

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

Pico Union Redevelopment Project Area No. 2

The Redevelopment Plan

As adopted by City Council on November 24, 1976 on passage of  
Ordinance No. 149,040

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PICO-UNION REDEVELOPMENT PROJECT AREA NO. 2

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PROPOSED  
REDEVELOPMENT PLAN  
FOR THE  
PICO-UNION REDEVELOPMENT PROJECT AREA NO. 2

I.     [§100]     INTRODUCTION

This is the Redevelopment Plan for the Pico-Union Redevelopment Project Area No. 2. The Project is included in the Community Development Program of the City of Los Angeles, County of Los Angeles, State of California. This Redevelopment Plan was prepared by The Community Redevelopment Agency of the City of Los Angeles, California and the Project Area Committee for the Pico-Union Redevelopment Project Area No. 2 pursuant to the Community Redevelopment Law of the State of California, and all applicable laws and ordinances.

II.    [§200]     GENERAL DEFINITIONS

The following definitions will govern the construction of this Redevelopment Plan unless the context otherwise requires:

- A. "Plan" means the Redevelopment Plan for the Pico-Union Redevelopment Project Area No. 2.
- B. "Map" means the Redevelopment Plan Map, attached hereto.
- C. "Project area" means the area included within the boundaries of the Pico-Union Redevelopment Project Area No. 2.
- D. "Agency" means The Community Redevelopment Agency of The City of Los Angeles, California.
- E. "City" means the City of Los Angeles, California.
- F. "Planning Commission" means the Planning Commission of the City of Los Angeles, California.
- G. "County" means the County of Los Angeles, California.
- H. "State" means the State of California.
- I. "Person" means any individual, or any public or private entity.
- J. "Redevelopment Law" means The Community Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000 et. seq.).

- K. "Project Area Committee" (hereinafter referred to as PAC) is the legally elected and City Council approved citizens' committee for the Pico-Union Redevelopment Project Area No. 2.

III. [§300] PROJECT AREA BOUNDARIES

The boundaries of the Project area are illustrated on the Map attached hereto. The legal description of the boundaries of the Project area is as follows:

That certain area within the Pico-Union neighborhood in the City of Los Angeles, County of Los Angeles, State of California within the following described boundaries:

Beginning at the intersection of the westerly line of Union Avenue, 60-foot wide, and the northerly line of Olympic Boulevard, 100-foot wide, said intersection also being the most northerly corner of Pico-Union Redevelopment Project, Area No. 1, as described in Instrument recorded March 24, 1970, in Book M-3450, Page 741 of Official Records in the Office of the Recorder of said County; thence,

Westerly along said northerly line of Olympic Boulevard, 100-foot wide, to the westerly line of Hoover Street, 80-foot wide; thence,

Southerly along said westerly line of Hoover Street, 80-foot wide, to the northerly line of the north roadway of the Santa Monica Freeway, said northerly line being a line 66 feet northerly and parallel to the centerline of said Freeway; thence,

Easterly along said northerly line of the north roadway of the Santa Monica Freeway to the westerly line of Toberman Street 60-foot wide; thence,

Northerly along the westerly line of Toberman Street to a point 106.12 feet south of the northeasterly corner of lot 10 of block 2 of Los Angeles Homestead Tract as shown on map recorded in Book 3 pages 256-257 of Miscellaneous Records in the Office of said Recorder; thence,

Westerly along the line that is parallel and southerly 106.12 feet measured at right angles from the northerly line of lots 9 and 10 of said Block 2 to a line that is parallel and 30 feet westerly measured at right angles from the westerly line of said Lot 10; thence,



Southerly along said line to a line that is parallel and southerly 156.12 feet measured at right angles from the north line of said Lot 9; thence,

Westerly along said line to the westerly line of said Lot 9; thence,

Southerly along said westerly line to the most westerly corner of said Lot 9; thence,

Westerly along the southerly line of Lots 6, 7, and 8 of said Block 2 and the westerly prolongation of said lot lines to the westerly line of Union Avenue; thence,

Along said westerly line of Union Avenue to the most southerly corner of Lot 10 of Block 1 of said Los Angeles Homestead Tract; thence,

Westerly along the southerly line of Lots 7, 8, 9, and 10 of said Block 1 to the most easterly corner of Lot 1 of said Block 1; thence,

Southerly 50.79 feet more or less along the easterly line of said Lot 1; thence,

Westerly along a line parallel with and 50.79 feet more or less from the northerly line of said Lot 1 and its westerly prolongation to the westerly line of Burlington Avenue; thence,

North along said line to the intersection with the southerly line of Venice Boulevard; thence,

Westerly along said southerly line of Venice Boulevard to the westerly line of that portion of Burlington Avenue northerly of Venice Boulevard; thence,

North along said southerly prolongation line to the northerly line of Venice Boulevard; thence,

Easterly along said northerly line of Venice Boulevard to the westerly line of Union Avenue; thence,

Northerly along said westerly line of Union Avenue to the southerly line of Pico Boulevard; thence,

West along said southerly line of Pico Boulevard to the southerly prolongation of the westerly line of that portion of Union Avenue northerly of Pico Boulevard; thence,

North along said prolongation and the westerly line of Union Avenue to the southerly line of Eleventh Street; thence,

West along the southerly line of Eleventh Street a distance of approximately 26.12 feet to the southerly prolongation of the westerly line of that portion of Union Avenue northerly of Eleventh Street; thence,

North along the prolongation and the westerly line of Union Avenue to the POINT OF BEGINNING.

The above recited metes and bounds are intended to follow along the various courses of the outside edge of: (1) street rights-of-way as they are shown on record map or may have been subsequently widened, acquired and/or dedicated for street purposes; (2) the line of the edge of the roadway bed of the freeway and connector roads, and; (3) land ownership lines, as all of said lines now exist. All of said street names referred to herein, are as they are now known.

#### IV. [ \$400 ] REDEVELOPMENT PLAN OBJECTIVES

The retention by means of rehabilitation of as many existing residents, homes, and businesses as possible.

The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation, renewal and redevelopment of the Project area to the extent permitted by law and specified in this Plan.

The removal of structurally substandard buildings not feasible for rehabilitation shall permit the use of the land for new development.

The improvement of certain environmental deficiencies, including among others, substandard alleys, public and recreational facilities.

The provision of a substantial number of dwelling units for low and/or moderate income housing.

The provision of land for needed public service facilities, including, but not limited to, libraries, senior citizen centers, and youth centers.

The achievement of changes in land use through the development of public service centers, shopping facilities and residential developments.

The removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by and improved street system and improved public facilities.

The achievement of an environment reflecting a high level of concern for architectural and urban design principles appropriate to the objectives of this Plan.

The conformance of all aspects of the Plan with the General Plan of the City of Los Angeles.

The conformance of all aspects of the Plan with the Building Codes of the City of Los Angeles.

The preservation of historical monuments and buildings.

V. [ §500 ]                      PROPOSED REDEVELOPMENT ACTIONS

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Project area by:

Rehabilitation of structures and improvements by present owners, their successors, and the Agency;

Demolition or removal of buildings and/or improvements;

Acquisition of real property;

Provision of relocation assistance to displaced residential and non-residential occupants;

Installation, construction, or reconstruction of streets, utilities, and other public improvements;

Provision of certain temporary Project improvements including installation or construction of temporary parks and playgrounds and temporary construction or reconstruction work of publicly owned streets and utility lines when such work is determined to further the objectives of the Plan;

Disposition of property for uses in accordance with this Plan:

Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan; and

Participation by owners and tenants remaining in or re-entering the Project area.

A. [§501] Rehabilitation, Conservation, and Moving of Structures

It shall be the purpose of this Plan to allow for the retention of as many existing residents' homes and businesses as possible and to add to the economic life of these homes and businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency and the City will conduct a program of assistance to encourage owners of property within the Project area to upgrade and maintain their property consistent with City Codes and/or the rehabilitation standards to be adopted by the Agency.

The extent of rehabilitation in the Project area shall be subject to the following limitations:

- The rehabilitation of the structure must be compatible with land uses as provided for in this Plan;
- Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with City Codes and/or the rehabilitation standards to be adopted by the Agency;
- The rehabilitation must not conflict with the expansion of public facilities, improvements and structures; and
- The rehabilitation must not conflict with the assemblage of land and its development in accordance with this Plan.

1. [ §502 ] Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve or cause to be rehabilitated and conserved any building or structure in the Project area owned by the Agency. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation and conservation of property in the Project area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

In the event an owner-participant fails or refuses to rehabilitate or develop his real property pursuant to this Plan and the Participation Agreement, the real property or any interest therein shall be acquired by the Agency if acquisition funds are available and sold or leased for rehabilitation or development in accordance with this Plan.

2. [§503] Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project area.

B. [§504] Participation by Owners and Tenants..

[§505] Opportunities for Owners and Tenants

1. Persons who reside in the Project area shall be given the opportunity to retain or obtain on a preferential basis over nonresidents (i) any standard dwelling units; (ii) any non-standard dwelling units capable of being rehabilitated; or (iii) any land or parcel in the Project area to be rehabilitated or developed in conformance with this Redevelopment Plan.

The Agency shall extend preferences to persons who are engaged in business in the Project area, to re-enter in business within the redeveloped area if they otherwise meet the requirements prescribed in the Plan. The Agency shall also extend preferences to other owners and tenants in the Project area to re-enter within the redevelopment area if they otherwise meet the requirements prescribed by the Plan. Business, residential, institutional and semi-public owners and tenants shall be permitted, if they so desire, to purchase and develop real property in the Project area subject to the resolution of conflicting desires among participants pursuant to the rules to be promulgated pursuant to Section 506.

Persons who are owners of residential, business, and other types of real property in the Project area shall, as feasible, be given the opportunity to participate in redevelopment by retaining all or a portion of their properties, by acquiring adjacent or other properties in the Project area, or by selling their properties to the Agency and purchasing other properties in the Project area.

2. [§506] Rules for Participation Opportunities, Priorities and Preferences

In order to provide an opportunity to owners and tenants to participate in the growth and development of the Project area, the Agency in consultation with the PAC shall promulgate rules for owner and tenant participation. If conflicts develop

between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants. Some of the factors to be considered in establishing these priorities and preferences should include present occupancy in the area, accommodation of as many participants as possible, similar land use to similar land use, participants' abilities to perform, conformity of participants' proposals with the intent and objectives of the Redevelopment Plan and service to the community of the participants' proposals.

In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasible shall be available for two or more persons, firms or institutions, to join together in partnerships, corporations, or other joint entities.

Opportunities to participate shall be provided first to owners and tenants in the Project area without competition with persons and firms from outside the Project area.

Participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and changing of land uses; realignment of streets; the ability of owners to finance acquisition and development or rehabilitation in accordance with the Plan; and any reduction in the total number of individual parcels in the Project area.

3. [§507] Participation Agreements

Each participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, or use the property in conformance with the Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

C. [§508] Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate

this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency will seek the cooperation of all public bodies which own or intend to acquire property in the Project area. Any public body which owns or leases property in the Project area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency.

D.     [\$509]           Property Acquisition

1.     [\$510]           Acquisition of Real Property

The Agency (after informing the PAC of the proposed acquisition) is authorized to acquire, but is not required to acquire, any real property located in the Project area, by any means authorized by law, including utilization of the power of eminent domain, if one or more of the following conditions is met:

The building is substandard to a degree requiring clearance as demonstrated by a structural inspection of the property.

The building must be removed in order to eliminate an environmental deficiency, including but not limited to, incompatible land uses, small and irregular lot subdivision, inadequate street layout, or overcrowding of the land.

The building must be removed to provide land for needed public facilities, including among others, rights-of-way, schools, public safety facilities, protective services, community centers and recreational facilities.

The building must be removed in order to eliminate impediments to land development through assembly of land into parcels of reasonable size and shape, served by an improved street system and public utilities.

The building must be removed in order to effect a change in land use as provided for in this Plan.

Without the consent of an owner, the Agency shall not acquire any real property on which an existing building is to be continued on its present site and in its present form and use unless, such building requires structural alteration, improvement, modernization or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use or it is necessary to impose upon such property any of the standards, restrictions and controls of the Plan and the owner fails or refuses to agree to participate in the Redevelopment Plan pursuant to provisions of this Plan.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under that agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than full fee title.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute the Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project area which cannot be acquired by gift, devise, exchange, purchase or any other lawful method pursuant to the authorization of this Redevelopment Plan.

No eminent domain proceeding to acquire property within the Redevelopment Project area shall be commenced after twelve (12) years following the date of adoption of the ordinance approving and adopting this Redevelopment Plan. Such time limitation may be extended only by amendment of the Redevelopment Plan.

The Agency shall not acquire interests in oil, gas, or other mineral substances more than 500 feet from the surface, nor the right to extract such substances through any opening or penetration for any purpose connected therewith more than 500 feet from the surface.

1. §511 Acquisition of Personal Property

Generally personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project area by any lawful means except eminent domain.



E. [§512] Property Management

During such time as any property in the Project area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment.

The Agency shall maintain all property that it acquires for future rehabilitation in a safe and sanitary condition.

The Agency is authorized but not required, in any year during which it owns property in the Project area, to pay directly to all taxing agencies involved an amount of money in lieu of taxes equal to the amount that would have been received by each taxing Agency had the property not been exempt by virtue of Agency ownership.

F. [§513] Relocation of Persons Displaced

1. [§514] Assistance in Finding Other Locations

The Agency shall assist all persons (including families, business concerns, and others) displaced by actions of the Agency in the Project in finding other locations and facilities.

order to carry out the Project with a minimum of hardship to persons displaced from their homes by Agency acquisition of property in the Project area, individuals and families shall be assisted by the Agency in finding housing that is decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs. The Agency is also authorized to provide housing inside or outside the Project area for displaced persons.

2. [§515] Relocation Payments

The Agency shall pay all relocation payments required by law. The Agency may make such other payments as may be appropriate and for which funds are available. The Agency shall make every effort to relocate individuals, families, and commercial and industrial establishments within the Project area.

G. [§516] Demolition, Clearance, Public Improvements, Building and Site Preparation

1. [§517] Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project area as necessary to carry out the purposes of this Plan.

2. §518 Public Improvements

The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements and public utilities (within or outside the Project area) appropriate or necessary to carry out the Plan. Such public improvements may include, but are not limited to pedestrian malls, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, parks, plazas, and playgrounds. All new utilities shall be installed underground.

3. §519 Temporary Public Improvements

The Agency is authorized to install and construct or to cause to be installed and constructed temporary public improvements and temporary public utilities (within the Project area) necessary to carry out the Plan. Such temporary public improvements include but are not limited to parks, playgrounds, streets, and utilities. Temporary utilities may be installed above ground with the written approval of the Agency.

4. §520 Preparation of Building Sites

The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Project area owned by the Agency.

H. §521 Property Disposition and Development

1. §522 Real Property Disposition and Development

a. §523 General

For the purpose of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

All real property acquired by the Agency in the Project area shall be sold or leased for development at prices which shall be not less than fair value for uses in accordance with the Plan; provided that real property may be conveyed by the Agency to the City of Los Angeles or to any other public body with or without consideration. Property containing

buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

All purchasers or lessees of property shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purpose of this Plan.

No real or personal property of the Agency or any interest therein shall be sold or leased to a private person or private entity for an amount less than its fair value for uses in accordance with this Redevelopment Plan and the Covenants and Restrictions recorded against the property by the Agency.

b. [§524] Disposition and Development by Participants

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency shall offer real property in the Project area for purchase and development by owner participants (particularly owner-occupants) and tenant participants prior to the time that real property is made available for purchase and development by persons who are not owners or tenants in the Project area.

c. [§525] Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency shall be made subject to the provisions of this Plan by lease, deeds, contracts, agreements, declarations,

provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project area sold, leased or conveyed by the Agency shall be made subject by appropriate documents to the restriction that there shall be no discrimination or segregation based upon race, color, religion, national origin, sex or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project area. In addition, such property shall be made subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project area shall contain such nondiscrimination and nonsegregation clauses as are required by law. All deeds, leases, or contracts for the sale, lease, sublease or other transfer of any property in the Project area shall contain the nondiscrimination clauses prescribed by Section 33436 of the California Health and Safety Code.

d. [\$526] Development

To the extent now or hereafter permitted by law, the Agency after review by the PAC, is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Project area for itself or for any public body or entity, provided that such building, facility, structure or other improvement would be of benefit to the Project area.

During the period of development in the Project area, the Agency shall insure that the provisions of this Plan and other documents formulated pursuant to this Plan are

being observed, and that development in the Project area is proceeding in accordance with development documents and time schedules.

The Agency shall require that development plans be submitted to it for approval and architectural review. All development must conform to this Plan and all applicable Federal, State and local laws, and must receive the approval of the appropriate public agencies.

e. [§527] Community Design Review Subcommittee

A Community Design Review Subcommittee for the Project area shall be nominated by the PAC to review, prior to action by the Agency, architectural plans and concepts for new developments, and zone changes.

2. [§528] Personal Property Disposition

For the purposes of this Plan the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property that has been acquired by the Agency.

3. [§529] Temporary Relocation Housing

The Agency is authorized to provide temporary housing for those individuals and families displaced by the acquisition of property by the Agency or during the course of Agency assisted rehabilitation work pursuant to this Redevelopment Plan.

VI. [§600] LAND USES IN THE PROJECT AREA

A. [§601] Planning Framework

The Map attached labelled Part II and incorporated herein, illustrates the location of the Project area, the immediately adjacent streets, the proposed public rights-of-way and public easements and basic land uses proposed for the Project area. All of the above plan elements substantially conform to the Los Angeles General Plan as envisioned by the Concept of the City-Wide Plan and the Westlake Community Plan thereof.

B. [§602] Residential Uses

Areas shown on the Map as residential shall be developed and used for single or multiple family housing at or below the housing densities indicated. Wherever feasible, new housing units for low and moderate income families and individuals shall be encouraged throughout the Project area.

Rehabilitation and continued residential use of multiple residential buildings is encouraged where appropriate, especially for the use of senior citizens and low and moderate income families and individuals, regardless of the general land use designation of the area in which they are located. It should be noted that the densities described in Sections 603 and 604 below do not prohibit future development of single family detached housing.

In order to promote rehabilitation and improvement of residential properties, groups of parcels which have been combined into larger development packages may be considered for a higher density, not to exceed the average density of the next higher density category indicated on the Plan Map for senior citizens and low and moderate income housing projects. Such properties should contain at least the entire frontage of a block on one street, and the depth shall be half of that particular block or 250 linear feet whichever is the greater.

The housing densities described in Sections 603 and 604 below are designated on the Map.

1. [§603] High Medium:

New housing developed within the areas designated High Medium density residential can range in type from small to medium size multiple-family dwelling units and range in density from forty (40) to sixty (60) dwelling units per gross acre.

2. [§604] Medium:

New housing developed within the areas designated Medium density residential can range in type from single family attached to small multiple family units and range in density from twenty-four (24) to forty (40) dwelling units per gross acre.

3. [§605] Provisions for Low and Moderate Income Housing

a. [§606] Definition of Terms Used in Sections 611 through 613

(1) [§607] Affordable Rent

The term "affordable rent" means rent not in excess of market rent and not in excess of the percentage of gross income of the occupant person or family, as defined and determined by regulation of the California Housing Finance Agency.

(2)     [§608]           Persons and Families of  
Low or Moderate Income

The phrase "persons and families of low or moderate income" means persons and families deemed by regulations and criteria established by regulation of the California Housing Finance Agency to be unable to pay the amounts at which unassisted private enterprise is providing suitable, decent, safe, and sanitary housing. The phrase "persons and families of low and moderate income" includes "very low income households" (as defined in Section 610 below), but does not include those persons and families whose savings or assets, or whose annual income in combination with such savings and assets, is sufficient to enable them to obtain and maintain decent, safe, and sanitary housing, without undue financial burden, as determined by regulations of the California Housing Finance Agency. The phrase "persons and families of low or moderate income" also includes persons of low, moderate, or middle income, as specified in Section 802 of the United States Housing and Community Development Act of 1974 (P.L. 93-383).

(3)     [§609]           Replacement Dwelling Unit

The term "replacement dwelling unit" means a dwelling unit developed or constructed pursuant to Section 611 in replacement of a dwelling unit destroyed or removed from the low and moderate income housing market by the Agency and which is decent, safe, and sanitary and contains at least the same number of bedrooms and other living areas as the dwelling unit destroyed or removed by the Agency.

(4)     [§610]           Very Low Income Households

The term "very low income households" means either: (1) persons and families whose incomes do not exceed the qualifying limits for very low income families established pursuant

to Section 8 of the United States Housing Act of 1937, or as amended, or superseded, or (2) in the event such federal standards become obsolete, persons and families whose incomes do not exceed 50 percent of the median income, as estimated from time to time by the California Housing Finance Agency, for the City, as adjusted for family size variations.

b. [S611] Replacement Housing

Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of the Project, the Agency shall, within four years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable rents 30% within the Project area and 70% within the Project area and/or the City. All such units housing the elderly shall be rehabilitated, developed or constructed within the Project area to the extent feasible.

As to units housing elderly persons the number of such units which shall be rehabilitated, developed and constructed for elderly persons of low income shall be at least as many as are sufficient to house all of the low income elderly persons who are displaced from the housing units in the Project area.

c. [S612] New or Rehabilitated Dwelling Units Developed Within the Project Area

At least thirty percent (30%) of all new or rehabilitated dwelling units developed within the Project area by the Agency shall be for persons and families of low or moderate income; and of such thirty percent, not less than fifty percent (50%) thereof shall be for very low income households.



At least fifteen percent (15%) of all new or rehabilitated units developed within the Project area by public or private entities or persons other than the Agency shall be for persons and families of low or moderate income; and of such fifteen percent, not less than forty percent (40%) thereof shall be for very low income households. The percentage requirements set forth in this Section shall apply in the aggregate to housing in the Project area and not to each individual case of rehabilitation, development or construction of dwelling units.

The Agency shall require that the aggregate number of dwelling units rehabilitated, developed or constructed pursuant to this Section shall remain for persons and families of low or moderate income and very low income households, respectively, for not less than the period set forth in Section 1000 for the duration of this Plan.

The Agency shall further require, by contract or other appropriate means, that whenever any low or moderate income housing units are developed within the Project area, such units shall be made available on a priority basis for rent or purchase, whichever the case may be, to persons and families of low and moderate income displaced by the Project; provided, however, that failure to give such priority shall not affect the validity of title to the real property upon which such housing units have been developed.

d. §613 Agency Housing Authorizations

The Agency may, inside or outside the Project area, acquire land, donate land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income, and very low income households, and may provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the City.

Except as otherwise authorized by law, nothing in this Section shall empower an agency to operate a rental housing development beyond such period as is reasonably necessary to sell or lease the housing development.

C. [§614] Limited Commercial

Areas shown on the Map as Limited Commercial shall be developed and used for commercial development, with service establishments, retail shops, business offices, professional offices, apartment hotels or hotels (including motels), hospitals, sanitariums, clinics, retail and service facilities oriented to senior citizens and other related and compatible uses. Existing commercial uses may remain in areas designated Limited Commercial. Limited Commercial development is intended to allow for continued availability of single-story neighborhood commercial uses and combined residential and commercial uses.

D. [§615] Highway Oriented Commercial

Areas shown on the Map as Highway Oriented Commercial can be used for intra- and inter-community commerce. These areas include but are not limited to the following commercial activities: service, retail facilities, banking and professional office facilities, restaurants, specialty shops, private recreational enterprises, drive-in-businesses and other related and compatible uses.

E. [§616] Public Lands

The land areas designated as Public Lands on the Map shall be utilized as public park uses. The Agency shall assist in any way possible to insure that these uses shall become fully developed for the recreation needs of the Pico-Union community as well as the City of Los Angeles.

F. [§617] Limited Industrial

Those land areas designated on the Map as Limited Industrial shall be utilized by light industrial uses which are of a low noise and non-noxious nature. Limited Industrial shall include but not be limited to light manufacturing, printing, truck repairing, warehousing, wholesaling, mortuaries and other light industrial uses. All of the Limited Industrial uses shall be developed in accordance with the appropriate land development standards of the Zoning Ordinance of the City of Los Angeles.

G. [§618] Commercial/Manufacturing

Areas designated on the Map as Commercial Manufacturing shall be developed and used for the appropriate industrial uses that include but that are not limited to commercial printing, related establishments, storage facilities, wholesale businesses and other limited industrial uses.

Existing commercial manufacturing activities may be permitted to continue operations in their present locations provided they are compatible with adjacent land uses proposed on the Map.

H. [§619] Parking

Off-street parking spaces shall be provided for each development consistent with the City codes and ordinances in effect from time to time.

I. [§620] Commercial Parking

A limited number of land parcels in the Highway Oriented Commercial designated land use area may be permitted to extend parking lots into adjacent residential land use designated areas.

Such Highway Oriented Commercial uses which demonstrate to the Agency the need for additional parking may be permitted in these Alternate Use areas only where such parking lots do not severely reduce land uses allocated for residential purposes. Effective screening and landscaping must be provided between the parking lots and the adjacent residential uses. In no case shall the parking lots be extended into the residential area more than the depth of the existing Highway Oriented Commercial designated land parcel.

J. [§621] Public Uses Throughout the Project Area

1. [§622] Public Street Layout, Rights-of-Way, and Easements

The public rights-of-way and principal streets proposed for the Project area are illustrated on the Map.

Such streets and rights-of-way may be widened, altered, abandoned, vacated, or closed by the Agency and the City as necessary for proper development of the Project. Additional public streets, alleys and easements may be created by the Agency and the City in the Project area as needed for proper development and circulation.

Any such proposal by the Agency shall be initially submitted to the PAC for its review prior to the final action by the Agency.

The public rights-of-way shall be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained and created.

2.     [\$623]     Other Semi-Public, Institutional  
                  and Non-Profit Uses

In any portion of the Project area the Agency is authorized to permit the establishment or enlargement of public, semi-public institutional, or non-profit uses, including park and recreational facilities, libraries, hospitals, educational, fraternal, employee, philanthropic and charitable institutions, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency shall impose such other reasonable restrictions upon such uses as are necessary to protect the development and use of the Project area.

K.     [\$624]     Neighborhood Impact

The impact of the Project upon the residents of the Project area and the surrounding areas, in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population and quality of education, property assessments and taxes, and the physical and social quality of the neighborhood is as follows:

1.     Relocation. The proposed Plan does not envision wholesale and immediate land acquisition and clearance by the Redevelopment Agency, and thus any acquisition of residential property and/or displacement of residents will occur at a much slower pace than has traditionally been the case in urban renewal projects.

However, many existing dwelling units within the Project area are in deteriorated or substandard condition, and are located in areas of commercial or industrial uses which seriously detract from the quality of the living environment.

New dwelling units, including those for low and moderate income families and senior citizens, will be built and additional units rehabilitated throughout the Project area as feasible. These dwelling units will be offered to displaced Project area residents on a priority basis, in order to insure that new housing developed within the Project area contributes to the improvements of the living environment of existing Project area residents.

The Agency will assist all persons displaced by Agency acquisition by making relocation payments pursuant to applicable statutes and regulations and by giving assistance in finding standard accommodations in areas where public services and facilities are adequate at rents or prices within the financial means of the displaced resident or residents. The relocation method or plan of the Agency is set forth in the Agency's Report to the City Council to the proposed Redevelopment Plan. That relocation plan provides that no persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement; that such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings; and that the Agency will not displace such person or family until such housing units are available and ready for occupancy.

The Plan proposes that new housing to be developed within the area include a full range of rental levels and/or sales prices to insure that the Project area population will include a wide range of income groups, including new facilities appropriate for existing Project area residents.

Although a separate matter from relocation, it is relevant to note that Sections 605 through 613 of this Plan impose duties upon the Agency to replace by rehabilitation, construction or development dwelling units housing persons or families of low or moderate income that are demolished or permanently removed from the market on a 1 to 1 basis over a maximum 4 year period, with a minimum of 30% of such units to be within the Project area.

In addition, at least 30% of all dwelling units rehabilitated, developed, or constructed in the Project area by any person or entity shall be used for persons or families of low or moderate income. Fifty percent of that 30% shall be for persons or families of very low income.

2. Traffic Circulation. It is anticipated that traffic circulation will increase in the Project area in the years to come, and may increase to a greater extent as a result of Project implementation activities aimed at revitalizing the Pico-Union area.

Existing and potential traffic congestion, however, will be mitigated by the Plan as follows:

- a. The Plan includes legal and financial tools capable of expediting the construction of various modes of public transportation, and of creating an economic and environmental climate needed for the development of private as well as public transportation systems.
  - b. The land use provisions of this Plan (Sections 600 et seq.) provide for the maximum feasible rehabilitation and continued use of existing residential buildings regardless of the general land use designation of the area in which they are located. The Plan thus implements the reduced density goals set forth in the Westlake Community Plan adopted by the City of Los Angeles for the Pico-Union area.
  - c. Streets will be improved, widened, or vacated as appropriate to the redeveloped Project area.
3. Community Facilities and Services. The Project will not adversely affect community facilities and services. Project implementation activities include provisions for additional public improvements, utilities and other facilities which may be required as a result of any growth induced by the Project.

Improvements in the existing public service systems within the Project area, including recreational facilities, streets, utilities, et cetera, will be made as necessary in conjunction with new housing develop-

ment within the Project area so as to ensure that these systems will provide adequate service to both existing and new Project area residents, as well as residents of adjacent areas.

4. School Population and Quality of Education. The Plan does not propose a significant increase in the Project area's overall population. However, if present trends continue it can be assumed that implementation of the Plan may cause a significant change in the age characteristics of the population in the Project and that there will be a significant increase in school age children. This impact on the educational system serving the area may be twofold; beneficial in the sense that students of mixed income levels will be introduced to the area and detrimental in the sense that overcrowding of facilities may occur. Agency funds may be used to reimburse the School District for all or part of the value of the land for and the cost of public facilities and improvements found by the City Council and the Agency to be of benefit to the Project, whether such facilities are located within or outside of the Project area.

5. Property Assessments and Taxes. The total of the property assessments within the Project area is estimated to increase due to the rehabilitation, revitalization and replacement of existing deteriorated structures and the development of new uses in the Project area. Under state law and the provisions of this Plan, revenues from taxes levied on the increase in such property assessments after the adoption of the Plan are allocated to the Agency to repay indebtedness incurred by the Agency in carrying out the Plan. The Agency has estimated (based on the 1975-76 local secured tax roll) that if such increase in assessed valuation were \$1,000,000 and the amount of tax revenues allocated to the Agency were \$132,500, then the following tax rate increases would be needed to offset the allocation of property tax revenues to the Agency:

<u>Taxing Entity</u>	<u>Tax Rate Impact</u>
City	\$0.000363
County	0.000196
School District	0.000543
Community College	0.000060
Other	0.000096

The trend in local secured tax assessed valuation for the Project area has been on the downward side. During the past three years (1973-1974, 1974-1975, and 1975-1976) the local secured tax assessment for the Project area has declined an average of 6.66% per year. The local secured tax assessment declined from \$10,158,817 in 1973-1974 to \$10,043,115 in 1974-1975 which represented a 9.07% decrease. During 1975-1976 the local secured tax assessment again declined to \$10,001,290 which represents a 4.56% decrease.

6. Environmental, Physical and Social Quality. The basic objective of the Project is the eradication of blighting influences within the Project area and the prevention of their reoccurrence through the redevelopment of land uses consistent with the environmental, economic and social goals of the community.

The overall quality of the living environment of those residents who remain in the Project area in existing, new, or rehabilitated housing, and of new Project area residents and residents of adjacent areas, will be significantly improved through implementation of the Project. Area residents and visitors will benefit from new public facilities established as a part of the Project, including major recreational and open space facilities and transportation system improvements, from the introduction of a broader range in the ages, income levels and backgrounds of the residential population, and from the new commercial facilities and general activity stimulated by Project implementation. New housing developed within the Project area will provide an attractive residential environment for a broad range of residents, due to its proximity to the largest employment center in the region. Design controls and landscaping activities throughout the Project area will also contribute to the overall quality of the environment for residents, employees and visitors.

The environmental impact of the Redevelopment Project is evaluated in detail in the Environmental Impact Report (EIR) on the Project. The EIR will be certified by the Agency following public hearing pursuant to the California Environmental Quality Act, and state and local guidelines promulgated pursuant thereto. The Environmental Impact Report is a part of the Report of the Agency to the City Council on the proposed Plan.



L. [§625] General Controls and Limitations

All real property in the Project area is hereby made subject to the controls and requirements of this Plan.

No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of the Plan except in conformance with the provisions of this Plan.

1. [§626] New Construction

All construction in the Project area shall comply with all applicable State and local laws in effect from time to time including, without limitation, the Building, Electrical, Heating and Ventilating, Housing, and Plumbing Codes of the City.

2. [§627] Limitation on Type, Size and Height of Buildings

The height, type and size of buildings shall be limited by the applicable State statutes and local zoning, building and other applicable codes and ordinances and this Plan. Where a conflict exists between such local codes and ordinances and specific provisions of this Plan, the Plan shall control.

All new buildings built within the Project shall complement the overall aesthetic and physical scale of the existing buildings in the Project. Furthermore, all new buildings are limited in height to six (6) stories or 75 feet or whichever is greater except for the following:

- a. Senior citizen housing built in areas designated High Medium density residential may go up to but not exceed ten (10) stories in height.
- b. Buildings built in areas designated Highway Oriented Commercial that face on Olympic Boulevard and in the triangular area of land bounded by Washington Boulevard, Hoover Street and the Santa Monica Freeway may not exceed thirteen (13) stories in height.

3. [§628] Existing Non-Conforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in decent, safe and sanitary condition, which use does not conform to the provisions of this Plan, provided that such

use is generally compatible with the developments and uses in the Project area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project area.

The Agency is also authorized to permit an existing use in an existing building not in decent, safe and sanitary condition, which use does not conform to the provisions of this Plan, provided that the buildings are rehabilitated to a decent, safe and sanitary condition, and provided that such a use is generally compatible with developments and uses in the Project. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project area.

4. [§629] Rehabilitation and Retention of Properties

Any existing structure within the Project area which meets the standards and conditions (pursuant to Section 501 of this Redevelopment Plan) for rehabilitation may be repaired, altered, reconstructed, or rehabilitated if necessary in such manner that will meet the following requirements:

- a. Be safe and sound in all physical respects;
- b. Conform to the seismic requirements of the Building Code of the City of Los Angeles.

Where there may be conflict between the building requirements set forth in this Plan and the Property Rehabilitation Standards, the Property Rehabilitation Standards shall prevail.

Standards for rehabilitation of existing buildings and land use criteria, both residential and non-residential shall be established by the Agency, after review by the FAC.

5. [§630] Historical Residential Areas

The historical residential areas shown on the Map indicate properties with residential and institutional structures constructed in the early 1900's which display unique architectural character. The Pico-Union community, the Agency, and the City

may conduct or jointly cooperate in a rehabilitation program designed to preserve historical structures. In addition, the Agency may encourage a program of special landscaping, lighting and marker techniques designed to embellish and support rehabilitation of the properties. It is the intent of this Plan that all such structures be maintained in contemporary use.

6. [§631] Limitation of the Number of Buildings

The number of buildings in the Project area shall not exceed 1,500.

7. [§632] Open Spaces and Landscaping

The approximate amount of open space to be provided in the Project area is the total of all areas which will be in the public right-of-way, the public grounds, the space around buildings, and all other amount of outdoor areas not permitted through limits on land coverage by this Plan to be covered by buildings. Landscaping plans where new construction occurs shall be submitted to the Community Design Review Subcommittee for review and to the Agency for review and approval to ensure appropriateness and optimum use of living plant material.

8. [§633] Light, Air, and Privacy

In all areas sufficient space shall be maintained between buildings to provide adequate light, air, and privacy.

9. [§634] Signs

Signs which create hazards or unsightly appearances by protruding, overhanging, blinking, flashing, animation, or other such similar conditions shall not be permitted in the Project area.

The Agency shall permit only those signs necessary for identification of buildings, premises, uses and products associated with the land parcel involved. All signs shall be submitted to the Agency for review and approval.

The Agency shall enforce this section in cooperation with the Community Design Review Committee.

10. [§635] Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar

factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project area. Within the Project area there shall be no extraction of oil, gas, or other mineral substances, nor any opening or penetration within the Project area for any purpose connected therewith within 500 feet of the surface.

11. [§636] Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, sex, color, creed, religion, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project area.

12. [§637] Employees and Trainees from the Community

Contractors and others engaged in construction and rehabilitation activities in the Project area shall be encouraged to hire and train the maximum number of employees and trainees from the community consistent with the objectives of the Plan.

13. [§638] Resubdivision of Parcels

No parcel in the Project area, including any parcel retained by a participant, shall be resubdivided without the approval of the Agency.

14. [§639] Minor Variations

Under exceptional circumstances, the Agency with the concurrence of the Citizens Committee is authorized to permit minor variations from the limits, restrictions, and controls established by the Plan. In order to permit such a minor variation, the Agency must determine that:

- a. The strict application of the provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not generally apply to other properties having the same standards, restrictions, and controls.
- c. Permitting a minor variation will not be materially detrimental to the public welfare or injurious to the property or improvements in the area.

- d. Permitting a minor variation will not be contrary to the objectives of the Plan.

No such minor variation shall be granted which changes a basic land use or which permits substantial departure from the provisions of this Plan. In permitting any such minor variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of the Plan. Nondiscrimination and nonsegregation restrictions shall not be subject to minor variation.

No minor variation permitted by the Agency shall be effective until conditional uses, variances, or other zoning changes, if any, have been accomplished by the City to the extent necessary to obtain consistency with such minor variations permitted by the Agency.

M. [§640] Design for Development

Within the limits, restrictions, and controls established in the Plan, the Agency is authorized to establish heights of buildings, land coverage, design criteria, traffic circulation, traffic access, and other details necessary for proper development of the Project area.

After the date of the adoption of this Plan no new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. The Community Design Review Committee for the Project area shall review and make recommendations concerning new development and rehabilitation proposals presented to the Agency for approval.

One of the objectives of this Plan is to create an attractive and pleasant environment in the Project area. Therefore, such plans shall give special consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project area. The Design for Development shall ensure compatibility of the Project with the City as a whole.

The Agency shall not approve any plans that do not comply with this Plan.

N. [§641] Approximate Number of Dwelling Units

There will be approximately 3,000 dwelling units within the Project area.

VII. [S700] METHODS FOR FINANCING THE PROJECT

A. [S701] General Description of the Proposed Financing Method

Upon adoption of this Plan by the City Council, the Agency is authorized to finance this Project with assistance from the United States government as a part of the Community Development Program (CDP) through the United States Department of Housing and Urban Development (HUD) and with financial assistance from the City of Los Angeles, the State of California, the Federal government, agency bonds or other available sources.

This Project was included in a CDP funding contract for the First CDP Year. The First CDP Contract for the City provided Federal financial assistance to redevelopment projects in the City as a unified program.

The City may expend money to assist the Agency in carrying out this Project.

The Agency is authorized to issue bonds if needed and feasible in an amount sufficient to finance the Project.

The Agency is hereby authorized to obtain advances, borrow funds and create indebtedness in carrying out the Redevelopment Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments or any other funds available to the Agency.

B. [S702] Tax Increments

All taxes levied upon taxable property within the Pico-Union Redevelopment Project Area No. 2, each year by or for the benefit of the State of California, County of Los Angeles, City of Los Angeles, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Redevelopment Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into

the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Los Angeles last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date); and

2. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part this Redevelopment Project. Unless and until the total assessed value of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph 1 hereof; all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in subdivision 2. above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance in whole or in part the Pico-Union Redevelopment Project Area No. 2.

The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project.

The number of dollars of taxes which may be divided and allocated to the Agency pursuant to California Health and Safety Code Section 33670 shall not exceed Fourteen Million Dollars (\$14,000,000), except by amendment of the Redevelopment Plan.

No loan, advance or indebtedness to be repaid from such allocations of taxes established or incurred by the Agency to finance in whole or in part the Redevelopment Project shall be established or incurred after twenty (20) years following the date of adoption of the ordinance approving and adopting this Redevelopment Plan. Such loans, advance or indebtedness may be repaid over a period of time longer than such time limit. Such time limitation may be extended only by amendment of this Redevelopment Plan.

The amount of bonded indebtedness, to be repaid in whole or in part from such allocation of taxes, which can be outstanding at one time shall not exceed Five Million Dollars (\$5,000,000), without an amendment of the Redevelopment Plan.

C.     [\$703]     Other Loans and Grants

Any other loans, grants, or financial assistance from the United States, or any other public or private source will be utilized if available.

VIII.   [\$800]     ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency and the Citizens Committee in carrying out this Plan and shall take any further action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the Project area of conditions causing blight. Action by the City shall include but not be limited to the following:

- A.     Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project area. Such action by the City shall include the abandonment and relocation of public utilities in the public rights-of-way as appropriate to carry out this Plan.
- B.     Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project area.
- C.     Revision of zoning within the Project area to permit the land uses and development authorized by this Plan.
- D.     Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project area to ensure their proper development and use.



- E. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project area to be commenced and carried to completion without unnecessary delays.
- F. Referral to the Agency for review and recommendation of all building permit, zone change, zone variance, conditional use and other applications pertaining to land use and development in the Project area.  
  
Referral shall be made to the Agency prior to approval by the City of each application. No building permit shall be issued unless it conforms to this Redevelopment Plan.
- G. The City is authorized, but not obligated to provide funds to ensure the completion of the Project as a whole in accordance with this Plan.
- H. The undertaking and completing of any other proceedings necessary to carry out the Project.

IX.     [\$900]       ENFORCEMENT

After development, the administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the City or the Agency.

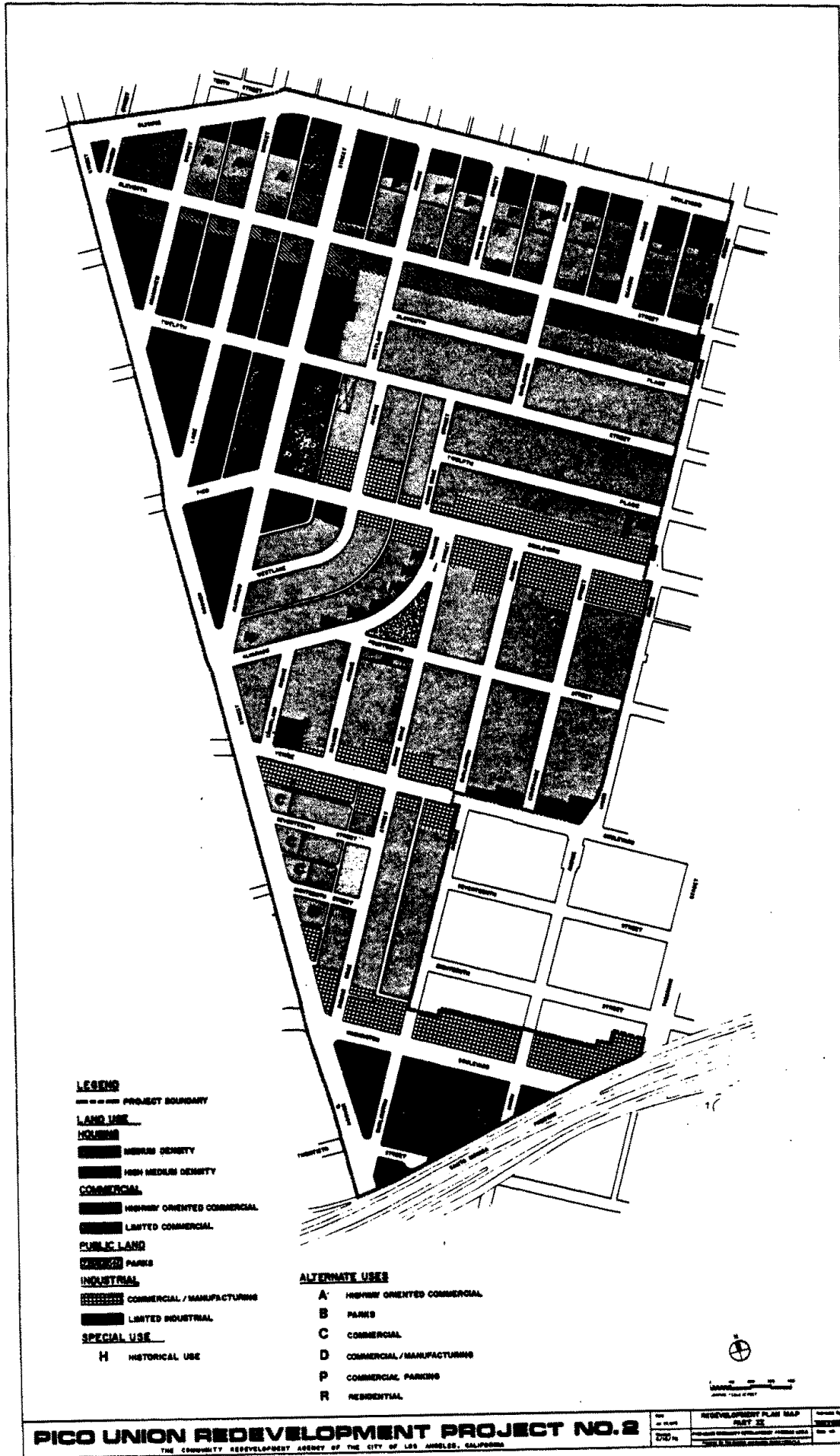
The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include but are not limited to specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project area may be enforced by such owners.

X.       [\$1000]       DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for 30 years from the date of adoption of this Plan by the City Council.

XI.     [\$1100]       PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Section 33450 - 33458 of the Redevelopment Plan or by any other procedure hereafter established by law.



**LEGEND**

--- PROJECT BOUNDARY

**LAND USE**

**HOUSING**

■ MEDIUM DENSITY

■ HIGH MEDIUM DENSITY

**COMMERCIAL**

■ HIGHWAY ORIENTED COMMERCIAL

■ LIMITED COMMERCIAL

**PUBLIC LAND**

■ PARKS

**INDUSTRIAL**

■ COMMERCIAL / MANUFACTURING

■ LIMITED INDUSTRIAL

**SPECIAL USE**

H HISTORICAL USE

**ALTERNATE USES**

A HIGHWAY ORIENTED COMMERCIAL

B PARKS

C COMMERCIAL

D COMMERCIAL / MANUFACTURING

P COMMERCIAL PARKING

R RESIDENTIAL



**PICO UNION REDEVELOPMENT PROJECT NO. 2**  
 THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA

DATE	REDEVELOPMENT PLAN MAP	APPROVED BY
07/20/78	PAGE 22	
PROJECT NUMBER	PROJECT TITLE	DATE
0720	PICO UNION REDEVELOPMENT PROJECT NO. 2	

Ordinance No. 140,084

ORDINANCE APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE PICO-UNION REDEVELOPMENT PROJECT, AREA NO. 1.

WHEREAS the Community Redevelopment Agency of the City of Los Angeles hereinafter referred to as the "Agency" formulated and adopted the proposed Redevelopment Plan for the Pico-Union Redevelopment Project, Area No. 1, and

WHEREAS the Planning Commission of the City of Los Angeles submitted its report and recommendation, recommending changes in the proposed Redevelopment Plan for the Pico-Union Redevelopment Project, Area No. 1, and recommending approval of said proposed Redevelopment Plan for the Pico-Union Redevelopment Project, Area No. 1 with such changes; and

WHEREAS the Agency adopted rules for owner-participation and rules reasonably favorable for persons in business in the Project area; and

WHEREAS the Agency submitted to the City Council of the City of Los Angeles said Redevelopment Plan for the Pico-Union Redevelopment Project, Area No. 1 accompanied by the Report of the Agency; and

WHEREAS, after due notice, a joint public hearing was held by the Agency and the City Council; and

WHEREAS the Agency and the City Council recommended certain additional changes in the proposed Redevelopment Plan for the Pico-Union Redevelopment Project, Area No. 1, and the joint public hearing was closed subject to being reopened on February 26, 1970, for the purpose of considering such changes and the report of the Planning Commission thereon and for further purpose of determining the conformity of the proposed Redevelopment Plan for the Pico-Union Redevelopment Project, Area No. 1, as changed, with the General Plan for the area as adopted by the City Council;

WHEREAS the Planning Commission, by Resolution adopted on February 19, 1970 approved the aforementioned changes in the Redevelopment Plan for the Pico-Union Redevelopment Project, Area No. 1, and recommended that the Redevelopment Plan for the Pico-Union Redevelopment Project, Area No. 1, as changed, be approved and adopted; and

WHEREAS the City Council on February 26, 1970 proposed two further changes in the Redevelopment Plan for the Pico-Union Redevelopment Project, Area No. 1, referred such proposed changes to the Community Redevelopment Agency and the City Planning Commission for report and recommendation and reopened the public hearing and continued same to February 27, 1970 for the purpose of hearing the public concerning the proposed changes in the Plan; and

WHEREAS the Community Redevelopment Agency and the City Planning Commission on February 26, 1970 considered and recommended adoption of the two changes proposed by the Council on that date and have reported such action to the Council, and the City Council on February 27, 1970 approved all those changes heretofore proposed by the Council and recommended for approval by the Community Redevelopment Agency and the City Planning Commission; and

WHEREAS all action required by law has been taken by all appropriate public agencies; and

WHEREAS the City Council is cognizant of the conditions that are imposed in the undertaking and carrying out of a redevelopment project with Federal financial assistance under Title I of the Housing Act of 1949, as amended, including those prohibiting discrimination because of race, color, or national origin;

AND, THEREFORE, THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. The purposes and intent of the City Council with respect to the Project Area are to:

- (1) Eliminate the conditions of blight existing in the Project area;
- (2) Insure, as far as possible, that the causes of blighting conditions will be either eliminated or protected against;
- (3) Provide participation for owners and a reasonable preference for persons engaged in business in the Project area;
- (4) Encourage and insure the rehabilitation, rebuilding, and development of the Project area;
- (5) Encourage and foster the economic revitalization of the Project area;
- (6) Relocate the owners and occupants of the Project area as needed; and
- (7) Redevelop and rebuild the public facilities in the Project area to provide safer and more efficient service for the people in the area and the general public as a whole.

Section 2. The Redevelopment Plan for the Pico-Union Redevelopment Project, Area No. 1, as changed, hereinafter called the "Redevelopment Plan" hereby incorporated herein by reference and made a part hereof as fully as set out at length herein.

Section 3. All written and oral objections to the Redevelopment Plan are hereby overruled.

Section 4. The Redevelopment Plan is hereby approved and adopted and designated the official redevelopment plan for the Pico-Union Redevelopment Project, Area No. 1.

Section 5. The City Council hereby finds and determines that:

- (9) The financial aid provided and to be provided in the Federal contracts is necessary to enable land in the Project area to be redeveloped in accordance with the Redevelopment Plan; for purpose of Federal financial aid, the Project area shall be considered a Urban Renewal Area and the Redevelopment Project shall be considered an Urban Renewal Project within the meaning of Title I of the Housing Act of 1949, as amended;
- (10) The Redevelopment Plan will afford a maximum opportunity consistent with the sound needs of the locality as a whole for the redevelopment of such area by private enterprise;
- (11) The Redevelopment Plan gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the area covered by the Redevelopment Plan;
- (12) In order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved and adopted it is found and determined that certain official action must be taken by the City Council with reference, among other things, to changes in zoning the vacating and removal of streets, alleys, and other public ways the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and accordingly the City Council hereby:
  - (a) Requests its cooperation in helping to carry out such Redevelopment Plan; and
  - (b) Requests the various officials, departments, boards and agencies of the City of Los Angeles having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and power in a manner consistent with said Redevelopment Plan; and
  - (c) Stands ready to consider to take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan.
- (13) The objectives of the Redevelopment Plan cannot be achieved through more extensive rehabilitation of the Project Area.

Section 6. The City Council is satisfied permanent housing facilities will be available within three years from the time occupants of the Project area are displaced and that pending the development of such facilities there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City of Los Angeles at the time of their displacement.

Section 7. The filing by the Agency of an application or applications for additional financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is hereby approved.

Section 8. The City Clerk is hereby directed to send a certified copy of this ordinance to the Agency and the Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan.

Section 9. The City Clerk is hereby directed to record with the County Recorder of Los Angeles County a description of the land within the Project area and a statement that proceedings for the redevelopment of the Project area have been instituted under the California Community Redevelopment Law. The Agency is hereby directed to effectuate reclamation in compliance with the provisions of Section 27296 of the Government Code to the extent applicable.

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

Section 11. Prior to the execution by the Agency of any contract for the sale or other disposition of land in the Project area, other than a contract arrived at as the result of open competitive bidding, or an owner-participation agreement, the Agency shall submit such contract to the City Council for its approval. Within 30 days after such contract is submitted to it, the Council shall approve or disapprove such contract. If the Council fails to approve or disapprove within the time above-mentioned, such contract shall be deemed approved and the Agency may execute the same and proceed in accordance with the terms thereof.

Section 12. The City Clerk is directed to transmit a copy of the description and statement recorded by the Clerk pursuant to Section 9 of this ordinance and a copy of this ordinance and a map or plat showing the boundaries of the Project area to the Auditor and Tax Assessor of Los Angeles County, to the governing body of each of the taxing agencies which levies taxes upon any property in the Project area, and to the State Board of Equalization.

Section 13. Whenever, in the accomplishment of the Redevelopment Plan it becomes necessary to institute any proceeding for change of zone, change of grade, street opening or widening or other similar proceedings, the City will institute the proceedings, where applicable law permits, without cost to the Agency. In no event shall any charge be made to the Agency, or any deposit be required of the Agency, where a charge or deposit would not be required of any other government agency.

Section 14. Within 30 days after June 30 of each year following the effective date of this ordinance, and until the Redevelopment Plan has been fully accomplished, the Agency shall file with the City Council a report containing a statement of the progress made under the Redevelopment Plan, the financial condition of the Agency, and such other information concerning the Pico-Union Redevelopment Project, Area No. 1 as the Council may request.

Section 15. The City Clerk shall certify to the passage of this ordinance, and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of February 27, 1970.

RENÉ E. LAYTON, City Clerk,  
By A. Kinati, Deputy.

Approved March 6, 1970.

SAM YORTY, Mayor.

File No. 146389

(20376) Mar 19

Ordinance No. 149,040

An Ordinance approving and adopting the Redevelopment Plan for the Pico Union Redevelopment Project Area No. 2.

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

Section 1. The purposes and intent of the City Council with respect to the Pico Union Redevelopment Project Area No. 2 are to:

- 1. Eliminate the conditions of blight existing in the Project area;
2. Insure, as far as possible, that the causes of blighting conditions will be either eliminated or protected against;
3. Provide participation for owners and reasonable preference for persons engaged in business in the Project area;
4. Encourage and insure the rehabilitation, rebuilding, and development of the Project area;
5. Encourage and foster the economic revitalization of the Project area;
6. Redevelop and rebuild the public facilities in the Project area to provide a safe and efficient service for the people who will occupy the area and the general public as a whole;
7. Relocate the owners and occupants of the Project area as needed.

Sec. 2. All written and oral objections to the Redevelopment Plan for the Project are hereby overruled.

Sec. 3. The Proposed Redevelopment Plan for the Pico Union Redevelopment Project Area No. 2 is hereby approved and adopted and designated the official redevelopment plan for the Pico Union Redevelopment Project Area No. 2.

Sec. 4. The Redevelopment Plan for the Pico Union Redevelopment Project Area No. 2 (hereinafter called the "Redevelopment Plan") is hereby incorporated herein by reference and made a part hereof as fully as if set out at length herein.

Sec. 5. The City Council hereby finds and determines that:

1. The Project area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law of the State of California;

2. The Redevelopment Plan will redevelop the Project area in conformity with the Community Redevelopment Law of the State of California in the interests of public peace, health, safety, and welfare;

3. The adoption and carrying out of the Redevelopment Plan is economically sound and feasible;

4. The Redevelopment Plan conforms to the General Plan of the City of Los Angeles, including but not limited to the Westlake Community Plan;

5. The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of the City of Los Angeles and will effectuate the purposes and policies of the Community Redevelopment Law of the State of California;

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

7. The Agency has a feasible method and plan for the relocation of families and persons to be temporarily or permanently displaced from housing facilities in the Project area;

8. There are or are being provided in the Project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the Project area, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment;

9. The Redevelopment Plan will afford a maximum opportunity consistent with the sound needs of the locality as a whole for the redevelopment of such area by private enterprise;

10. In order to implement and facilitate the execution of the Redevelopment Plan hereby approved and adopted, it is found and determined that certain official action must be taken by the City Council with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and accordingly the City Council hereby:

(a) Pledges its cooperation in helping to carry out such Redevelopment Plan; and

(b) Requests the various officials, departments, boards and agencies of the City of Los Angeles having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with said Redevelopment Plan; and

(c) Stands ready to consider to take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan.

Sec. 6. The City Council is satisfied permanent housing facilities will be available within three years from the time occupants of the Project area are displaced and that pending the development of such facilities there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City of Los Angeles at the time of their displacement. No persons or families of low and moderate income shall be displaced from residences unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

Sec. 7. The City Clerk is hereby directed to send a certified copy of this ordinance to the Agency and the Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan, subject to the provisions of the Redevelopment Plan.

Sec. 8. The City Clerk is hereby directed to record with the County Recorder of Los Angeles County a description of the land within the Project area and a statement that the proceedings for the redevelopment of the Project area have been instituted under the California Redevelopment Law. The Agency is hereby directed to effect the recordation in compliance with the

provisions of Section 27295 of the Government Code to the extent applicable.

Sec. 9. The Department of Building and Safety of the City of Los Angeles is hereby directed for a period of two years after the effective date of this ordinance to advise all applicants for building permits within the Project area that the site for which building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Sec. 10. The City Clerk is directed, as promptly as practicable following the adoption of the Redevelopment Plan, but in any event, on or before the January 1st next following this adoption to transmit a copy of the description and statement recorded by the Clerk pursuant to Section 8 of this ordinance, a copy of this ordinance, and a map or plat showing the boundaries of the Project area to the Auditor and Tax Assessor of Los Angeles County, to the governing body of each of the taxing agencies which levies taxes upon any property in the Project area, and to the State Board of Equalization.

Sec. 11. Whenever, in the accomplishment of the Redevelopment Plan it becomes necessary to institute any proceeding for change of zone, change of grade, street opening or widening or other similar proceedings, the City will institute the proceedings, where applicable law permits, without cost to the Agency. In no event shall any charge be made to the Agency, or any deposit be required of the Agency, where a charge or deposit would not be required of any other government agency.

Sec. 12. Prior to the execution by the Agency of any contract for the sale or other disposition of land in the Project area, other than a contract arrived at as the result of open competitive bidding or an owner participation agreement, the Agency shall submit such contract to the City Council for its approval. Within 30 days after such contract is submitted to it, the Council shall approve or disapprove such contract. If the Council fails to approve or disapprove within the time above mentioned, such contract shall be deemed approved and the Agency may execute the same and proceed in accordance with the terms thereof.

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

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles of November 17, 1976 and was passed at its meeting of November 24, 1976.

REX E. LAYTON, City Clerk
By Edward W. Ashdown, Deputy
Approved November 24, 1976.
JOHN S. GIBSON, JR., Acting Mayor

