21.1 of the Los Angeles Municipal Code is hereby amended to read:

2. Whenever the highest point of elevation of the adjoining sidewalk or ground surface within a five-foot horizontal distance measured from the exterior wall of a building exceeds grade level by more than 20 feet, a building or structure may exceed the height in number of feet prescribed in this section by not more than 12 feet. However, such additional height shall not be permitted to the extent that such additional height causes any portion

of the building or structure to exceed a height in number of feet as prescribed by this section as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below this point of measurement. The provisions of this subdivision shall not apply to any one-family dwelling subject to the provisions of Section 12.21 A 17 of this Code.

Sec. 5. Subdivision 4 of Subsection A of Section 12.23 of the Los Angeles Municipal Code is hereby amended by adding an Exception (5) to read:

(5) In a Hillside Area, the provisions of this Section shall apply to any legally non-conforming building or structure which, after August 30, 1992, is damaged or partially destroyed by fire, flood, wind, earthquake or other natural disaster, or as a result of war, provided that:

(i) the floor area of the restored building or structure is not greater than the floor area of the damaged or partially destroyed building or structure; and

(ii) the restored building or structure does not have a height greater than that of the damaged or partially destroyed building or structure.

Sec. 6. New Subdivisions 17, 18 and 19 are hereby added to Subsection I of Section 12.27 of the Los Angeles Municipal Code to read:

17. To permit buildings and structures on lots in the A1, A2, RA, RE, RS, R1 and RD Zones which are located in a Hillside Area as defined in Section 12.03 of this Code to: (1) exceed the maximum 36-foot height limitation required by Section 12.21 A 17 (c); (2) reduce the front or side yards required by Section 12.21 A 17 (a) and (b); (3) increase the maximum lot coverage limitations of Section 12.21 A 17 (f); and (4) reduce the number of off-street parking spaces otherwise required by Section 12.21 A 17 (i).

(a) In making a determination pursuant to this subdivision, pertaining to height, a Zoning Administrator shall find:

(i) that the increase in height will not result in a building or structure which exceeds an overall height of 45 feet;

(ii) that the increase in height will result in a building or structure which is compatible in scale with existing structures and uses in the same zone and vicinity, as well as with adopted general and specific plans; and

(iii) that the grant is necessary for the

preservation and enjoyment of a substantial property right possessed by other property in the area.

(b) In making a determination pursuant to this subdivision, pertaining to reduced yards, a Zoning Administrator shall find:

(i) that the reduction in yards will not result in side yards of less than four feet;

(ii) that the reduction in yards will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located; and

(iii) that the reduction in yards will not adversely affect or be in conflict with an element of the general plan or any applicable specific plan.

(c) In making a determination pursuant to this subdivision, pertaining to lot coverage, a Zoning Administrator shall find:

(i) that the increase in lot coverage will not result in a total lot coverage in excess of 50 percent of the lot area;

(ii) that the increase in lot coverage will result in a development which is

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compatible in size and scale with other improvements in the immediate neighborhood;

(iii) that the increase in lot coverage will not adversely affect or be in conflict with an element of the general plan or any applicable specific plan; and

(iv) that the increase in lot coverage will not result in a loss of privacy or access to light and air enjoyed by adjacent properties.

(d) In making a determination pursuant to this subdivision, pertaining to off-street parking, a Zoning Administrator shall find:

(i) that the reduction of the parking requirements will not create an adverse impact on on-street parking in the surrounding neighborhood;

(ii) that the reduction of the parking requirements will not be materially detrimental or injurious to the property or improvements in the same zone or vicinity in which the lot is located;

(iii) that the reduction of the parking requirements will not adversely affect or be in conflict with an element of the general plan or any applicable specific plan.

18. To permit buildings and structures on lots in the A1, A2, RA, RE, RS, R1 and RD Zones which are located in a Hillside Area and on a Substandard Hillside Limited Street, both as defined in Section 12.03 of this Code, where the street is improved to a width of less than twenty feet. In making a determination pursuant to this subdivision, a Zoning Administrator shall find:

(i) that the building or structure will not create an adverse impact on on-street parking in the surrounding neighborhood;

(ii) that the building or structure will not be materially detrimental or injurious to the property or improvements in the same zone or vicinity in which the lot is located;

(iii) that the building or structure will not adversely affect or be in conflict with any element of the general plan or any applicable specific plan or with any other plans being prepared by the Department of City Planning; and

(iv) that the building or structure will not have a materially adverse safety impact on the surrounding neighborhood.

19. To permit buildings and structures on lots in the A1, A2, RA, RE, RS, R1 and RD Zones which are located in a Hillside Area and on a Substandard Hillside Limited

Street, both as defined in Section 12.03 of this Code, where providing parking as required in Section 12.21 A 17 (h) of this Code requires the grading of 1000 or more cubic yards of earth from the lot. In making a determination pursuant to this subdivision, a Zoning Administrator shall find:

(i) that the building or structure will not create an adverse impact on on-street parking in the surrounding neighborhood;

(ii) that the building or structure will not be materially detrimental or injurious to the property or improvements in the same zone or vicinity in which the lot is located;

(iii) that the building or structure will not adversely affect or be in conflict with any element of the general plan or any applicable specific plan or with any other plans being prepared by the Department of City Planning; and

(iv) that the building or structure will not have a materially adverse safety impact on the surrounding neighborhood.

Sec. 7. The schedule of fees contained in Section 19.01 of the Los Angeles Municipal Code is hereby amended by adding a new Subsection U to read:

U. APPLICATION TO PERMIT INCREASED LOT COVERAGE, REDUCED YARDS, REDUCED PARKING OR ADDITIONAL HEIGHT FOR ONE-FAMILY DWELLINGS IN HILLSIDE AREAS, PURSUANT TO SECTION 12.27 I 17; AND APPLICATION TO PERMIT CONSTRUCTION OF OR ADDITION TO ONE-FAMILY DWELLINGS IN HILLSIDE AREAS ON SUBSTANDARD HILLSIDE LIMITED STREETS WHICH ARE IMPROVED TO A WIDTH OF LESS THAN TWENTY FEET, PURSUANT TO SECTION 12.27 I 18; AND APPLICATION TO PERMIT CONSTRUCTION OF OR ADDITION TO ONE-FAMILY DWELLINGS IN HILLSIDE AREAS ON SUBSTANDARD HILLSIDE LIMITED STREETS WHERE PROVIDING PARKING REQUIRES THE GRADING OF 1000 OR MORE CUBIC YARDS OF EARTH FROM THE LOT, PURSUANT TO SECTION 12.27 I 19.

Filing Fee

\$750.00

Fee for Each Appeal

85 Percent of

Filing Fee

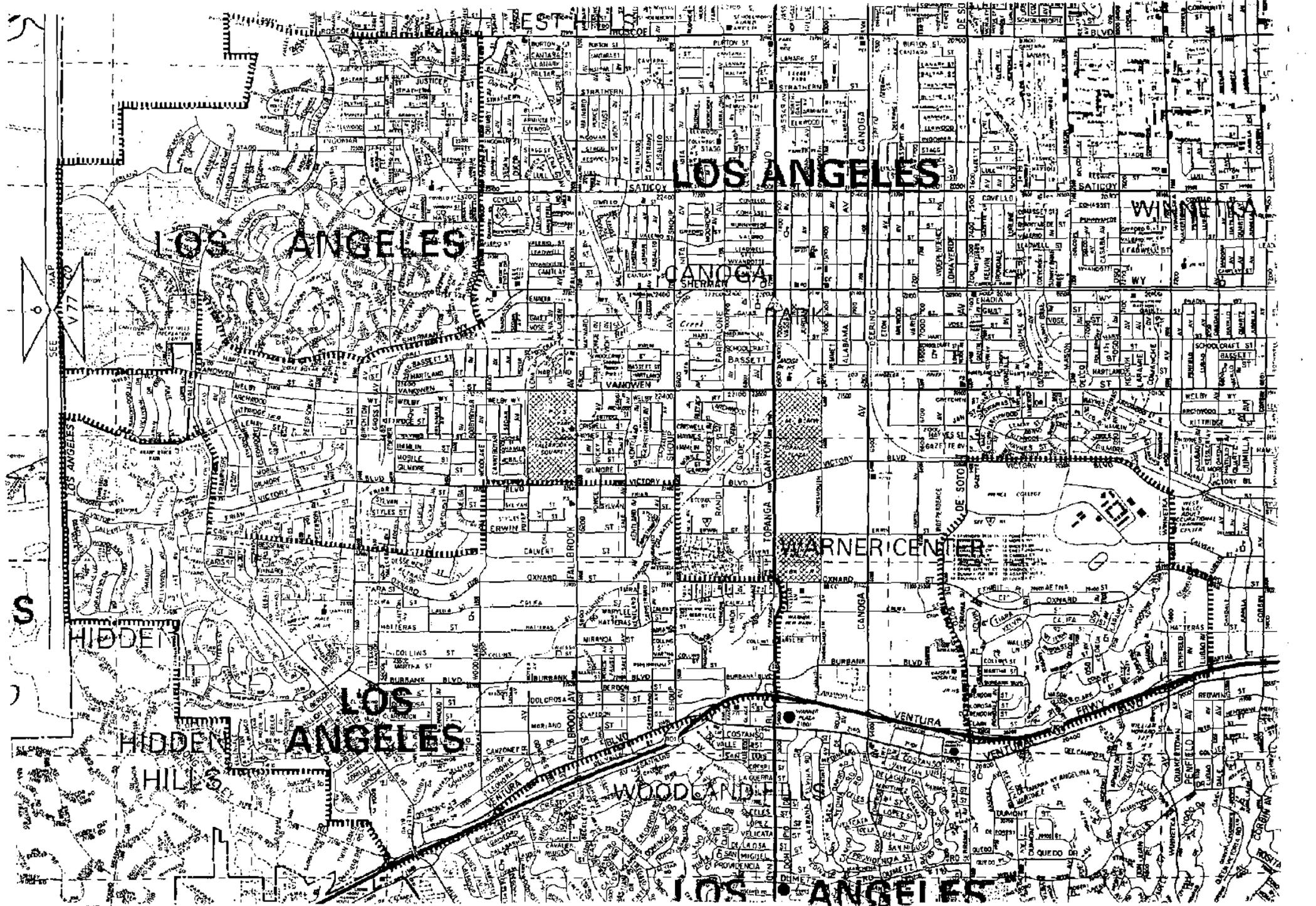
Sec. 8. SEVERABILITY. If any provision or clause of this section or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other section provisions, clauses or applications thereof which can be implemented without the invalid provisions, clause or application thereof, and to this

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end the provisions and clauses of this section are declared to be severable.

(Hillsid2.Ord 7/28/92)



LOS ANGELES

LOS ANGELES

CANOGA

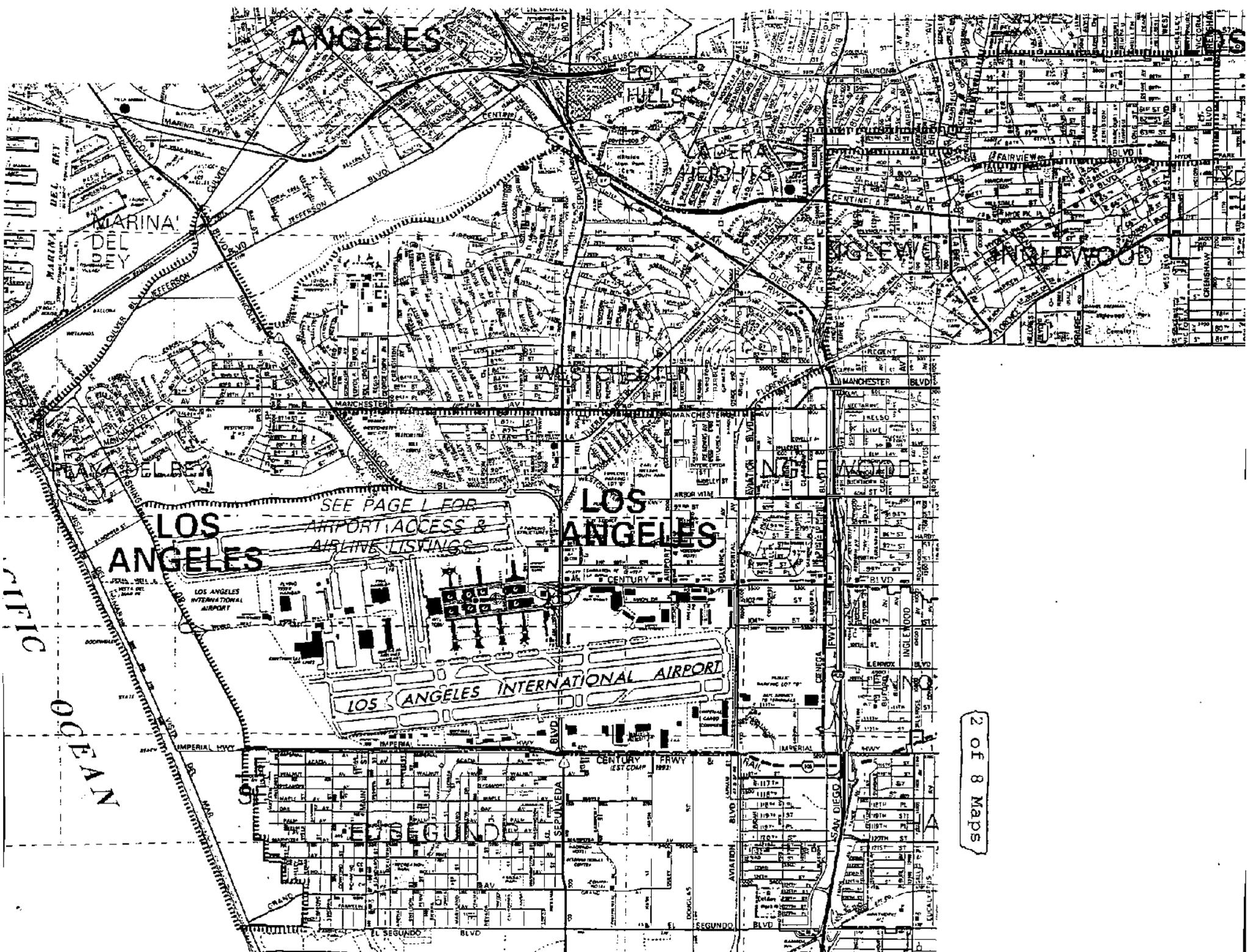
WINDMILLS

HIDDEN

LOS ANGELES

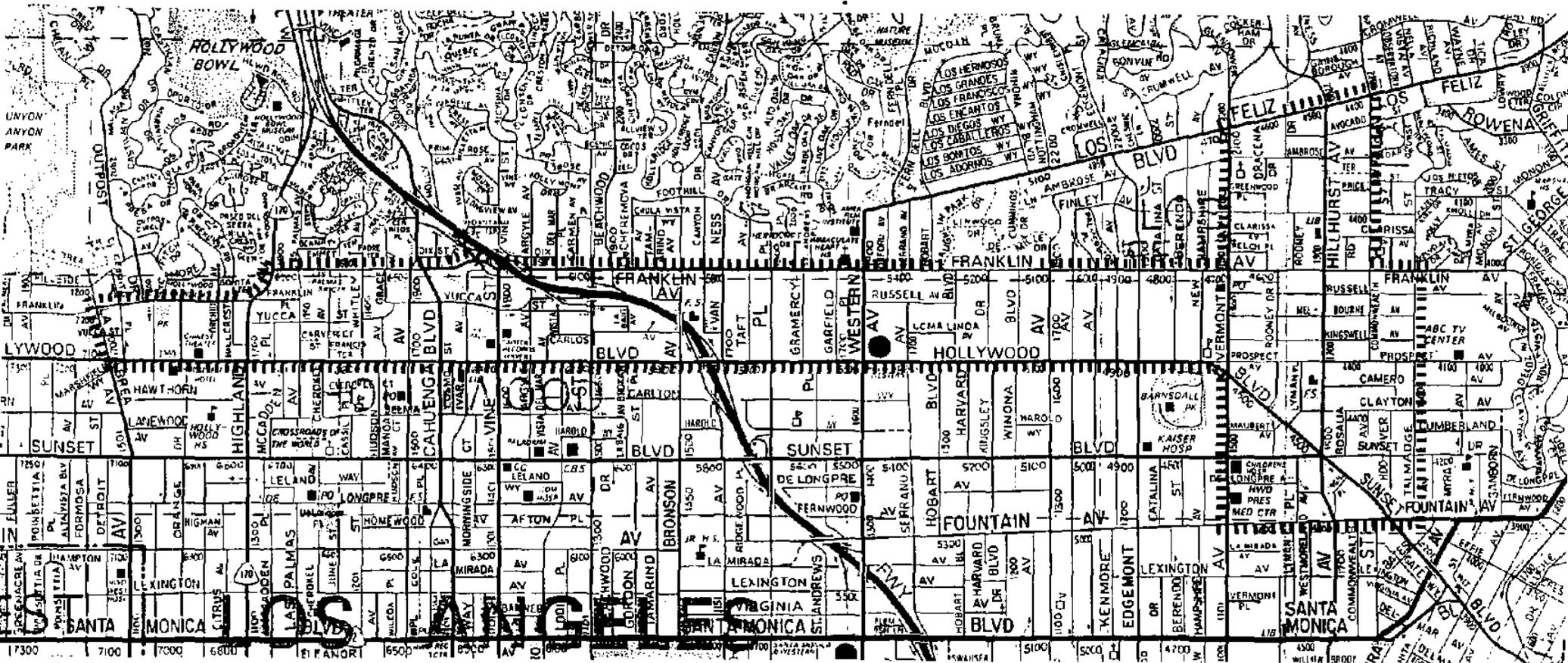
WOODLAND

LOS ANGELES

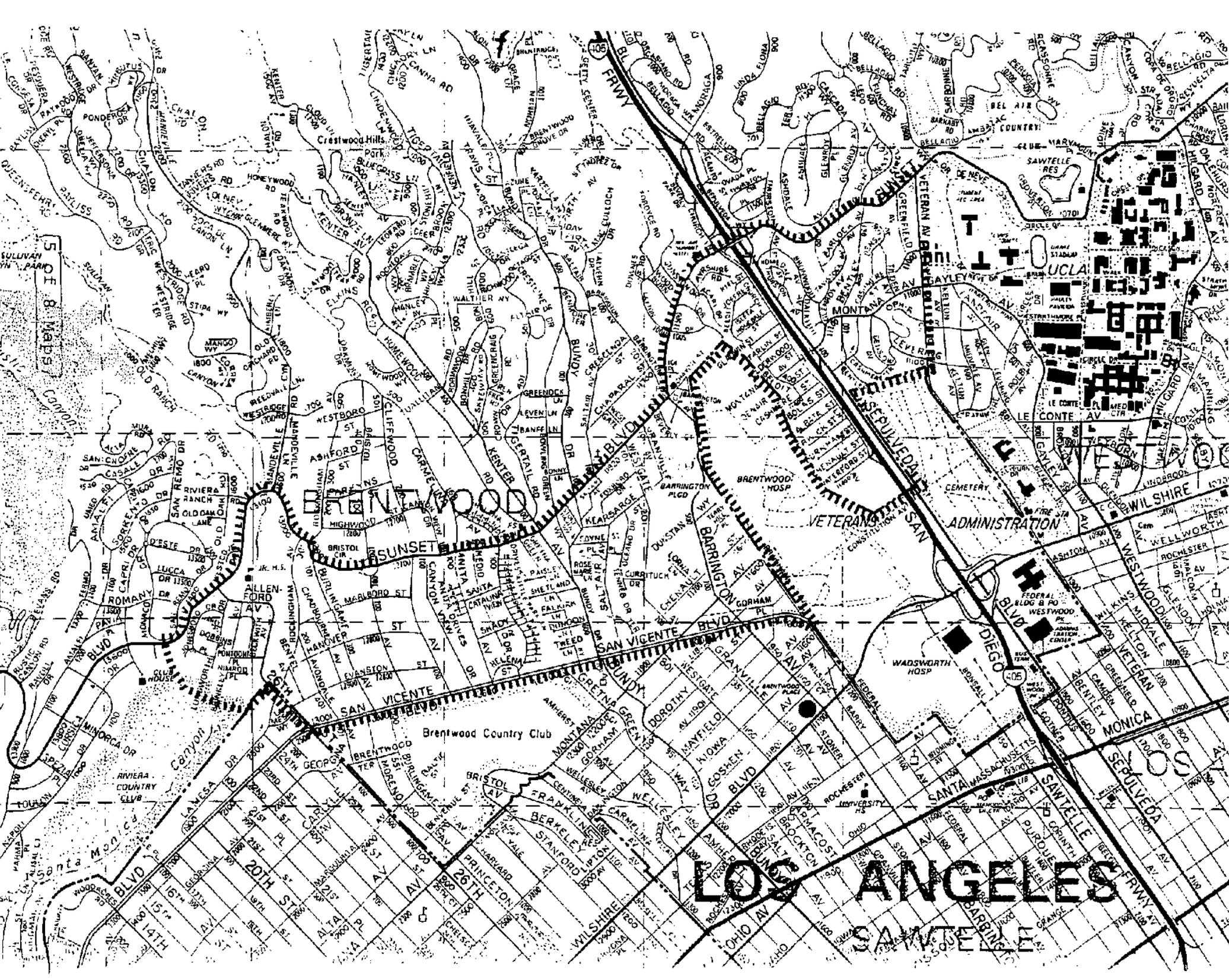


SEE PAGE 1 FOR
AIRPORT ACCESS &
AIRLINE LISTINGS

2 OF 8 Maps



4 OF 8 MAPS



5 OF 8 Maps
Continued

LOS ANGELES

UCLA

Brentwood Country Club

DIEGO

MONICA

SERBUEDA

SANTA MONICA

WILSHIRE

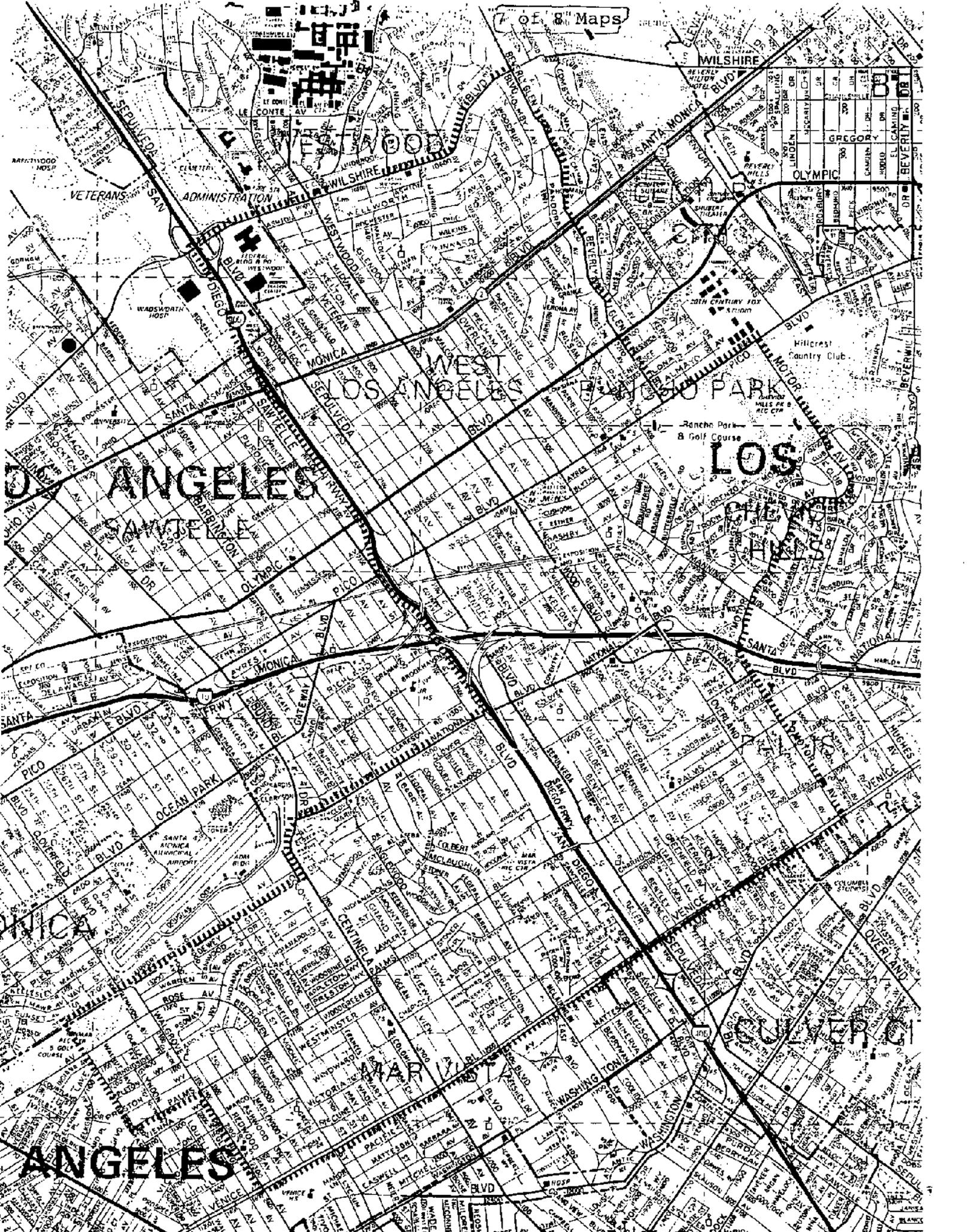
ROCHESTER

WELLWORTH

WESTWOOD

WILSHIRE

WILSHIRE



LOS ANGELES

LOS ANGELES

LOS ANGELES

MONICA

LOS ANGELES

CULVER CITY

WILSHIRE

OLYMPIC

ADMINISTRATION

WADSWORTH

20th CENTURY FOX

Hillcrest Country Club

Rancho Park B Golf Course

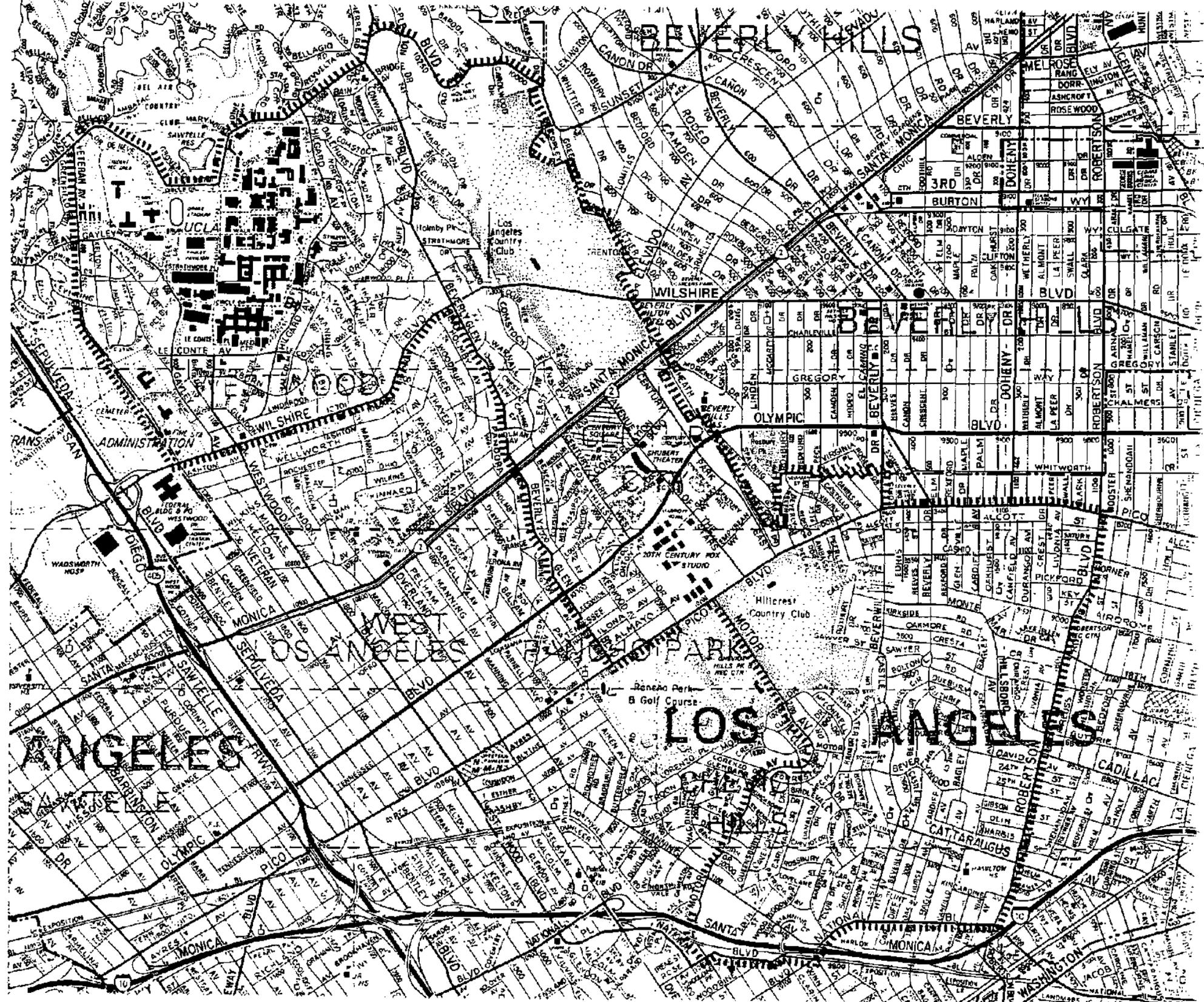
OCEAN PARK

COLBERT

ROSE

WASHINGTON

SENU



HILLSIDE ORDINANCE - EXHIBIT A

In the Sunland/Tujunga Community Plan Area:

Lowell Avenue west at Day Street west to Glory Avenue
North on Glory Avenue to Apperson Street
West on Apperson Street to Pinyon Avenue
North on Pinyon Avenue to Hillrose Street
West on Hillrose Street to Tujunga Canyon Boulevard
Northwesterly direction on Tujunga Canyon Boulevard to Wentworth Street
West on Wentworth Street to Mt. Gleason Avenue
North on Mt. Gleason Avenue to Ellenbogen Street
West on Ellenbogen Street to Oro Vista Avenue
South on Oro Vista Avenue to Wentworth Street
West on Wentworth Street to Sherman Grove Avenue
South on Sherman Grove Avenue to Fenwick Street
West on Fenwick Street to Foothill Boulevard
South on Foothill Boulevard to intersection of Foothill Boulevard and Sunland Boulevard
East on Foothill Boulevard to New Home Avenue
South on New Home Avenue to Apperson Street
East on Apperson Street to Sherman Grove Avenue
South on Sherman Grove Avenue to Day Street
East on Day Street to Oro Vista Avenue
South on Oro Vista Avenue to McGroarty Street
East on McGroarty Street to Mt. Gleason Avenue
North on Mt. Gleason Avenue to Valmont Street
East on Valmont Street to Plainview Avenue
North on Plainview Avenue to Foothill Boulevard
East on Foothill Boulevard to Commerce Avenue
South on Commerce Avenue to St. Esteban Street
East on St. Esteban Street to Tujunga Canyon Boulevard
North on Tujunga Canyon Boulevard to Foothill Boulevard
East on Foothill Boulevard to Lowell Avenue
North on Lowell Avenue to Day Street

In the Canoga Park/West Hills/Woodland Hills Community Plan Area:

Southerly boundary of Roscoe Boulevard and Topanga Canyon Boulevard
West on Roscoe Boulevard to Woodlake Avenue
South on Woodlake Avenue to Sherman Way
West on Sherman Way to Highlander Road
Highlander Road to Valley Circle Road intersection
South on Valley Circle Road to Vanowen Street
West on Vanowen Street to Los Angeles City limits
North on Los Angeles City limits to Dayton Canyon Drive
East on Dayton Canyon Drive to Roscoe Boulevard and Topanga Canyon intersection
Starting at the Northern boundary of the 101 Freeway and Topanga Canyon Boulevard
North on Topanga Canyon Boulevard to Oxnard Street
West on Oxnard Street on Shoup Avenue
North on Shoup Avenue to Victory Boulevard

West on Victory Boulevard to Woodlake Avenue
South on Woodlake Avenue to Calvert Street
West on Calvert Street to Valley Circle Boulevard
North on Valley Circle Boulevard to Kittridge Street
West on Kittridge Street to the Los Angeles City limits
East City limits south on the 101 Freeway
West on 101 Freeway to Topanga Canyon Boulevard
Starting at the northern boundary of the 101 Freeway and DeSoto Avenue
North on DeSoto Avenue to Victory Boulevard
East on Victory Boulevard to Winnetka Avenue
South on Winnetka Avenue to Oxnard Street
East on Oxnard Street to Lubao Avenue
South on Lubao Avenue to the 101 Freeway
West on the 101 Freeway to DeSoto Avenue

In the Hollywood Community Plan Area; Hillside Map A-13372:

La Brea Avenue at Franklin Avenue west to Bonita Terrace
North on Bonita Terrace Avenue to Franklin Avenue
East on Franklin Avenue to Vermont Avenue
North on Vermont Avenue to Los Feliz Boulevard
South on Commonwealth Avenue to Prospect Avenue
East on Prospect Avenue to Talmadge Street
South on Talmadge Street to Fountain Avenue
East on Fountain Avenue to Griffith Park Boulevard

In the Westwood Community Plan Area:

Area bounded by Sunset Boulevard on the north, City of Beverly Hills boundary on the east, Wilshire Boulevard on the south and Veteran Avenue on the west
Area bounded by Wilshire Boulevard on the north, City of Beverly Hills boundary on the east, Santa Monica Boulevard on the south and Beverly Glenn Boulevard on the west

In the West Los Angeles District Plan Area:

Area bounded by Santa Monica Boulevard on the north, City of Beverly Hills on the east, Pico Boulevard on the south, Beverly Glen Boulevard on the west
Area bounded by Pico Boulevard on the north, Robertson Boulevard on the east National Boulevard on the south and Motor Avenue on the east

In the West Adams/Baldwin Hills/Leimert District Plan Area:

South of Slauson, west of Crenshaw Boulevard north of Fairview Boulevard and east of the westernmost boundary of the District Plan area within the City limits between the City of Inglewood and the unincorporated County of Los Angeles

In the Westchester/Playa del Rey District Plan Area:

West of the easternmost boundary of the District Plan area within the City limit between the City of Inglewood and the unincorporated County of Los Angeles, and east of La Cienega Boulevard

Fronting on La Cienega Boulevard between W. 63rd Street and Centinela Avenue

South of Centinela Avenue west of La Cienega Boulevard north of Florence/Manchester Avenues and east of Sepulveda Boulevard

South of Hughes Terrace, west of Sepulveda Boulevard north of Manchester Avenue and east of Lincoln Boulevard

South of Culver Boulevard west of Lincoln Boulevard north of Los Angeles International Airport and east of Pershing Drive

South of Culver Boulevard west of Pershing Drive north of Imperial Highway and the El Segundo City limits and east of the Pacific Ocean

In the Palms/Mar Vista/Del Rey District Plan Area:

South of Palms Boulevard west of Interstate 405, north of Venice Boulevard and east of Walgrove Avenue

In the Westwood Community Plan Area and the West Los Angeles District Plan Area:

South of Wilshire Boulevard, west of Beverly Glen Boulevard, north of Pico Boulevard and east of Interstate 405

In the West Los Angeles District Plan and the Palms/Mar Vista/Del Rey District Plan Area:

South of Pico Boulevard west of Motor Avenue north of Venice Boulevard and east of Interstate 405

In the West Adams/Baldwin Hills/Leimert District Plan Area:

Martin Luther King, Jr. Boulevard on the north

La Cienega/Jefferson Boulevard on the west

Don Tomaso Drive/Stocker Street on the south

Crenshaw Boulevard on the east

In the Brentwood-Pacific Palisades and West Los Angeles District Plan Area:

South of Sunset Boulevard and east of Allenford Avenue easterly to Veteran Avenue

Sec. 9. The City Clerk shall certify to the passage of this ordinance and cause the same to be published by posting for ten days in three public places in the City of Los Angeles, to wit: one copy on the bulletin board located at the Main Street entrance to the City Hall of the City of Los Angeles; one copy on the bulletin board located at the east entrance to the Hall of Justice in said City; and one copy on the bulletin board located at the Temple Street entrance to the Hall of Records in the said City.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles JUL 28 1992 and was passed at its meeting of AUG 04 1992

Approved AUG 5 1992

ELIAS MARTINEZ, City Clerk

7/28/92
JAMES K. HAHN, City Attorney,

By Claudia Culling
CLAUDIA CULLING
Deputy City Attorney

File No. C.F. No. 91-1621

By

[Signature]
Deputy

[Signature]
Mayor

Pursuant to Sec. 97.8 of the City Charter, disapproval of this ordinance recommended for the City Planning Commission

JUL 28 1992

[Signature]
see attached report
Director of Planning

DECLARATION OF POSTING ORDINANCE

I, MARIA C. GUTIERREZ, 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. 168159, entitled:

Hillside Ord - CPC 90-0235 CA

a copy of which is hereto attached, was finally adopted by the Council of the City of Los Angeles on August 4, 1992, and under direction of said Council and said City Clerk, pursuant to Section 31 of the Charter of the City of Los Angeles, on August 5, 1992 I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: one copy on the bulletin board at the Main Street entrance to City Hall of said City, one copy on the bulletin board at the east entrance to the Hall of Justice of the County of Los Angeles in said City, and one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles in said City.

The copies of said ordinance posted as aforesaid were kept posted continuously and conspicuously for ten days, or more.

August 5, 1992 to and including Sept. 14, 1992.

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

Signed this 5 day of August, 19 92 at Los Angeles, California.

Maria C. Gutierrez
Deputy City Clerk

Effective Date: Sept. 14, 1992