



OFFICE OF THE CITY ATTORNEY  
ROCKARD J. DELGADILLO  
CITY ATTORNEY

REPORT NO. R07-0094  
MAR 16 2007

REPORT RE:

**DRAFT OF ORDINANCE AMENDING SECTIONS 12.95.2, 47.06, 47.07,  
151.09, AND 163.05 OF THE LOS ANGELES MUNICIPAL CODE RELATING  
TO AN IMPROVED TENANT RELOCATION ASSISTANCE PROGRAM**

The Honorable City Council  
of the City of Los Angeles  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, California 90012

Council File Nos. 06-1325 and 06-1325-S1  
CPC No. 2006-10077-CA - not transmitted

Honorable Members:

We are transmitting to you for your action, approved as to form and legality, a final draft ordinance amending Sections 12.95.2, 47.06, 47.07, 151.09, and 163.05 of the Los Angeles Municipal Code relating to improved tenant relocation assistance.

Charter Findings

Pursuant to Charter Section 559, the Director of Planning has **disapproved** this draft ordinance on behalf of the City Planning Commission and recommended that the City Council **not** adopt it. Should the City Council adopt this ordinance, it may comply with the provisions of Charter Section 558 by either adopting the findings of the Director of Planning as set forth in her report dated March 15, 2007, or by making its own findings.

CEQA Findings

Regarding a finding pursuant to the California Environmental Quality Act (CEQA), the Department of Planning determined that the proposed ordinance is exempt from

CEQA, pursuant to Article II, Section 2, Subsection (m) of the City's CEQA Guidelines because the ordinance itself will not have a negative impact on the physical environment. If the City Council concurs, it must make this finding prior to or concurrent with its action on the ordinance.

#### Summary of Ordinance Provisions

The draft ordinance will create an improved tenant relocation assistance program by increasing the amount of relocation assistance payments; clarifying the timing of when relocation assistance is provided, increasing the amount of the rental housing production fee, creating a fee and establishing the relocation assistance service provider program to provide the relocation assistance to the tenants, and requiring the provision of relocation assistance prior to issuance of a demolition permit. In addition, the draft ordinance amends provisions of the City's Rent Stabilization Ordinance, condominium conversion and demolition ordinances to make them consistent with and comply with state law as requested by the Weiss-Huizar motion of December 13, 2006.

#### Fee Notice

Prior to adopting a new fee or increasing an existing fee, the Council must conduct a public hearing concerning the matter, as required by Government Code Section 66016. Notice of the time and place of the meeting at which the hearing will be held, including a general description of the matter to be considered, must be published in accordance with Government Code Section 6062a. At least ten days prior to the meeting, data indicating the amount of the cost, or estimated cost, required to provide the service for which the fee is levied and the revenue source anticipated to provide the service, must be made available to the public. After conducting the hearing, the Council should determine whether the amounts of the fees contained in the ordinance are appropriate. The Council may impose such fees so long as they do not exceed the expected cost of implementing this City program.

#### Council Rule 38 Referral

A copy of the final draft ordinance was sent, pursuant to Council Rule 38, to the Departments of Building and Safety and Housing. The Department of Building and Safety's comments have been incorporated into the draft ordinance. The Housing Department will report its comments directly to you.

The Honorable City Council  
of the City of Los Angeles  
Page 3

If you have any questions, please feel free to contact Assistant City Attorney Sharon Siedorf Cardenas at (213) 978-8235. She or another member of this staff will be available to answer any questions you may have when you consider this matter.

Sincerely,

ROCKARD J. DELGADILLO, City Attorney

By

  
CLAUDIA CULLING  
Special Counsel - Municipal

CC/SSC:pj  
Transmittal

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**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Sections 12.95.2, 47.06, 47.07, 151.09, and 163.05 of the Los Angeles Municipal Code relating to an improved tenant relocation assistance program and an increased level of assistance payments.

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

Section 1. Subparagraphs (2) and (3) of Paragraph b of Subdivision 1 of Subsection D of Section 12.95.2 of the Los Angeles Municipal Code are amended to read:

(2) **Tenant Information.** Name and address of each tenant; total number of project occupants; length of tenancy; rent schedule for 18 months preceding the application; relocation assistance plan; age of all tenants; income of tenants and number of disabled or handicapped tenants, if any.

(3) **Sales Information.** Anticipated range of sales prices of individual dwelling units or shares based on information known at the time of application; anticipated terms of sale to existing tenants; statement as to whether sales will be permitted to families with minor children; incentives to tenants for the purchase of the dwelling units; written notice to the tenants of an exclusive right to purchase the dwelling unit occupied by the tenant; and the number of tenants that have expressed interest in purchasing their dwelling unit.

Sec. 2. Subdivision 3 of Subsection D of Section 12.95.2 of the Los Angeles Municipal Code is amended to read:

3. **All Projects.** No application for tentative or preliminary parcel map approval of a residential conversion project or a residential to commercial/industrial conversion project shall be accepted without adequate evidence from the applicant that each tenant of the project has received: written notice of intention to file a tentative or preliminary parcel map application at least 60 days prior to the filing of the application and a written copy of the relocation assistance provisions of Sections 47.06 and 47.07 of this Code. Any person who becomes a tenant of a residential rental unit proposed for conversion to a residential or commercial/industrial condominium, stock cooperative or community apartment project after the date of the filing of the application shall be given written notice of the pendency of the application prior to entering into any written or oral rental agreement.

Sec. 3. Subdivisions 1 and 2 of Subsection E of Section 12.95.2 of the Los Angeles Municipal Code are amended to read:

**1. Notification of hearing on tentative map or preliminary parcel map.** In addition to other notification requirements of this Code, the Department of City Planning shall give notice of any public hearing on a tentative map or preliminary parcel map to each tenant in each dwelling unit of the building or buildings proposed for conversion.

This notice shall be in writing and mailed no less than ten days prior to the public hearing on the tentative map or preliminary parcel map.

The notice may include a questionnaire, to be completed at the option of each tenant, regarding the approximate ages and disabilities or handicaps, if any, of the household members, comments concerning the physical condition of the building and its various components and characteristics as outlined in Subparagraph (2) of Paragraph c of Subdivision 1 of Subsection D of this section, and any other information as may be pertinent to the pending proceedings.

**2. Notification of proposed conversion prior to termination of tenancy due to the conversion.** Each tenant of a conversion project subject to this section shall be given 180 days written notice of intention to convert prior to termination of tenancy due to the conversion or proposed conversion. Each person who becomes a tenant of the conversion project after the date of the 180 days written notice shall be given a copy of the notice of intention to convert before entering into any written or oral rental agreement, but shall not be entitled to 180 days written notice prior to termination of tenancy due to the conversion or proposed conversion.

Sec. 4. Subdivision 1 of Subsection G of Section 12.95.2 of the Los Angeles Municipal Code is amended to read:

**1. Requirement.** The Advisory Agency shall require, as a condition of map approval, that the applicant execute and record a covenant and agreement, in a form satisfactory to the Advisory Agency, binding the applicant and any successor-in-interest to provide relocation assistance in a manner consistent with Section 47.06 of this Code. The covenant and agreement shall be executed and recorded within ten days after the expiration of the appeal period, or final approval, whichever is later, for tentative map or preliminary parcel map approval and a copy provided to each tenant within five days of recordation. The covenant and agreement shall run to the benefit of any eligible tenant, as defined in Subdivision 2 of this section and shall be enforceable by any eligible tenant or by the City.

Sec. 5. Subdivision 3 of Subsection G of Section 12.95.2 of the Los Angeles Municipal Code is amended to read:

3. **Special Protection.** An eligible tenant is entitled to "special protection," as defined in this subsection, if the tenant meets the definition of "Qualified Tenant" in Section 47.06 of this Code.

Sec. 6. Subdivisions 4, 5, 6, 7, 8, and 10 of Subsection G of Section 12.95.2 of the Los Angeles Municipal Code are deleted.

Sec. 7. Subdivision 9 of Subsection G of Section 12.95.2 of the Los Angeles Municipal Code is renumbered as Subdivision 4 and amended to read:

4. **Dispute Resolution.** The covenant and agreement specified in Subdivision 1 of this subsection shall establish an expeditious mechanism to resolve any disputes among tenants, the applicant and the City concerning the interpretation or application of the covenant and agreement.

Sec. 8. Subdivision 1 of Subsection K of Section 12.95.2 of the Los Angeles Municipal Code is amended to read:

1. As a condition of tentative map or preliminary parcel map approval, the Advisory Agency shall require that the applicant or his successor-in-interest pay to the City a fee of \$1,492 for each unit in a residential or residential to commercial/industrial conversion project, based on the number of units in the project prior to conversion. For the year beginning July 1, 2008, and all subsequent years, the fee amount shall be adjusted on an annual basis pursuant to the formula set forth in Section 151.06 D of this Code. The adjusted amount shall be rounded to the nearest \$50 increment. This fee shall be paid prior to approval of the final map by the City Engineer.

Sec. 9. Subsection B of Section 47.06 of the Los Angeles Municipal Code is amended by adding a new definition of the term "Relocation Assistance Service Provider" to read:

**Relocation Assistance Service Provider:** A company that specializes in relocation assistance and has a contract with the City for the delivery of those services.

Sec. 10. Subsection C of Section 47.06 of the Los Angeles Municipal Code is amended to read:

**C. Relocation Assistance Required.** In connection with the conversion of a building into a condominium, community apartment or stock cooperative, as those terms are defined in the California Government Code and Business and Professions Code, or into a hotel or apartment hotel or to a use permitted in any commercial zone, the

landlord shall pay the City a fee for the purpose of providing relocation assistance by the City's Relocation Assistance Service Provider to each tenant in accordance with Subsection D of this section. The fee shall be \$640 for each unit occupied by a qualified tenant and \$400 for each unit occupied by other tenants, and an additional \$55 per unit administrative fee to pay for the administrative costs associated with this service. The fees, set forth above, may be increased in an amount based on the Consumer Price Index – All Urban Consumers averaged for the first 12-month period ending September 30, of each year, as determined and published by the Housing Department on or before May 30, of each year, pursuant to Section 151.07 A 6 of this Code.

This subsection shall not apply where a subdivision map application for condominiums, stock cooperative or community apartment purposes was filed for approval with the City prior to the issuance of the original certificate of occupancy for the building. A landlord's obligation to comply with Subsection D of this section does not exist prior to the time the landlord gives the notice of intention to convert required by Government Code Section 66427.1.

Sec. 11. Paragraph a of Subdivision 1 of Subsection D of Section 47.06 of the Los Angeles Municipal Code is amended to read:

a. The landlord shall pay a fee to the City so that a Relocation Assistance Service Provider will:

(1) Make available to each tenant, at no cost, a reasonably complete and current list of vacant and available rental units which are comparable as to size and amenities to the unit occupied by the tenant, and

(2) Make a reasonable and good faith effort to assure that tenants without cars are driven, at no cost, and tenants with cars are assisted, in order to inspect replacement rental units, and

(3) Hire an ambulance or similar vehicle, at no cost to the tenant, and otherwise take reasonable steps to assist any disabled or handicapped tenant with relocation-related activities, and

Sec. 12. Paragraph b of Subdivision 1 of Subsection D of Section 47.06 of the Los Angeles Municipal Code is amended to read:

b. In order to assist the tenants in meeting costs of relocation, higher rents for replacement housing, and any related expenses, pay a relocation fee in the following amounts. If more than one fee applies to a rental unit, pay the highest of the applicable fees:

(1) \$14,850 to qualified tenants and a \$6,810 fee to all other tenants who have lived in their rental unit for fewer than five years, or

(2) \$17,080 to qualified tenants and a \$9,040 fee to all other tenants who have lived in their rental unit for five years or longer, or

(3) \$17,080 to qualified tenants and \$9,040 to all other tenants whose household income is 80 percent or below Area Median Income (AMI) as defined by the U.S. Department of Housing and Urban Development regardless of length of tenancy. Tenants who claim eligibility pursuant to this subparagraph shall file a statement with the Housing Department verifying their income on a form prescribed by the Housing Department. The Housing Department shall charge a fee of \$186 per rental unit to resolve any disputes regarding tenant income eligibility.

For the year beginning July 1, 2008, and all subsequent years, the fee amounts shall be adjusted on an annual basis pursuant to the formula set forth in Section 151.06 D of this Code. The adjusted amount shall be rounded to the nearest \$50 increment.

Sec. 13. Subdivision 1 of Subsection D of Section 47.06 of the Los Angeles Municipal Code is amended by adding a new Paragraph c to read:

c. The relocation fee provided for in Paragraph b above, shall be made as follows:

(1) The entire fee shall be paid to a tenant who is the only tenant in a rental unit;

(2) If a rental unit is occupied by two or more tenants then each tenant of the unit shall be paid an equal, pro-rata share of the fee.

In no event shall the landlord be liable to pay more than the maximum relocation amounts set forth above to all tenants residing in a rental unit. If a tenant is entitled to monetary relocation benefits pursuant to City administrative agency action or any provision of local, state or federal law, then those benefits shall operate as a credit against any fee required to be paid to the tenant under this section.

Sec. 14. Subdivision 2 of Subsection D of Section 47.06 of the Los Angeles Municipal Code is amended to read:

**2. When Assistance Shall Be Provided.**



a. **Payment for Relocation Assistance Service Provider.** The landlord shall perform the acts described in Paragraph a of Subdivision 1 above on or before the service of the 180-day notice of intention to convert.

b. **Monetary Assistance.** The landlord shall perform the acts described in Paragraph b of Subdivision 1 above within 15 days of service of the Notice of Termination, or within 105 days prior to the date of eviction, whichever occurs later, or within 15 days of receiving notice from the tenant of his/her intention to terminate the tenancy subsequent to approval of a tentative parcel or tract map and prior to receiving a Notice of Termination of Tenancy.

Sec. 15. Subsection F of Section 47.06 of the Los Angeles Municipal Code is deleted.

Sec. 16. Subsection B of Section 47.07 of the Los Angeles Municipal Code is amended by adding a new definition of the term "Relocation Assistance Service Provider" to read:

**Relocation Assistance Service Provider:** A company that specializes in relocation assistance and has a contract with the City for the delivery of such services.

Sec. 17. Subsection C of Section 47.07 of the Los Angeles Municipal Code is amended to read:

**C. Relocation Assistance Required.** The landlord shall pay the City a fee for the purpose of providing relocation assistance by the City's Relocation Assistance Service Provider to each tenant in accordance with Subsection D of this section in connection with the demolition of a building or its relocation to another site for either of the following purposes: (1) to construct a new condominium, community apartment or stock cooperative, as those terms are defined in the California Government Code and Business and Professions Code; or (2) to use the property for any commercial purpose. Where a landlord is required, pursuant to a condition of approval of a subdivision map, to give a tenant a notice of intention to demolish, the landlord's obligation to comply with this section does not exist prior to the giving of that notice. The fee shall be \$640 for each unit occupied by a qualified tenant and \$400 for each unit occupied by other tenants, and an additional \$55 per unit to pay for the administrative costs associated with this service. The fees, set forth above, may be increased in an amount based on the Consumer Price Index – All Urban Consumers averaged for the first 12 month-period ending September 30, of each year, as determined and published by the Housing Department on or before May 30, of each year, pursuant to Section 151.07 A 6 of this Code.

Sec. 18. Paragraph a of Subdivision 1 of Subsection D of Section 47.07 of the Los Angeles Municipal Code is amended to read:

a. The landlord shall pay a fee to the City so that a Relocation Assistance Service Provider will:

(1) Make available to each tenant, at no cost, a reasonably complete and current list of vacant and available rental which are comparable as to size and amenities to the unit occupied by the tenant, and

(2) Make a reasonable and good faith effort to assure that tenants without cars are driven, at no cost, and tenants with cars are assisted, in order to inspect replacement rental units, and

(3) Hire an ambulance or similar vehicle, at no cost to the tenant, and otherwise take reasonable steps to assist any disabled or handicapped tenant with relocation-related activities, and

Sec. 19. Paragraph b of Subdivision 1 of Subsection D of Section 47.07 of the Los Angeles Municipal Code is amended to read:

b. In order to assist the tenants in meeting costs of relocation, higher rents for replacement housing, and any related expenses, pay a relocation fee in the following amounts. If more than one fee applies to a rental unit, pay the highest of the applicable fees:

(1) \$14,850 to qualified tenants and a \$6,810 fee to all other tenants who have lived in their rental unit for fewer than five years, or

(2) \$17,080 to qualified tenants and a \$9,040 fee to all other tenants who have lived in their rental unit for five years or longer, or

(3) \$17,080 to qualified tenants and \$9,040 to all other tenants whose household income is 80 percent or below Area Median Income (AMI) as defined by the U.S. Department of Housing and Urban Development regardless of length of tenancy. Tenants who claim eligibility pursuant to this subparagraph shall file a statement with the Housing Department verifying their income on a form prescribed by the Housing Department. The Housing Department shall charge a fee of \$186 per rental unit to resolve any disputes regarding tenant income eligibility.

For the year beginning July 1, 2008, and all subsequent years, the fee amounts shall be adjusted on an annual basis pursuant to the formula set

forth in Section 151.06 D of this Code. The adjusted amount shall be rounded to the nearest \$50 increment.

Sec. 20. Subdivision 1 of Subsection D of Section 47.07 of the Los Angeles Municipal Code is amended by adding a new Paragraph c to read:

c. The relocation fee provided for in Paragraph b above, shall be made as follows:

(1) The entire fee shall be paid to a tenant who is the only tenant in a rental unit;

(2) If a rental unit is occupied by two or more tenants, then each tenant of the unit shall be paid an equal, pro-rata share of the fee;

In no event shall the landlord be liable to pay more than the maximum relocation amounts set forth above to all tenants residing in a rental unit. If a tenant is entitled to monetary relocation benefits pursuant to City administrative agency action or any provision of local, state or federal law, then those benefits shall operate as a credit against any fee required to be paid to the tenant under this section.

Sec. 21. Subdivision 2 of Subsection D of Section 47.07 of the Los Angeles Municipal Code is amended to read:

**2. When Assistance Shall Be Provided.**

a. **Payment for Relocation Assistance Service Provider.** The landlord shall perform the acts described in Paragraph a of Subdivision 1 above on or before the service of either the notice described in California Government Code Section 7060.2 (b), or the Notice of Termination, whichever occurs first, .

b. **Monetary Assistance.** The landlord shall provide the assistance described in Paragraph b of Subdivision 1 above within 15 days of service of the Notice of Termination.

Sec. 22. Subsections E and F of Section 47.07 of the Los Angeles Municipal Code are relettered Subsections F and G, respectively.

Sec. 23. Section 47.07 of the Los Angeles Municipal Code is amended by adding a new Subsection E to read:

**E. Monitoring Program.** A demolition permit shall not be issued unless the Housing Department provides a written clearance to the Department of Building and

Safety stating that the landlord has complied with the relocation assistance requirements of this section. The landlord shall provide proof of compliance with the relocation assistance requirements of this section to the Housing Department on a form provided by the Housing Department. The form shall be accompanied by a fee of \$45 per unit.

Sec. 24. Subsection G of Section 47.07 of the Los Angeles Municipal Code is amended to read:

**G. Applicability.** This section shall not apply in any of the following circumstances:

1. The building is constructed of unreinforced masonry construction and was built pursuant to a building permit issued prior to October 1, 1933.
2. The building is to be demolished pursuant to a demolition order issued by the Department of Building and Safety under the authority set forth in Division 89 of Chapter IX of this Code.
3. The building is to be demolished or relocated pursuant to a plan to construct on that property housing for low to moderate income households, which housing is to be developed, constructed, or acquired with federal, state or local government financial assistance.

Sec. 25. The first unnumbered paragraph of Subsection G of Section 151.09 of the Los Angeles Municipal Code is amended to read:

**G.** If the termination of tenancy is based on the grounds set forth in Subdivisions 8, 10, 11, or 12 of Subsection A of this section, then the landlord shall pay a relocation fee of: \$14,850 to qualified tenants and a \$6,810 fee to all other tenants who have lived in their rental unit for fewer than five years, or \$17,080 to qualified tenants and a \$9,040 fee to all other tenants who have lived in their rental unit for five years or longer, or \$17,080 to qualified tenants and \$9,040 to all other tenants whose household income is 80 percent or below Area Median Income (AMI) as defined by the U.S. Department of Housing and Urban Development regardless of length of tenancy. If more than one fee applies to a rental unit, the landlord shall pay the highest of the applicable fees. Tenants who claim eligibility based on their income shall file a statement with the Housing Department verifying their income on a form prescribed by the Housing Department. The Housing Department shall charge a fee of \$186 per rental unit to resolve any disputes regarding tenant income eligibility. For the year beginning July 1, 2008, and all subsequent years, the fee amounts shall be adjusted on an annual basis pursuant to the formula set forth in Section 151.06 D. of this Code. The adjusted amount shall be rounded to the nearest \$50 increment.

Sec. 26. Subdivision 1 of Subsection G of Section 151.09 of the Los Angeles Municipal Code is amended to read:

1. This payment shall be made as follows:

a. The entire fee shall be paid to a tenant who is the only tenant in a rental unit;

b. If a rental unit is occupied by two or more tenants, then each tenant of the unit shall be paid an equal, pro-rata share of the fee;

c. Nothing in this subsection relieves the landlord from the obligation to provide relocation assistance pursuant to City administrative agency action or any other provision of local, state or federal law. If a tenant is entitled to monetary relocation benefits pursuant to City administrative agency action or any provision of local, state or federal law, then those benefits shall operate as a credit against any fee required to be paid to the tenant under this section.

d. If the termination of tenancy is based on the grounds set forth in Subdivisions 8, 10, 11 or 12 of Subsection A of this section, then the landlord shall also pay the City a fee for the purpose of providing relocation assistance by the City's Relocation Assistance Service Provider, as defined in Sections 47.06 B and 47.07 B of this Code. The fee shall be \$640 for each unit occupied by a qualified tenant and \$400 for each unit occupied by other tenants, and an additional \$55 per unit to pay for the administrative costs associated with this service. The fees, set forth above, may be increased in an amount based on the Consumer Price Index – All Urban Consumers averaged for the first 12-month period ending September 30, of each year, as determined and published by the Housing Department on or before May 30, of each year, pursuant to Section 151.07 A 6 of this Code. The Relocation Assistance Service Provider will provide the relocation assistance services listed in Sections 47.06 D and 47.07 D of this Code.

Sec. 27. The first unnumbered paragraph of Section 163.05 of the Los Angeles Municipal Code is amended to read:

The relocation payment shall be made available by the landlord to the tenant in each residential unit and shall be in the amounts set forth in Section 151.09 G of this Code, or in an amount equal to the sum of two months of the established fair market rent for the Los Angeles/Long Beach area as determined by the Department of Housing and Urban Development pursuant to Section 1437(f) of Title 42 of the United States Code, whichever amount is greater.

**Sec. 28. Statement of Intent.** It is the intent of the City Council that the provisions of Sections 19 and 25 of this ordinance, that amend Sections 47.07 D and 151.09 G of the Los Angeles Municipal Code, shall apply to rental units for which a written notice required to terminate tenancy described in Civil Code Sections 1946 or 1946.1, whichever is applicable, is served on the tenant on or after the effective date of this ordinance. If the termination of tenancy is based on the grounds set forth in Section 151.09 A 10 of the Los Angeles Municipal Code, the provisions of Section 25 of this ordinance shall apply to rental units for which a Notice of Intent to Withdraw is filed pursuant to the provisions of Section 151.23 A of the Los Angeles Municipal Code on or after the effective date of this ordinance.

**Sec. 29. Severability.** If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provisions, and to this end, the provisions of this ordinance are declared to be severable.

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Sec. 30. 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, **by a vote of not less than two-thirds** of all of its members, at its meeting of \_\_\_\_\_.

FRANK T. MARTINEZ, City Clerk

By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By \_\_\_\_\_

  
SHARON SIEDORF CARDENAS  
Assistant City Attorney

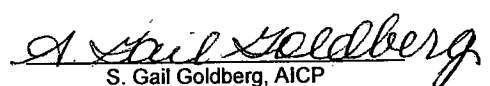
Date \_\_\_\_\_

**MAR 16 2007**

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

March 15, 2007

See attached report.

  
S. Gail Goldberg, AICP  
Director of Planning

File Nos. CF 06-1325 and 06-1325 S1;  
CPC 2006-10077-CA