

THE CITY COUNCIL OF THE CITY OF LOS ANGELES, CALIFORNIA

ORDINANCE NO. 174593

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES, CALIFORNIA, APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE CITY CENTER REDEVELOPMENT PROJECT

WHEREAS, the Community Redevelopment Agency of the City of Los Angeles, California, ("the Agency") has formulated and prepared the proposed Redevelopment Plan ("Redevelopment Plan") for the City Center Redevelopment Project ("Project or "Project Area"); and

WHEREAS, the City Center Project Area Committee (the "PAC") has advised the Agency in the preparation of the Redevelopment Plan; and

WHEREAS, a Final Environmental Impact Report ("Final EIR") for the Project was prepared pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 *et seq.*), and State and Agency Guidelines implementing CEQA, which includes the Draft Environmental Impact Report ("Draft EIR"), the comments made on the Draft EIR and the Agency's written response to the comments; and

WHEREAS, the Agency at a special meeting on April 24, 2002, certified that the Final EIR was completed in compliance with CEQA, and State and Agency Guidelines adopted pursuant thereto; and

WHEREAS, the PAC for the Project Area has consulted with the Agency, reviewed the Redevelopment Plan and related documents and recommended that the Redevelopment Plan be adopted; and

WHEREAS, the Planning Commission on April 25, 2002 made its report and recommendation supporting the Redevelopment Plan and finding that the Redevelopment Plan conforms to the General Plan of the City; and

WHEREAS, the Agency submitted the Redevelopment Plan to the City Council, together with the Report to the City Council which includes: the reasons for selecting the Project Area; a description of the physical and economic conditions existing in the Project Area causing blight; an implementation plan that describes the goals and objectives of the Agency, specific projects and programs proposed for the first five years of the Redevelopment Plan; a description of the specific projects currently proposed by the Agency and a description of how these projects will improve or alleviate blighting conditions; an explanation of why the elimination of blight and redevelopment of the Project Area cannot reasonably be expected to be accomplished by private enterprise acting alone or by the use of financing alternatives other than tax increment financing;

the proposed method of financing the redevelopment of the Project Area so that the City Council can determine the economic feasibility of the Redevelopment Plan; a description of how the specific projects and programs proposed will improve or alleviate blighting conditions; a Neighborhood Impact Report; a summary record of the PAC proceedings; an analysis of the Preliminary Plan; the Report and Recommendation of the City Planning Commission, including the report required by Government Code Section 65402; the report of the County Fiscal Officer and the Agency's analysis thereof, including a summary of consultations with affected taxing agencies; a plan and method for the relocation of persons and businesses who may be temporarily or permanently displaced from housing or business facilities as a result of the Redevelopment Plan; and the Final EIR; and

WHEREAS, the City Council and the Agency held a joint public hearing commencing on May 1, 2002 to consider the approval and adoption of the Redevelopment Plan, which joint public hearing was held with the consent of both the Agency and City; and

WHEREAS, notice of said hearing was published in a newspaper of general circulation in the City of Los Angeles, and a copy of said notice and affidavit of publication are on file with the City Clerk and at the office of the Agency; and

WHEREAS, copies of the notice of joint public hearing were mailed to residents and businesses and to the last known assessee of each parcel of land in the Project Area by first class mail; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each taxing agency which levies taxes upon property in the Project Area; and

WHEREAS, the Agency adopted a resolution recommending that the City Council approve and adopt the Redevelopment Plan; and

WHEREAS, by separate Resolutions, the Agency and this City Council certified that the information contained in the Final EIR had been reviewed and considered, made all necessary findings and determinations, and adopted a Statement of Overriding Considerations and a Mitigation Monitoring Program, all pursuant to the requirements of CEQA and its implementing guidelines; and

WHEREAS, the City Council has considered the Redevelopment Plan, the Agency's Report to the City Council, other recommendations of the Agency, the Report and recommendation of the Planning Commission, the economic feasibility of the Redevelopment Plan, and the Final EIR; has provided an opportunity for all persons to be heard, has received and considered all evidence and testimony presented for and against any and all aspects of the Redevelopment Plan, including environmental impacts, and has responded in writing to all written objections of affected property owners and taxing agencies delivered prior to or at the joint public hearing.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby finds and determines that all of the foregoing recitals are true and correct.

SECTION 2. The purposes and intent of the City Council are the achievement of the following goals and objectives with respect to the Project Area:

- a. To eliminate and prevent the spread of blight and deterioration and to rehabilitate and redevelop the Project Area in accordance with the Redevelopment Plan;
- b. To further the development of Downtown as the major center of the Los Angeles metropolitan region, within the context of the Los Angeles General Plan as envisioned by the General Plan Framework, Concept Plan, City-wide plan portions, Central City Community Plan and the Downtown Strategic Plan;
- c. To create an environment that will prepare, and allow, the Central City to accept that share of regional growth and development which is appropriate, and which is economically and functionally attracted to it;
- d. To promote the development and rehabilitation of economic enterprises including retail, commercial, service, sports and entertainment, manufacturing, industrial and hospitality uses that are intended to provide employment and improve the Project Area's tax base;
- e. To guide growth and development, reinforce viable functions, and facilitate the redevelopment, revitalization or rehabilitation of deteriorated and underutilized areas;
- f. To create a modern, efficient and balanced urban environment for people, including a full range of around-the-clock activities and uses, such as recreation, sports, entertainment and housing;
- g. To create a symbol of pride and identity which gives the Central City a strong image as a major center of the Los Angeles region;
- h. To facilitate the development of an integrated transportation system, which will allow for the efficient movement of people and goods into, through and out of the Central City;
- i. To achieve excellence in design, based on how the Central City is to be used by people, giving emphasis to parks, green spaces, streetscapes, street trees, and places designed for walking and sitting, and to develop an open space infrastructure that will aid in the creation of a cohesive social fabric;
- j. To develop and implement public art into the urban fabric, integrating art into both public and private developments;

- k. To preserve key landmarks that highlight the history and unique character of the City, blending old and new in an aesthetic realization of change or growth with distinction, and facilitating the adaptive reuse of structures of architectural, historic or cultural merit;
- l. To provide a full range of employment opportunities for persons of all income levels;
- m. To provide high and medium density housing close to employment and available to all ethnic, social and economic groups, and to make an appropriate share of the City's low- and moderate -income housing available to residents of the area;
- n. To provide the public services and facilities necessary to address the needs of the various social, medical and economic problems of Central City residents and to minimize the over concentration or exclusive concentration of such services within the Project Area;
- o. To establish an atmosphere of cooperation among residents, workers, developers, business, special interest groups and public agencies in the implementation of the Redevelopment Plan;
- p. To support and encourage the development of social services with special consideration given to participating in projects involving community-based organizations that serve runaways, the homeless and senior citizens, special needs population, and provide child and elderly care services and other social services.

SECTION 3. The City Council hereby approves and adopts the proposed Redevelopment Plan for the City Center Redevelopment Project. The Redevelopment Plan, including any amendments thereto as may be adopted from time to time, shall collectively be referred to as the Redevelopment Plan. The Redevelopment Plan, the map and legal description contained therein, and such other documents as are incorporated therein by reference, having been duly reviewed and considered, are hereby incorporated in this Ordinance by reference and made a part hereof, and as so incorporated are collectively hereby designated, approved, and adopted as the official Redevelopment Plan for the Project Area.

SECTION 4. The City Council hereby finds and determines, based on substantial evidence in the record, including, but not limited to, the Agency's Report to Council, and all documents referenced therein, oral and written staff reports, evidence and testimony received at the joint public hearing on adoption of the Redevelopment Plan, and written responses to written objections, that:

- a. The Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*).

This finding is based upon, but not limited to, the following physical and economic conditions, described in the Report to City Council, that were identified within, and characterize, the Project Area: (i) a large majority of buildings or structures are in conditions of either deferred maintenance, moderate rehabilitation, extensive rehabilitation, or dilapidation; (ii) a majority of parcels are in deferred maintenance or deteriorated condition; (iii) evidence of a large number of violations of the Building Code and the Planning and Zoning Code; (iv) a significant number of buildings and structures with defective or obsolete designs or that have been shifted to inappropriate land uses; (v) incompatible uses, such as adult oriented, auto related and yard/ industrial storage that are adjacent or nearby to sensitive uses, and that prevent economic development; (vi) parcels with parking, vehicular circulation and loading deficiencies; (vii) the pervasive presence of weeds, debris, abandoned vehicles and vandalism and/or graffiti; (ix) numerous parcels of irregular form and shape and size that restrict land utilization and efficient economic development; (x) multiple ownership that diminishes development feasibility investment and contributes to economic stagnation; (xi) deficiencies in public improvements consisting of badly deteriorated sidewalks, curbs and gutters adjoining a high percentage of buildings within the Project Area; (xii) generally obsolete building stock, characterized by inadequate size, parking, loading, off-street loading or truck staging, that cannot meet contemporary user needs for retail, industrial or office uses; (xiii) a general lack of sites to meet modern construction standards and amenities associated with modern building standards; (xiv) depreciated or stagnant property values evidenced by lower assessed value growth within the Project Area as compared to the City as a whole or the County; (xv) impaired investments reflected in lower than average property sales prices on a per-square-foot basis and below average asking lease rates and high vacancy rates for retail, office and industrial space; (xvi) a modest level of new construction and limited reinvestment in existing buildings due to high acquisition costs and low improved property values and achievable rents; (xvii) residential overcrowding and housing conditions have led to problems of public safety and social welfare; and (xviii) an extremely high rate of crime per capita as compared to the City as a whole that constitutes a serious threat to the public safety and welfare.

- b. The Redevelopment Plan will redevelop the Project Area in conformity with the Community Redevelopment Law and in the interests of the public peace, health, safety and welfare.

This finding is based upon, but not limited to, the following programs and projects of redevelopment activities as described in the Report to the City Council and proposed by the Agency, that will systematically address the conditions of blight within the Project Area and attain the purposes of the Community Redevelopment Law:

(i) Assistance programs that will facilitate new construction and the provision of necessary commercial and industrial facilities for community residents by identifying, easing and removing impediments to development assistance, thereby serving as a catalyst to promote private sector investment in the Project Area, including, but not limited to, providing assistance in determining the scope of toxic clean-up and financial assistance in clean-up and site preparation for development sites throughout the Project Area;

(ii) Programs facilitating entrepreneurial development and providing assistance to utilize available commercial, retail, office and industrial space and provide employment opportunities for area residents (i.e. a multi-purpose center for entrepreneurial development training and job training for area residents, provision of low-interest loans and other assistance to developers of modern commercial, office and industrial space), which will facilitate the development of new entrepreneurial ventures to occupy vacant commercial, office and industrial space within the Project Area;

(iii) Other engenderment programs that will promote the preservation and reuse of deteriorating and/or vacant architectural, historical and/or cultural resources, attempt to alleviate the perception and reality of high crime in the Project Area, and attract new users for vacant commercial and industrial buildings and lots, such as: (A) a program to encourage and facilitate occupancy of cultural, educational and recreational uses and to provide services to support and maintain existing uses and enhance the quality of life of area residents (i.e. providing financial and technical assistance to private or non-profit entities, providing ancillary improvements such as parking lot expansion), (B) programs to address issues of crime and security, such as Agency staff assistance to local merchants in creating business improvement districts focusing on safety, clean up and security; and (C) a program of planning involving the community and interest groups to determine standards, guidelines for developers and owners (i.e. design guidelines for new facilities and the rehabilitation guidelines for existing facilities), and to identify specific development activities necessary and appropriate for the Project Area;

(iv) A program for commercial development (i.e., acquisition of underutilized parcels and structures for disposition, assistance in the relocation of business occupants and other development costs, the renovation of facades, structural and mechanical renovation and remodeling) within the Historic Downtown Subarea that will address obsolete commercial and industrial facilities, alleviate or improve deteriorating building conditions, and facilitate the development of vacant or underutilized parcels, by allowing: (A) construction of commercial and office facilities that meet modern size and configuration standards, and (B)

rehabilitation of commercial/retail and office structures for use by the private, semi-public and public sectors;

(vi) Programs (financed through mandatory housing tax increment set-aside and other housing development and rehabilitation funding sources) that will stabilize existing affordable housing stock, promote development of new housing, and improve the physically deteriorating portion of the housing stock in both mixed use and free-standing facilities for area residents; and

(vii) Programs to upgrade inadequate public improvements and provide for new amenities utilizing direct and indirect facilitation (i.e., construction and reconstruction of sewers, utilities, streets, curbs, gutters, sidewalks, lighting, signalization, informal signage, and other pedestrian and vehicular amenities, construction or reconstruction of parking facilities and transportation related amenities such as benches, informational signage, transfer facilities, and ancillary commercial facilities serving transportation improvement), that will provide benefits such as, but not limited to, enhanced transportation to individuals in reaching their places of employment, and increased parking accommodations for consumers visiting area businesses.

- c. The adoption and carrying out of the Redevelopment Plan is economically sound and feasible.

This finding is based upon, but not limited to, the determination of financial feasibility, demonstrated on a cash flow basis, contained in the Agency's Report to Council. Using a cash flow summary, which is a projection of assumed annual resources and expenditures spanning the term of the Redevelopment Plan, this analysis provides a method for determining the economic feasibility or sufficiency of resources to implement the Redevelopment Plan on an annual, as well as an aggregate basis, and a determination of the potential effects of inflation (estimated at three percent per annum throughout the life of the Redevelopment Plan) on the annual program costs to the Agency. Such a cash flow projection shows that implementation of the Redevelopment Plan in the Project Area is feasible and within the general parameters as explained in the Agency's Report to Council. The existence of a cash balance at the termination of the Redevelopment Plan indicates that the Project Area is economically feasible given the assumptions underlying the cash flow. In addition, the considerable amount of revenue stream created by the Project, and available just following the effectiveness period of the Redevelopment Plan, provides a "hedge" against cost increases, default on repayment of loans advanced or other situations that vary from the assumptions used in compiling the cash flow. This indicates that even with adverse adjustments to the assumptions incorporated into the implementation scenario, the Project Area would remain economically feasible.

The financial provisions of the Redevelopment Plan authorize the Agency to finance Redevelopment Plan implementation activities with financial assistance from the City of Los Angeles and other local public entities, the State of California, the Federal government, tax increment funds, special assessment districts, donations, interest income, Agency bonds, loans from private financial institutions, the lease or sale of Agency-owned property, participation in development or any other available sources, both public or private and any other legally available means. The Agency is also authorized to obtain advances, borrow funds and create indebtedness in carrying out the Redevelopment Plan. Potential revenue sources include tax increment revenues; proceeds from tax increment bonds; and notes, loans, grants and contributions from the City, the County, the State, the Federal government and project developers, property disposition proceeds and the repayment of loans and advances by the Agency.

- d. The Redevelopment Plan is consistent with the City's General Plan, including, but not limited, to the City's Housing Element, which substantially complies with applicable legal requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code.

This finding is based upon, but not limited to, the report and recommendation of the Planning Commission.

- e. The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of the City, and will effectuate the purposes and policies of the Community Redevelopment Law.

This finding is based upon, but not limited to, the fact that under the Redevelopment Plan the Agency will be able to address and correct conditions of blight in the Project Area and, by coordinating public and private actions, to stimulate development, contribute toward needed public improvements, improve economic and physical conditions in the Project Area, and increase employment opportunities in the Project Area and the City of Los Angeles.

- f. The condemnation of real property is necessary to the execution of the Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by law.

This finding is based upon, but not limited to, the need to ensure that the provisions of the Redevelopment Plan will be carried out to eliminate and prevent the recurrence of blight, subject to the limitations contained in the Redevelopment Plan, and the fact that no property will be acquired unless adequate funds are available to pay full compensation therefor in accordance with law; and the need to ensure that the provisions of the

Redevelopment Plan will be carried out to remove substandard structures requiring clearance, if any, to provide land for needed public facilities, to eliminate impediments to land development through assembly of land into parcels of reasonable size and shape and to effect a change in land use as provided in the Redevelopment Plan.

- g. The Agency has a feasible method or plan for the relocation of families and persons displaced from the Project Area.

This finding is based upon, but not limited to, the Agency's comprehensive program for the relocation of persons, families, businesses or tenants displaced by Agency project activities. When such displacement occurs, the Agency will provide persons, families, business owners and tenants displaced by Agency activities with monetary and advisory relocation assistance consistent with the California Relocation Assistance Law (Government Code Section 7260 *et seq.*), the State Guidelines adopted and promulgated pursuant thereto, the Plan and Method of Relocation for the City Center Redevelopment Project ("Relocation Plan") adopted by the Agency, the Rules and Regulations for Implementation of the California Relocation Assistance and Real Property Acquisition Law adopted by the Agency on November 5, 1998, ("Agency Relocation Rules and Regulations"), and the provisions of the Redevelopment Plan.

- h. There are, or shall be provided, in the Project Area, or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of and available to the displaced families and persons and reasonably accessible to their places of employment. Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to Community Redevelopment Law Sections 33411 and 33411.1. Dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to provisions of Community Redevelopment Law Sections 33334.5, 33413 and 33413.5.

These findings are based upon, but not limited to, the fact that no person or family will be required to move from any dwelling unit until suitable relocation housing is available for occupancy, and that such housing must meet the standards established in State law, regulations, the Relocation Plan, the Agency Relocation Rules and Regulations, and the Redevelopment Plan.

- i. There are no non-contiguous areas of the Project Area.
- j. Inclusion of any lands, buildings, or improvements which are not detrimental to public health, safety or welfare is necessary for the effective

redevelopment of the area of which they are a part, and any such area included is necessary for effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from the area pursuant to Section 33670 of the Community Redevelopment Law without other substantial justification for its inclusion.

The justification in part for inclusion of any such properties is that they are necessary: to plan and carry out redevelopment of the Project Area as a uniform whole in order to effectuate redevelopment of the Project Area; to impose uniform requirements over geographically defined and identified areas of the City; because such properties are impacted by the substandard conditions existing on surrounding properties, and correction of such conditions may require the imposition of design, development, or use requirements on the standard properties in the event they are rehabilitated or redeveloped by their owners; because such properties will share in the physical, social and economic benefits which accrue to the area through the elimination of substandard conditions, including the replacement or provision of new public improvements and facilities within or serving the entire Project Area; and because such properties are part of an area found to be blighted.

More specifically, as set forth in the Report to Council – Summary of Consultations section in a letter from the Agency to the County of Los Angeles and in the Responses to Written Objections, the four (4) surface parking lot properties surrounding Staples Center are necessary for the effective redevelopment of the Project Area in order to continue redevelopment efforts on the properties and due to the fact that the properties have been master planned for the development of a 1,200 room convention center “headquarters” hotel, a 7,000 seat live theater, 800 units of market rate housing, retail, entertainment and office uses, a cultural facility and additional exhibit space for the Convention Center. The Agency was responsible for the acquisition of the approximately 23 acres, which comprise these properties, including the relocation of 130 families and 35 businesses. The properties are currently being used as surface parking lots for the Staples Center as an interim use until such time as the above-described master-planned development is constructed. These properties are only part-way through the redevelopment process and without redevelopments tools, they will not be able to be completely redeveloped as contemplated by the Community Redevelopment Law. Further, the construction of the master-planned development will help spur the redevelopment of the remainder of the Project Area. In particular, the construction of a convention center hotel is crucial in keeping the Convention Center competitive. Reduced bookings at the Convention Center hurt surrounding businesses and residents, prevent new businesses from relocating into the Project Area, and keep the area around the Convention Center blighted. Whereas, increased bookings, which are expected to occur with the construction of a convention center

hotel, will bring new jobs, new businesses, and new hotels and will help stimulate economic activity in the area surrounding the Convention Center within the Project Area.

- k. The elimination of blight and the redevelopment of the Project Area could not reasonably be expected to be accomplished by private enterprise acting alone without the aid assistance of the Agency.

This finding is based upon, but not limited to, the analysis, contained in the Agency's Report to Council, of physical and economic conditions in the Project Area, indicating that redevelopment is needed in order to provide the needed infrastructure, services and blight alleviation, and that private enterprise acting alone cannot accomplish the needed redevelopment given the economic infeasibility of the undertakings necessary to carry out such redevelopment. These undertakings are economically infeasible because current conditions in the Project Area are such that the normal returns sought by investors are not likely to materialize. These conditions include: low rent levels that will not support investment necessary for rehabilitation; low and stagnated property values that discourage new investment and provide little incentive to existing owners to reinvest in their property, and high crime levels that discourage investment and require extraordinary costs to mitigate. In addition, modern retail and commercial development standards require larger parcels than those prevalent in the Project Area. Investors would have to acquire multiple properties in order to create developable parcels of sufficient size. However, the additional costs of acquiring parcels of varying ownership and costs of demolition increase the costs of development and further reduce the potential returns to investors. These additional costs cannot be passed on the tenants, who would simply locate elsewhere rather than pay additional rent. These additional costs further discourage private investment.

- l. The Project Area is predominantly urbanized as defined in subdivision (b) of Section 33320.1 of the Community Redevelopment Law.

This finding is based upon, but not limited to, the fact that some of the property in the Project Area had previously been included within the boundaries of a redevelopment plan as part of the Central Business District project area, which itself had been found to be predominantly urbanized, and the fact that all property in the Project Area has been developed for urban uses and/or is an integral part of an area developed for urban uses, and is still characterized by physical and economic blight conditions that the prior redevelopment plan had failed to alleviate.

- m. The time limitations that are contained in the Redevelopment Plan are reasonably related to the proposed projects to be implemented in the Project Area and to the ability of the Agency to eliminate blight within the Project Area.

This finding is based in part upon the fact that the economic feasibility analysis of the Project Area, which is based upon the time limitations of the Redevelopment Plan, was determined on a cash flow basis that related annual resources with corresponding expenditures and redevelopment strategies at every stage and throughout the term of the Redevelopment Plan. The analysis projected the actual timing and costs of the various redevelopment activities from inception until termination of the Redevelopment Plan.

- n. The City Council is satisfied that permanent housing facilities will be available within three (3) years from the time occupants of the Project Area are displaced and that, pending the development of the facilities, there will be available to the displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

This finding is based in part upon the Agency's assurances regarding displaced residents and relocation housing and the procedures involved in implementing the Agency's Relocation Plan for the Project Area and the Agency's Relocation Rules and Regulations.

**SECTION 5.** The administrative budget for this Project Area shall not exceed fifteen percent (15%) of the program budget in any one year unless specifically approved by the City Council.

**SECTION 6.** All written and oral objections to the Redevelopment Plan, if any, filed with and presented to the City Council and any written responses thereto, have been considered by the City Council at the time and in the manner required by law, and such written and oral objections are hereby overruled.

**SECTION 7.** In order to implement and facilitate the implementation of the Redevelopment Plan hereby approved, this City Council hereby declares its intention to undertake and complete any proceeding necessary to be carried out by the City of Los Angeles under the provisions of the Redevelopment Plan. To the extent the Redevelopment Plan provides for expenditures of any money by the City, the City hereby provides for such expenditure.

**SECTION 8.** The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the Redevelopment Plan.

**SECTION 9.** The City Clerk is hereby directed to record with the County Recorder of Los Angeles County a description of the land within the Project Area and a

Statement that proceedings for the redevelopment of the Project Area have been instituted under the Community Redevelopment Law.

SECTION 10. The Department of Building and Safety of the City of Los Angeles is hereby directed for a period of two (2) years after the effective date of this Ordinance to advise all applicants for building permits within the Project Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

SECTION 11. Within thirty (30) days following the effective date of this Ordinance, the City Clerk is hereby directed to transmit a copy of the description and statement recorded by the City Clerk pursuant to Section 9 of this Ordinance, a copy of this Ordinance, and a map or plat indicating the boundaries of the Project Area, to the Auditor and Tax Assessor of Los Angeles County, to the governing body of each of the taxing agencies which levies taxes upon any property in the Project Area, and to the State Board of Equalization.

SECTION 12. If any part of this Ordinance or the Redevelopment Plan which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Redevelopment Plan, and this Council hereby declares that it would have passed the remainder of the Ordinance or approved the remainder of the Redevelopment Plan as if such invalid portion thereof had been deleted.

SECTION 13. The City Clerk shall certify to the passage of this Ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

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I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles MAY 08 2002 and was passed at its meeting of MAY 15 2002.

**J. MICHAEL CAREY** City Clerk

By *Maria Kostanovic*  
Deputy

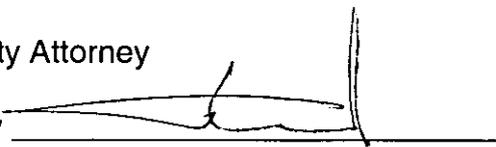
Approved **MAY 15 2002**

*James Hahn*  
Mayor

Approved as to Form and Legality

Rockard J. Delgadillo

City Attorney

By   
Dov S. Lesel, Assistant City Attorney

File No. 01-2062