

ORDINANCE NO. **178458**

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the Zoning map.

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

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the Zoning map shall be as follows:



NOT TO SCALE

C.M. 186 B 145	CPC 2006-3101 GPA ZC ZV
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11/16/06

(Q) CONDITIONS OF APPROVAL**A. Development Conditions**

1. **Use.** The property shall be limited to uses permitted by the RD2 Zone.
2. **Density.** Project shall comply with all provisions of the RD2 zone, with a maximum of 32 dwelling units for Phase I and 50 dwelling units for Phase II.
3. **Height:** The project shall not exceed 35 feet in height.
4. **Plan:** The project shall comply with Site Plan approved at the 2/13/07 Planning Land Use Management Committee, marked as Exhibit A, unless an amended and approved Vesting Tentative Tract map that complies with the intent of the current site plan and Q conditions of the zone, is submitted.
5. **Parking.** The project shall provide a minimum of 2 parking spaces per unit and 1/2 guest parking space per unit.
6. **Parking (Residential):** The applicant shall comply with the following:
 - a. Tandem parking may be used only for the spaces that are assigned and designated for a single residential unit.
 - b. Guest parking signs shall be clearly posted at building entrances. The signs shall be in large, easy to read lettering and shall indicate the general location of guest parking. Sign wording shall be to the satisfaction of the Planning Department and shall indicate the number of reserved guest parking spaces.
 - c. If any guest parking is located behind security gates, the following shall be apply:
 - i. A remote electronic gate opening system shall be installed so that the security gate can be opened from each residential unit served by the secured guest parking.
 - ii. An electronic intercommunication system shall be installed. The system shall be readily accessible to the drivers of guest vehicles and to the units served by the secured guest parking.
 - iii. The security gate shall be set back at least 20 feet from the public right-of-way so as to provide a waiting are for guest vehicles and to prohibit blockage or interference with the public right-of way by waiting guest vehicles.
 - iv. Alternatives to the provisions of this condition may be approved by the Planning Department provided that the intent of readily accessible guest parking facilities and no interference with the public right-of-way is assured.
7. **Tree Removal (Non-Protected Trees):**
 - a. Prior to the issuance of a grading permit or building permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type,

and condition of all existing trees on the site shall be submitted for approval by the decision maker and the Urban Forestry Division of the Bureau of Street Services. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

- b. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker.
- c. The genus or genera of the tree(s) shall provide a minimum crown of 30'-50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No. 170,978), Guidelines K - Vehicular Use Areas.

Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: 213-485-5675.

- 8. Landscape Buffer:** A minimum of 5-foot wide landscape buffer shall be installed along the northerly property line of both Phase I and Phase II as well as the easterly and westerly property line of Phase I and westerly property line of Phase II.

- a. No buildings, structures or projections are permitted within the buffer with the exception of walls and fences.
- b. The landscaped buffer shall be open to the sky with no balconies or projections into the landscaped buffer.
- c. Walkways and driveways are not permitted to cross or encroach into the buffer(s), except for guest parking.

- 9. Light.** Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

- 10. Seismic.** The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

11. Severe Noise Levels (Residential Only):

- a. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- b. The project contractor shall use power construction equipment with state-of-art noise shielding and muffling devices.
- c. A sturdy, readable construction sign shall be placed on a construction site, visible to the public.
- d. The sign shall include approved hours/days of construction and "hot line" pager/telephone numbers to responsible job captain/foreman.

- 12. Public Services (Street Improvements Not Required By DOT):** The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.

13. Location of Amenities:

- a. Common open space and areas devoted to trash/recycling storage or other storage shall not be located within 50 feet of a single-family residential use so as not to result in noise, odor or debris impacts on any adjacent residential uses.
- b. Common open space shall be centrally located on the subject property.

14. Walls:

- a. Except where prohibited by law, a solid decorative masonry block wall a minimum and maximum of 6 feet in height, shall be constructed along any common property line between the subject property and any adjoining property containing a single-family residential use, except condominium use, if no such wall already exists along said property line.
- b. Except where prohibited by law, a solid decorative masonry block wall a minimum and maximum of 6 feet in height shall be constructed along the northerly property line of the subject property, if no such wall already exists along said property line.

15. Wall (trash/storage): Solid masonry block walls, a minimum of six feet in height, shall enclose trash and other storage areas. There shall be no openings except for gates.**16. School Traffic, Pedestrian Routes, and Transportation Safety.** The applicant shall comply with the following conditions:

- a. Prior to construction, contact LAUSD Transportation Branch at (323) 342-1400 regarding potential impact to school bus routes.
- b. Maintain unrestricted access for school buses during construction.
- c. Comply with provisions of the California Vehicle Code by requiring construction vehicles to stop when encountering school buses using red flashing lights.
- d. Not endanger passenger safety or delay student drop-off or pick up due to changes in traffic patterns, lane adjustments, altered bus stops, or traffic lights.
- e. Maintain safe and convenient pedestrian routes to LAUSD schools (LAUSD will provide School Pedestrian Route Maps upon your request).
- f. Maintain ongoing communication with school administration at affected schools, providing sufficient notice to forewarn students and parents/guardians when existing pedestrian and vehicle routes to school may be impacted.
- g. Install appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.
- h. Not haul past affected school sites, except when school is not in session. If that is infeasible, not haul during school arrival and dismissal times.
- i. Not staging or parking of construction-related vehicles, including worker-transport vehicles, adjacent to school sites.
- j. Provide crossing guards when safety of students may be compromised by construction-related activities at impact school crossings.
- k. Install barriers and/or fencing to secure construction equipment and site to prevent trespassing, vandalism, and attractive nuisances.
- l. Provide security patrols to minimizing trespassing, vandalism, and short-cut attractions.

17. Plans: Prior to the issuance of building permits, a plot plan including the following features shall be submitted to the satisfaction of the Department of City Planning:

- a. The orientation of the dwellings adjacent to Saticoy Street should be directed to front onto Saticoy Street and if the units are not directed to front on Saticoy they shall be designed to appear as the front of the unit.

- b. The Driveway shall include a 4-foot wide stamped concrete walkway or equivalent to define the pedestrian path of travel along the driveway, to the common open space area(s), to the front door, along the face of the garage of each condominium unit, and to each condominium guest parking space. The area adjacent to the guest parking spaces shall contain adequate shade trees, which shall be maintained through the condominium development CC & Rs.
 - c. The applicant shall submit plot plan and floor plans that identifies the location and area (sq. ft.) of all open space (common and private) in compliance with Section 12.21 G of the L.A.M.C. to the satisfaction of the Department of City Planning.
 - d. Play yards and appurtenant equipment for children shall be incorporated within a common open space area for each phase.
18. **Landscape Plans.** The applicant shall submit landscape plans prior to issuance of building permits.

B. Environmental Conditions

1. **Aesthetics (Landscaping).** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.
2. **Aesthetics (Graffiti).**
 - a. Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
 - b. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91,8104.15.
3. **Air Pollution (Stationary):** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
4. **Erosion/Grading/Short-Term Construction Impacts:**

Air Quality

- a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- c. All loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
- d. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- e. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

- f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Noise

- g. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- h. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- i. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.
- j. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- k. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

Grading

- l. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
- m. Excavation and grading activities shall be scheduling during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- n. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- o. Stockpiles and excavation soil shall be covered tarps or plastic sheeting.

General Construction

- p. Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- q. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- r. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- s. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- t. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- u. Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited.
- v. All vehicle/equipment maintenance, repair, and washing shall be conducted away

from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills

5. **Explosion/Release (Asbestos Containing Materials):** Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other state and federal rules and regulations.
6. **Single Family Dwelling (10+ Home Subdivision/Multi Family):**
 - a. Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
 - b. Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
 - c. Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
 - d. Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
 - e. Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
 - f. Preserve riparian areas and wetlands.
 - g. Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
 - h. Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
 - i. Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
 - j. Guest parking lots constitute a significant portion of the impervious land coverage. To reduce the quantity of runoff, parking lots can be designed one of two ways.
 - i. Hybrid Lot - parking stalls utilize permeable materials, such as crushed aggregate, aisles are constructed of conventional materials such as asphalt.
 - ii. Parking Grove - is a variation on the permeable stall design, a grid of trees and bollards are added to delineate parking stalls. This design presents an attractive open space when cars are absent, and shade when cars are present.
 - k. Promote natural vegetation by using parking lot islands and other landscaped areas.
 - l. Paint messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Department of Public Works, Stormwater Management Division.
 - m. Promote natural vegetation by using parking islands and other landscaped areas.
 - n. All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
 - o. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project

- area.
- p. Legibility of stencils and signs must be maintained.
 - q. Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
 - r. The storage area must be paved and sufficiently impervious to contain leaks and spills.
 - s. The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
 - t. Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
 - u. Runoff from hillside areas can be collected in a vegetative swale, wet pond, or extended detention basin, before it reaches the storm drain system.
 - v. Cut and fill sloped in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
 - w. Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair and maintain the outlet protection after each significant rain.
 - x. The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
- 7. Public Services (Fire):** The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- 8. Public Service (Police):** The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213) 485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

9. Public Services (Schools): The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

10. Recreation (Increase Demand For Parks Or Recreational Facilities): Per Section 17. 12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

11. Utilities (Solid Waste): Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

12. Transportation Project Requirements:

a. Highway Dedications and Improvements

- i. Saticoy is a designated Secondary Highway in the Streets and Highways Element of the City's General Plan. Standard Plan S-470-0, effective is a 35-foot half-roadway on a 45-foot half right-of-way. Saticoy Street Consists of a 33-foot half-roadway on a 40-foot half right-of-way. A five-foot dedication along project frontage on Saticoy Street will be required to bring the right-of-way up to the standard requirement by the General Plan. No additional roadway widening will be required at this time.
- ii. Burnet Avenue is a designated local street in the General Plan. Standard Plan S-470-0, dictates that the standard cross section of a local street is an 18-foot half-roadway with a 30-foot has right-of-way. Burnet Avenue consists of an 18-foot half roadway on a 30-foot half right-of-way without sidewalks. Construction of sidewalk, curb and gutter along the project frontage along project frontage will be required to bring the roadway up to the standard required by the General Plan.
- iii. The applicant should contact the Bureau of Engineering (BOE) to determine exact dedication and widening standards to ensure compliance of these requirements of the municipal code. The applicant should contact BOE to determine any other required street improvements.
- iv. All required street improvements shall be guaranteed through the B-permit process of BOE before the issuance of any building permit for this project. These measures shall be completed to the satisfaction of DOT and BOE prior to the issuance of any Certificate of Occupancy.

b. Site access and Internal Circulation. This determination does not include final approval of the project's driveways, internal circulation, and parking scheme. However, the following general comments do apply:

- i. Two-way common driveways shall be 30 feet wide and one-way driveways shall be 16 feet wide, exclusive of side slopes. To minimize conflict between vehicles using adjoining driveways, a minimum of 50-feet of full-height curb shall be provided between driveways.
- ii. To avoid vehicles encroaching onto the public right-of-way, a minimum 20-foot reservoir spaces (distance between property line and any unit garage or access gate) shall be provided at all ingress driveways for lots containing fewer than 100 total parking spaces, and minimum 40-foot reservoir space shall be provided at all ingress driveways for lots containing 100 to 300 spaces.

- iii. The driveway on Burnet Avenue shall be used for all non-emergency access for units associated with Phase II of this project. One driveway on Saticoy Street shall be used for all non-emergency access for units associated with Phase I of this project. Access should be designed to ensure that no vehicle shall be required to backup onto a public street at anytime.
- c. Final DOT approval shall be obtained prior to issuance of any building permits. This should be accomplished by submitting a detailed site and/or driveway lane, at a scale of at least 1" = 40', to DOT's Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, 91401, prior to submittal of building plans for plan check to the Department of Building and Safety.

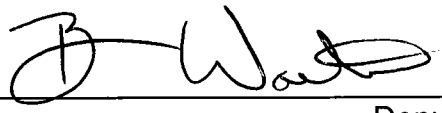
C. Administrative Conditions

1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
2. **Code Compliance.** Area, height and use regulations of the RD2-1 zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
3. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
7. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

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

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than two-thirds** of all of its members, at its meeting of FEB 27 2007.

FRANK T. MARTINEZ, City Clerk

By 
Deputy

Approved _____

Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

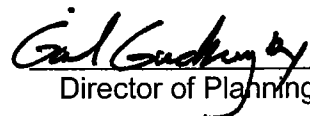
Pursuant to Sec. 559 of the City Charter, I **disapprove** this ordinance on behalf of the City Planning Commission and recommend NOT to be adopted.....

February 22, 2006

By _____

See attached report

City Attorney


Director of Planning DC

Said ordinance was presented to the Mayor on MAR 01 2007; the Mayor returned said ordinance to the City Clerk on MAR 13 2007 without his approval or his objections in writing, being more than ten days after the same was presented to the Mayor.

Said ordinance shall become effective and be as valid as if the Mayor had approved and signed it. (Section 250(b), City Charter)

C.F. 07-0166

DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, 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. 178458 - Zone change for properties at 15215-15239 West Saticoy Street, 15141-15203 West Saticoy Street, and 7611-7627 Burnet Avenue - CPC 2006-3101 GPA ZC ZV - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **February 27, 2007**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **March 14, 2007** I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on **March 14, 2007** and will be continuously posted for ten or more days.

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

Signed this **14th** day of **March 2007** at Los Angeles, California.


Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: April 23, 2007

Council File No. 07-0166