

## TRANSMITTAL TO COUNCIL

Case No. CPC-2007-2705-HPOZ-MSC	Planning Staff Name(s) and Contact No. Megan Hunter (213) 978-1194	C.D. No. 4 & 5
Related Case No(s). None	Last Day to Appeal N/A	

**Location of Project (Include project titles, if any).**  
**Hancock Park Historic Preservation Overlay Zone (HPOZ)**  
 Generally bounded by Melrose Avenue on the north, both sides of Highland Avenue on the west, oboth sides of Rossmore Avenue on the east, and Wilshire Boulevard on the south, but excluding all other commercial zoned parcels and multi-family (R4) zoned lots along Rossmore Avenue.

**Applicant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.**

City of Los Angeles

**Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.**

None

**Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, please include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description only those items which are appealable to Council.)**

The establishment of the Hancock Park Historic Preservation Overlay Zone and approval of the Hancock Park Preservation Plan for an area generally bounded by Melrose Avenue on the north, both sides of Highland Avenue on the west, both sides of Rossmore Avenue on the east, and Wilshire Boulevard on the south, but excluding all other commercial zoned parcels and multi-family (R4) zoned lots along Rossmore Avenue.

At its meeting the City Planning Commission reconsidered the approval with changes of the Hancock Park Historic Preservation Overlay Zone (HPOZ) Preservation Plan and took the subsequent actions:

1. **Amended** language regarding the 30% review threshold as shown in Exhibit E-6.
2. **Approved** the attached Staff Report and the Exhibits as the Commission Report;
3. **Adopted** Categorical Exemption No. ENV 2007-2706-CE (Exhibit E-7); and
4. **Adopted** the Findings in the attached Staff Report.

Items Appealable to Council  
None

<b>Fiscal Impact Statement</b>	<b>Env. No., if applicable</b> ENV-2007-2706-CE	<b>Commission Vote:</b> 7 - 0
Yes                  No		

Please note: In addition to this transmittal sheet, Council needs:

- (1) One original and two copies of the Commission, Zoning Administrator or Director of Planning report
- (2) Staff recommendation report
- (3) Appeal, if applicable;
- (4) environmental document used to approve the project, if applicable;
- (5) public hearing notice; and (6) mailing labels

Prepared by  Lourdes Sanchez	Date July 1, 2008	Contact Number (213) 978-1280
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# Los Angeles CITY PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 900124801, (213) 978-1300  
www.lacity.org/PLN/index.htm

Determination Mailing Date: FEB 19 2008

CITY COUNCIL  
Room 395, City Hall

CASE NO. CPC-2007-2705-HPOZ-MS  
ENV-2007-2706-CE

Applicant: City of Los Angeles

Location: Hancock Park  
Council Districts: 4 & 5  
Plan Area: Wilshire & Hollywood

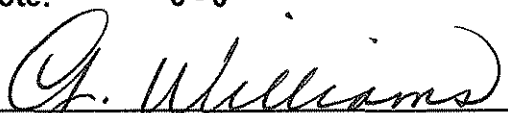
**At its meeting of August 23, 2007, following limited public testimony, the subsequent actions were taken by the City Planning Commission:**

1. **Approved** the establishment of the Hancock Park Historic Preservation Overlay Zone (HPOZ) and **recommended** that the City Council approve and adopt the Ordinance (Exhibit E-1) to establish the boundaries of the proposed Hancock Park HPOZ as shown on Exhibit E-1 and E-2; an area generally bounded by Melrose Avenue on the north, both sides of Highland Avenue on the west, both sides of Rossmore Avenue on the east, and Wilshire Boulevard on the south, but excluding all other commercially zoned parcels and multi-family (R4) zoned lots along Rossmore Avenue.
2. **Found** that the boundaries of the Hancock Park HPOZ are appropriate and that the proposed Historic Preservation Overlay Zone meets one or more of the required criteria pursuant to Los Angeles Municipal Code Section 12.20.3 F 3 (c);
3. **Amended and approved** the Hancock Park Preservation Overlay Zone (HPOZ) Preservation Plan to 1) Delegate review authority of alterations to the street visible sideelevations to the HPOZ Board, 2) Clarify language regarding visibility of structures not currently visible from the street, but would be after the alteration, modification, or addition, and 3) Revise language regarding the calculation of the 30% review threshold to include all structures and square footage such as basements, garages, detached recreational spaces, patios, porches, breezeways, and accessory sheds and structures (**Note: The Hancock Park Preservation Plan was reconsidered by the City Planning Commission on November 8, 2007 and further amended.**);
4. **Approved** the attached Staff Report and the Exhibits as the Commission Report;
5. **Adopted** Categorical Exemption No. ENV 2006-662-CE (Exhibit E-7); and
6. **Adopted** the attached Findings.

Fiscal Impact Statement: There is a General Fund impact as administrative costs resulting from implementation are not recovered through fees.

This action was taken by the following vote:

Moved: Usher  
Seconded: Woo  
Ayes: Cardoso, Freer, Montañez, Roschen  
Absent: Hughes, Kay, Kezios  
Vote: 6 - 0

  
\_\_\_\_\_  
Gabriele Williams, Commission Executive Assistant II  
City Planning Commission

**The Commission's action is final and not further appealable to City Council.**

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Attachments: Findings, Proposed Hancock Park Historic Preservation Overlay Zone Ordinance w/ Map, August 23, 2007 Staff Report w/ Findings and November 8, 2007 City Planning Commission Determination with Amended Preservation Plan.

cc: Jeri Burge, Assistant City Attorney  
Notification List  
Megan Hunter, Planning

## FINDINGS

1. **General Plan Consistency.** The re-establishment of the Hancock Park HPOZ and adoption of the Hancock Park Preservation Plan is in substantial conformance with the purposes, intent, and provisions of the General Plan, and will be in conformity with public necessity, convenience, general welfare and good zoning practice in that it implements the following objectives of the Wilshire Community Plan (adopted September 2001), a land use element of the General Plan, and the Conservation and Housing Elements of the General Plan:

### **Conservation Element of the General Plan**

**Cultural and Historical Objective**, to "protect important cultural and historical sites and resources for historical, cultural, research, and community education purposes."

*Policy, to "continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities."*

Adoption of the HPOZ will require that the Director of Planning approve major modifications to contributing structures, major additions, and new infill construction, and that the Central Area Planning Commission approve demolitions. The proposed Hancock Park Preservation Plan through its design guidelines creates a clear and predicable set of expectations as to the design and review of proposed projects within the HPOZ. These guidelines ensure that maintenance, repair, rehabilitation, restoration, additions, and new infill construction is conducted in a historically appropriate manner that is consistent with the character of the neighborhood. These guidelines, in conjunction with the HPOZ, protect historic resources from demolition and potentially irreversible alterations that are incompatible with the neighborhood, thereby protecting these important resources and their corresponding character defining features.

### **Housing Element of the General Plan**

**Objective 1.1**, to "encourage production and preservation of an adequate supply of rental and ownership housing to meet the identified needs of persons of all income levels and special needs."

*Policy 1.1.12 to "provide technical assistance to individuals and organizations on housing development and rehabilitation."*

The Hancock Park HPOZ Board would be composed of at least one architect and one general contractor or realtor that can serve as a free resource, providing professional architectural advice and information about restoration techniques and the location of reasonably priced materials. The proposed Hancock Park Preservation Plan, through its design guidelines, provides explicit guidance to individuals and developers on how to rehabilitate structures in a historically appropriate manner or construct buildings that are compatible with the character of the neighborhood.

**Objective 2.2**, to "maintain and upgrade existing housing stock to meet Health and Safety code requirements through enforcement of existing laws, rather than demolition when feasible."

*Policy 2.2.1 to "promote the cost effectiveness of rehabilitation of older housing in order to conserve historical resources."*

Through the HPOZ process, all major modifications, new construction, and demolitions are closely scrutinized, resulting in the preservation of existing housing stock. In addition, the HPOZ Board, which is composed of historic preservation professionals, contractors, and architects, can assist property owners by offering guidance on how to rehabilitate their properties in a cost-effective and historically appropriate manner.

The Hancock Park Preservation Plan helps to streamline the HPOZ review process by delegating authority to the Planning Department for all conforming work projects. The preservation plan also exempts certain projects from review. For example, projects that are not visible from the street are exempt. The streamlining of the review process minimizes delays that could increase costs and allows the homeowner flexibility in using less expensive materials that may not be historically appropriate outside of the façade and visible area.

**Objective 2.4**, to "develop and preserve quality single and multi-family housing utilizing approved design standards which maintain the prevailing scale and character."

As a result of the re-adoption of the Hancock Park HPOZ and adoption of a preservation plan, a clear and predictable set of design standards can be created and implemented to preserve historically significant single-family housing and ensure that new infill construction is compatible with the area's architectural and historic character.

**Objective 6.2**, to identify and protect "architecturally and historically significant residences and neighborhoods."

As a result of the Historic Resources Survey, all of the architecturally and historically significant structures of the Hancock Park area have been identified. Through the proposed Hancock Park HPOZ and adherence to the design guidelines of the preservation plan, historically significant buildings and the neighborhoods in which they are located will be protected from incompatible alterations, additions, and demolition. The easy to follow guidelines in the preservation plan correlate closely with the Secretary of Interior's Standards for Rehabilitation and provide guidance to property owners on how to appropriately rehabilitate historically and architecturally significant properties.

### **Hollywood Community Plan**

There are only 78 out of 1,236 parcels in the proposed Hancock Park HPOZ that are also located in the Hollywood Community Plan Area. Although the Hollywood Community Plan is currently being updated, the last adopted version dates from 1988 and lacks much of the detailed objectives, policies, and programs found in later versions of other community plans. In spite of this fact, the Hollywood Community Plan states, "The Plan encourages the preservation and enhancement of well defined residential neighborhoods in Hollywood through (1) application of Historic Preservation Overlay Zones where appropriate, and/or (2) preparation of neighborhood preservation plans which further refine and tailor development standards to neighborhood character." Thus, the development of an HPOZ and preservation plan for Hancock Park, a well defined and recognized neighborhood, is clearly aligned with this objective.

### **Wilshire Community Plan**

The establishment of the proposed Hancock Park HPOZ is specifically called out in the goals and objectives of the Wilshire Community Plan, and therefore, is in substantial conformance with the purposes, intent, and provisions of the Wilshire Community Plan, a land use element of the General Plan. The establishment of the proposed HPOZ and preservation plan will be in conformity with public necessity, convenience, general welfare and good zoning practice because it implements the following goals and objectives of the Wilshire Community Plan:

**Objective 1-3:** Preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

*Policy: Support historic preservation goals in neighborhoods of architectural merit and/or historic significance.*

*Program: Develop Historic Preservation Overlay Zones for the Windsor Square and **Hancock Park** neighborhoods, and other neighborhoods as appropriate including the Miracle Mile and Beverly-Fairfax neighborhoods, with community involvement and support;*

The establishment of the proposed HPOZ for Hancock Park is specifically called out in the Wilshire Community Plan.

**Objective 17-2:** Preserve and enhance neighborhoods having a distinctive and significant historical character.

*Policy: Continue to identify and document Wilshire Community Plan Area Cultural and Historical Monuments.*

*Program: Continue to apply the city's zoning regulations, which provide for the documentation and establishment of the Historic Preservation Overlay Zones.*

Through the Historic Resources Survey approximately 88% of the structures within the proposed HPOZ were identified as "Contributing" or historically significant. This Historic Resources Survey concluded that the Hancock Park area meets the criteria for HPOZ designation, because the majority of buildings are the original structures from the development of this part of Los Angeles, which largely occurred during the 1920s and 1930s. Many contributing buildings retain their historic design features depicting the array of period revival styles common during these decades, predominantly, Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, English Revival, and Colonial Revival. The vast majority of the buildings were designed by important local architects and were built for prominent families at a much higher original construction cost relative to other contemporary residential buildings in Los Angeles. The proposed HPOZ and preservation plan would provide for the preservation and enhancement of Hancock Park, which has been documented as a distinct and historically significant neighborhood.

**Objective 17-3:** Encourage private owners of historic resources to maintain and enhance their properties in a manner that will preserve the integrity of such resources.

*Policy: Assist private owners of historic resources to maintain and enhance their properties in a manner that will preserve the integrity of such resources.*

*Program: Support the creation and implementation of **Hancock Park**, Windsor Square, and other areas of architectural or historical significance as historic districts under the Planning Department's HPOZ program.*

This objective in the Wilshire Community Plan also called for the creation and implementation of an HPOZ for the Hancock Park neighborhood.

2. **Boundaries.** The proposed re-adopted HPOZ is generally bounded by Melrose Avenue on the north, both sides of Highland Avenue on the west, both sides of Rossmore Avenue on the east, and Wilshire Boulevard on the south, but excluding all other commercially zoned parcels and multi-family ( R4 ) zoned lots along Rossmore Avenue. The boundaries of the re-adopted Hancock Park HPOZ remain unchanged from those originally adopted by the City Council on August 1, 2006.

The Hancock Park HPOZ is located predominately in the Wilshire Community Plan Area, though roughly 6% (78) of the 1,236 parcels fall within the Hollywood Plan Area. The vast majority of these parcels are zoned for single family. However, three parcels in the Hancock Park HPOZ are zoned for multiple-family development. One of these parcels has already been fully developed to the R3 zoning capacity with a condominium complex. The other two zones are developed with part of the Wilshire Country Club Golf Course and a private school.

3. **Context Statement.** The Context Statement of the Hancock Park Historic Resources Survey (Exhibit E-3) supports findings that structures within the subject area are significant, as set forth in Subsection 12.20.3 E.5 (Note: the Hancock Park Historic Resources Survey was prepared pursuant to the procedures of the HPOZ ordinance that was adopted in January 2002) of the LAMC. Development in the Hancock Park HPOZ Survey area began in 1920 starting along Rossmore Avenue with the construction of the Wilshire Country Club and moving westerly to Highland Avenue. The vast majority of homes in Hancock Park were built during the 1920's and 1930's in one of the many Period Revival styles popular at the time. Almost all of the north-south streets in the Hancock Park HPOZ still retain their concrete road surfaces, a unique feature of the neighborhood.
4. **Findings of Contribution.** The Los Angeles Department of City Planning contracted with Myra L. Frank and Associates (now part of the firm Jones & Stokes) to conduct a Historic Resources Survey of Hancock Park in order to research the historic development of the neighborhood and determine eligibility as a Historic Preservation Overlay Zone (HPOZ). The Historic Resources Survey analyzes every parcel in the neighborhood and identifies those parcels that are "Contributors" to the district, because they are from the original period of development and retain historic integrity. The Hancock Park Historic Resources Survey was conducted by Myra L. Frank and Associates between April 2001 and September 2001, and was revised in November 2004.

As a result of the Court's decision in the Windsor Square case and subsequent City Council motion instructing the Planning Department to re-evaluate the Hancock Park Historic Resources Survey, Staff has re-examined all 1,236 parcels in the amended Hancock Park HPOZ boundaries. Instead of using an "economic miracle" standard, which the Court found "vague and meaningless", the Department of City Planning utilized the Secretary of Interior's National Register Bulletin 15 and the Standards for Rehabilitation, used by all professional historians and architectural historians

undertaking historic resource surveys, to consider the appropriate designation of these properties and determine whether alterations were reversible.

The relevant text in National Register Bulletin 15<sup>1</sup> providing guidance for evaluating altered structures<sup>2</sup> is as follows:

“A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible [read: contributing] if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible [read: contributing], however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style...If the historic exterior building material is covered by non-historic material (such as modern siding), the property can still be [contributing] if the significant form, features, and detailing are not obscured.”

Buildings that are altered but still convey their historic architectural style according to the guidance set forth in National Register Bulletin 15 were assigned the evaluation code and criterion of “AS—Contributing Altered Structure” in the Hancock Park HPOZ Historic Resources Survey.

Federal guidance has also been provided for ways to alter and rehabilitate historic buildings in an acceptable manner. Alterations that meet the relevant Secretary of the Interior’s Standards for Rehabilitation [36 CFR ‘68.3(b)] would allow a building to contribute to the HPOZ. Alterations or additions that do not destroy important character defining features or that have been undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property remains are considered reversible. The applicable Secretary’s Standards regarding additions and alterations are as follows:

(9) New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the property and its environment.

(10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

Although the Court only found fault with the evaluation of those properties using the “economic miracle” standard, the Department opted to re-evaluated all 1,236 parcels to ensure consistency among all three designations: 1) Contributing, 2) Contributing-Altered, and 3) Non-Contributing. The Department also conducted additional site visits

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<sup>1</sup> U.S. Department of the Interior, National Park Service. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. Date of Publication: 1990, revised 1991, 1995, 1997, 1998.

<sup>2</sup> Ibid. Pages 47 and 48.

to capture work undertaken on properties after the original Survey was completed. As a result of the re-study of the Historic Resources Survey, the Department of City Planning staff re-classified 109 properties as follows:

- 104 properties were changed from Contributors to Altered Contributors.
- 2 properties were changed from Altered Contributors to Non-Contributors.
- 3 properties were changed from Contributors to Non-Contributors.

The vast majority of the changes were from Contributing to Altered-Contributing, mainly to call out minor alterations to a structure and ensure that the Survey was consistent in its identification of Altered-Contributors. In terms of the establishment and implementation of an HPOZ, an Altered-Contributor is treated the same as a Contributor. Consequently, only five (5) properties out of 1236 were re-classified as Non-Contributors, representing less than half of 1% of surveyed parcels. These changes are so insignificant that they do not result in any appreciable change to the percentage of Contributing structures in Hancock Park.

As a result of the re-study of the area, the Survey comprises approximately 66 blocks with 1,236 parcels of which 1,087 were identified as contributing (approximately 88%) and 144 as non-contributing. As set forth in Subsection 12.20.3 of the LAMC, Contributing Elements (structures, landscaping, natural features or sites) within the involved area or the area as a whole shall meet one or more of the following criteria:

*(1) adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time:*

*(2) owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or*

*(3) retaining the structure would help preserve and protect an historic place or area of historic interest in the City.*

*Note: In the Survey, these criteria have been labeled a, b, and c respectively.*

5. **Cultural Heritage Commission.** The Cultural Heritage Commission evaluated the proposed Hancock Park HPOZ area by touring the area prior to the July 19, 2007 meeting. At the July 19, 2007 meeting, the Cultural Heritage Commission found that the project is categorically exempt under the State CEQA Guidelines, Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 for the Hancock Park Historic Resources Survey, Historic Preservation Overlay Zone, and Preservation Plan; certified the Historic Resources Survey to its accuracy and completeness; certified the establishment of the HPOZ boundaries generally bounded by Melrose Avenue on the north, both sides of Highland Avenue on the west, both sides of Rossmore Avenue on the east, and Wilshire Boulevard on the south, but excluding all other commercially zoned parcels and multi-family ( R4 ) zoned lots along Rossmore Avenue; and found that the proposed Historic Preservation Overlay Zone meets one or more of the required criteria of the following criteria:

- Add to the historic architectural qualities of Historic association for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or

- Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the city,

The proposed Hancock Park HPOZ meets the criteria for a Historic Preservation Overlay Zone, because of the high concentration of Contributing structures (approximately 88%) of a primary period of significance exemplified by Period Revival architecture designed by important architects and constructed for prominent local families in a cohesive neighborhood setting that retains much of its original, historic character.

6. **California Environmental Quality Act.** The establishment of the Hancock Park Historic Preservation Overlay Zone and adoption of the Hancock Park Preservation are exempt from the California Environmental Quality Act of 1970 (CEQA), pursuant to Article 19, Section 15308, Class 8 of the State's Guidelines in that the project consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment" and Article 19, Section 15331, Class 31 is "limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings (1995), Weeks and Grimmer", and was issued Categorical Exemption ENV-2007-2706-CE on June 25, 2007.

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

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

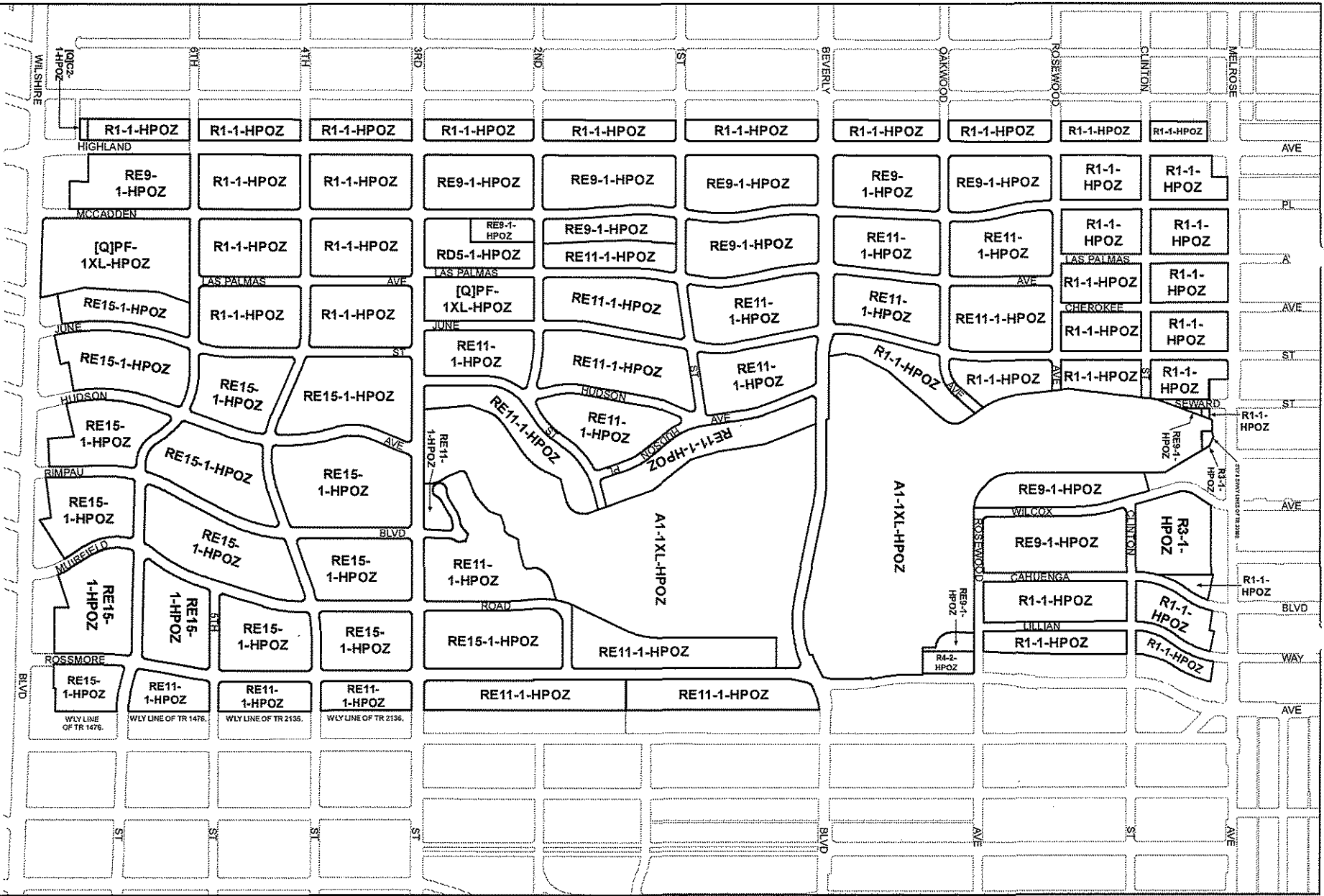
DMA SOURCE: DEPARTMENT OF CITY PLANNING DEPARTMENT OF REGIONAL SECURITY/BUREAU OF ENGINEERING

ALL ZONES AND HEIGHT RESTRICTIONS IN THIS MAP ARE BASED ON THE CITY ZONING ORDINANCE. HEIGHT RESTRICTIONS ARE KNOWN TO BE IN A HISTORIC PRESERVATION DISTRICT. HPOZ HAS BEEN ADDED BECAUSE AREA EXISTING LINES EXCEPT WHERE NOTED.

# HANCOCK PARK HPOZ

C.M. 141 B 185, 138 B 185, 135 B 185

CPC 2007-2705-HPOZ.MSC



MELROSE

CLINTON

ROSEWOOD

OAKWOOD

BEVERLY

1ST

2ND

3RD

4TH

5TH

10102

WILSHIRE

AVE

PL

A

AVE

ST

ST

AVE

BLVD

WAY

AVE

ST

AVE

R1-1-HPOZ

RE9-1-HPOZ

R1-1-HPOZ

R1-1-HPOZ

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**Section 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 three-fourths 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 \_\_\_\_\_

\_\_\_\_\_ City Attorney

Pursuant to Charter Section 559, I **approve**  
this ordinance on behalf of the City Planning  
Commission and recommend that  
it be adopted . . . . .

File No. CF \_\_\_\_\_

Date: \_\_\_\_\_

  
S. GAIL GOLDBERG  
Director of Planning