

TRANSMITTAL TO CITY COUNCIL

Case No.(s)	Planning Staff Name(s) and Contact No.	C.D. No.
CPC-2008-3991-ZC	JOSE ROMERO-NAVARRO 213-978-1180	1,13,14

Items Appealable to Council:	Last Day to Appeal:	Appealed:
N/A	N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Location of Project (Include project titles, if any.)

The area generally bounded by the Los Angeles River and San Fernando Road to the west, the 110 FREEWAY to the south, various boundaries to the east including Isabel Street, Verdugo Road, Eagle Rock Boulevard and the 2 FREEWAY, and the boundary line between the City of Los Angeles and the City of Glendale to the north, all as depicted in the attached Ordinance Map/ Cypress Park & Glassell Park Community Design Overlay Map.

Name(s), Applicant / Representative, Address, and Phone Number.

CITY OF LOS ANGELES

Name(s), Appellant / Representative, Address, and Phone Number.

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, 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.)

Various Zone Changes by adding/ modifying Q Condition Language to applicable Parcels Zoned Commercial, Manufacturing and Public Facilities within the Cypress Park & Glassell Park Community Design Overlay District to regulate auto-related, auto-oriented, and other incompatible uses. Multiple Zone Change Ordinances will be produced from this action.

Fiscal Impact Statement <small>*Determination states administrative costs are recovered through fees.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Environmental No. ENV-2008-3992-ND	Commission Vote: 5-0
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 JAMES WILLIAMS, Commission Executive Assistant I	Date: <u>NOV 23 2009</u>
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Los Angeles City Planning Commission

200 North Spring Street, Room 272, City Hall, Los Angeles, CA 90012
www.cityofla.org/PLN/index.htm

Determination Mailing Date: NOV 23 2009

CASE NO. CPC-2008-3991-ZC

CEQA: ENV-2008-3992-ND

Applicant: City of Los Angeles

Location: Various

Council District: Nos. 1, 13, 14

Plan Area: Northeast

Request(s): Zone Change

At its meeting on November 12, 2009, the following action was taken by the City Planning Commission:

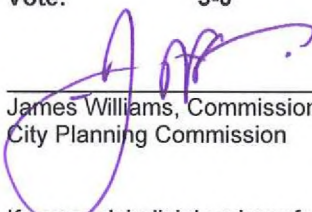
1. **Approved and Recommended** that the City Council Adopt Zone Changes in applicable Parcels Zoned Commercial, Manufacturing and Public Facilities, as shown in the attached tentative Ordinance Maps and their corresponding proposed Q Conditions Language, within the Cypress Park & Glassell Park Community Design Overlay District to regulate auto-related, auto-oriented, and other incompatible uses.
2. **Approved and recommended** that the City Council adopt Negative Declaration ENV-2008-3992-ND.
3. **Adopted** the attached Conditions of Approval.
4. **Adopted** the attached Findings.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Kezios
Seconded: Romero
Ayes: Freer, Orozco, Roschen
Absent: Burton, Cardoso, Woo
Vacant: One

Vote: 5-0



James Williams, Commission Executive Assistant I
City Planning Commission

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Ordinance(s), Map(s), Conditions and Findings
City Planner: Jose Romero-Navarro



DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT



City Planning Commission

Date: November 12, 2009
Time: After 8:30 a.m.
Place: Room 1010 – City Hall
 200 N. Spring Street
 Los Angeles, CA 90012

Public Hearing: November 18, 2008
Appeal Status: Zone change is appealable by the applicant to City Council if disapproved in whole or in part.

Expiration Date: N/A

Case No.: CPC-2008-3991-ZC
CEQA No.: ENV-2008-3992-ND

Related Cases:

Council No.: 1, 13, 14
Plan Area: Northeast
Specific Plan: N/A
Certified NC: Greater Cypress Park, Glassell Park
GPLU: General Commercial, Neighborhood Commercial, Commercial Manufacturing, Light Manufacturing, Limited Manufacturing, Heavy Manufacturing, Public Facilities,
Zone: [T][Q]CM-1-CDO, [T][Q]M1-1-CDO, MR1-1-CDO, [Q]MR-1-CDO, PF-1-CDO, [Q]M1-1-CDO, M1-1-CDO, CM-1-CDO, M2-1-CDO, M3-1-CDO, [Q]C1.5-1VL-CDO, [Q]C1-1-CDO, [Q]C2-1VL-CDO, [Q]C4-1VL-CDO, [Q]C4-1XL-CDO

Applicant: City of Los Angeles
Representative: City Planning

PROJECT LOCATION: The area generally bounded by the Los Angeles River and San Fernando Road to the west, the 110 FREEWAY to the south, various boundaries to the east including Isabel Street, Verdugo Road, Eagle Rock Boulevard and the 2 FREEWAY, and the boundary line between the City of Los Angeles and the City of Glendale to the north, all as depicted in the attached Ordinance Map/ Cypress Park & Glassell Park Community Design Overlay Map.

PROPOSED PROJECT: Various Zone Changes by adding/ modifying Q Condition Language to applicable Parcels Zoned Commercial, Manufacturing and Public Facilities within the Cypress Park & Glassell Park Community Design Overlay District to regulate auto-related, auto-oriented, and other incompatible uses. Multiple Zone Change Ordinances will be produced from this action.

REQUESTED ACTIONS: Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** in multiple lots/ subareas by adding/ modifying Q Conditions language to regulate auto-related, auto-oriented, and other incompatible uses within the Cypress Park & Glassell Park Community Design Overlay District (CDO).

RECOMMENDED ACTIONS:

1. **Approve and Recommend** that the City Council Adopt Zone Changes in applicable Parcels Zoned Commercial, Manufacturing and Public Facilities, as shown in the attached tentative


Ordinance Maps and their corresponding proposed Q Condition Language, within the Cypress Park & Glassell Park Community Design Overlay District to regulate auto-related, auto-oriented, and other incompatible uses.

2. **Approve and recommend** that the City Council adopt Negative Declaration ENV-2008-3992-ND.
3. **Adopt** the attached Findings.
4. **Recommend** that efforts be made by the Mayor's Office Business Team, in coordination with the Community Development Department, and in consultation with Council Offices 1, 13 and 14, to assist business owners within the Cypress Park & Glassell Park Community Design Overlay (CDO) District so that financing opportunities are available to improve the appearance of existing structures consistent with CDO standards and policies.

S. GAIL GOLDBERG, AICP
Director of Planning



Faisal Roble, Senior City Planner



Jose Carlos Romero, City Planner
(213) 978-1180

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PROJECT ANALYSIS

PROJECT SUMMARY

The proposed Q Conditions are Part 2 of the adopted Cypress Park & Glassell Park Community Design Overlay (CDO) District approved by the City Planning Commission on January 28, 2009. The City Council on February 11, 2009 adopted an Ordinance (No. 180,561) which delineates the boundaries of the CDO District.

On December 14, 2007, the City Council adopted a motion directing the Planning Department to prepare Q Conditions as part of the Cypress Park & Glassell Park Community Design Overlay District to regulate auto-related, auto oriented uses and other incompatible uses and encourage pedestrian oriented uses. These auto related uses include, but are not limited to, auto repair, public storage, junk yards, and other similar noxious uses in the Cypress Park and Glassell Park neighborhoods. The Cypress Park & Glassell Park communities have historically housed auto repair and auto-related uses because the zoning allowed them, and because some of these auto-related uses provide services to the local community, predominately low- and moderate-income households. The subject project intends (a) to allow existing auto-related uses under a conforming status to continue their business operations and expand a maximum of 20 percent; (b) to prohibit the establishment of **new** auto related uses; and (c) to regulate other auto-oriented and incompatible uses within the Cypress Park & Glassell Park CDO District.

Overtime, the subject area has experienced land use changes, including a new State Park, the ongoing construction of a Los Angeles Unified School District (LAUSD) High School, the approval of a mixed use project and a Media Center complex; all this in portions of the previously known Taylor Yard area between San Fernando Road and the Los Angeles River. Moreover, the City has adopted programs such as the Cypress Park & Glassell Park Community Design Overlay District and the Los Angeles River Master Plan. The Northeast Los Angeles Community Plan adopted in 1999 sets forth objectives and policies aimed at transforming these communities into pedestrian friendly neighborhoods while encouraging environmentally friendly development due to their proximity to the Los Angeles River.

A Negative Declaration has been prepared and published. No adverse environmental impacts are expected as a result of the implementation of this project.

The subject project area is generally bounded by the Los Angeles River and San Fernando Road to the west, the 110 FREEWAY to the south, various boundaries to the east including Isabel Street, Verdugo Road, Eagle Rock Boulevard and the 2 FREEWAY, and the boundary line between the City of Los Angeles and the City of Glendale to the north, all as depicted in the attached Ordinance Map/ Cypress Park & Glassell Park Community Design Overlay Map Exhibit A1.

In preparing the subject case, staff created 42 subareas to address Q Condition language changes. These Q Conditions are consistent with adopted programs, fulfills the City Council Motion and also furthers the intent and purposes of the Northeast Los Angeles Community Plan. Furthermore, staff engaged both Greater Cypress Park and Glassell Park Neighborhood Councils and other stakeholders to listen and address the issues in this report.

LAND USE AND ZONING

The target Zone Change areas are parcels located along the following major corridors: North Figueroa Street, San Fernando Road, Cypress Avenue, Verdugo Road and Eagle Rock Boulevard.

- Target parcels along North Figueroa Street between San Fernando Road/ Entrance to 110 FWY and Theresa Street are designated for General Commercial and Commercial Manufacturing purposes. Subject parcels along this corridor are zoned [Q]C2-1VL-CDO and [T][Q]CM-1-CDO.
- Target parcels along Cypress Avenue between Pepper Avenue and Carlyle Street are designated General Commercial and Neighborhood Commercial uses, and zoned [Q]C2-1XL-CDO, [Q]C2-1VL-CDO and [Q]C4-1XL-CDO.
- Parcels along San Fernando Road between North Figueroa Street and the 2 FWY are designated for Public Facilities, Commercial Manufacturing, and Limited Industrial uses and zoned M3-1-CDO, [Q]M1-1-CDO, M1-1-CDO, CM-1-CDO, and MR1-1-CDO. A target parcel off of Idell Street east of San Fernando Road is zoned PF1-1-CDO and designated for Public Facilities uses.
- Target parcels along Verdugo Road between Cypress Park and Wawona Street are designated for Neighborhood Commercial, General Commercial, and Limited Industrial Uses. Properties along this corridor are zoned [Q]MR1-1VL-CDO, M1-1-CDO, CM-1-CDO, [Q]C2-1VL-CDO, [Q]C1-1-CDO, [Q]C1.5-1VL-CDO, [Q]C4-1VL-CDO, and [Q]C4-1XL-CDO.
- Parcels along Eagle Rock Boulevard between Cypress Avenue and York Boulevard are designated for General Commercial, and Limited Industrial Uses with their corresponding zones including [Q]C2-1VL-CDO, CM-1VL-CDO, and M1-1-CDO.

STREET CLASSIFICATION

North Figueroa Street a designated Major Highway in the City's General Plan and improved generally to a variable width of 100 feet.

San Fernando Road is a designated Major Highway in the City's General Plan and improved generally to a variable width of 60 feet to 80 feet at various segments along the thoroughfare.

Cypress Avenue is a designated Major Highway in the City's General Plan and improved generally to a variable width of 100 feet to 125 feet at various points along the thoroughfare.

Verdugo Road is a designated Secondary Highway from Cypress Avenue to Eagle Rock Boulevard, and a Major Highway from the 2 FWY to Wawona Street and improved generally to a variable width of 60 feet to 100 feet at various segments along the thoroughfare.

Eagle Rock Boulevard is a designated Major Highway, a Divided Major Highway II, and a Scenic Divide Major Highway II in the City's General Plan and improved generally to a variable width of 100 feet to 145 feet at various segments along the thoroughfare.

PHYSICAL SETTINGS AND CHARACTERISTICS

The Cypress Park & Glassell Park CDO covers approximately two square miles (over 1,300 acres) of land located east of the Los Angeles River, south of the Glendale City boundary and north of the Pasadena Freeway. The District includes a variety of parcel types, topographies, land use types and designations described in detail below.

Commercial Boulevards:

The Cypress Park and Glassell Park neighborhoods were historically developed around the prominent commercial boulevards: Figueroa Street, Cypress Avenue, Eagle Rock Boulevard, Verdugo Road and Fletcher Drive. Many of these streets included Pacific Electric railways and were developed with traditional neighborhood serving commercial buildings. Neighborhood villages evolved in areas such as Eagle Rock Boulevard (formerly Glassell Boulevard) near Avenue 34, Cypress Avenue near Avenue 28 and along Figueroa Street. These streets were primarily developed with one and two-story commercial structures that were built along the front property line at the public street with traditional store-fronts, pedestrian entrances and a high level of architectural detail and craftsmanship.

However, past decades have seen these boulevards function primarily as regional thoroughfares, connecting more prominent communities such as Glendale, Eagle Rock, Silver Lake and Downtown. While many structures that were built during the communities' early years remain, many have suffered neglect or have been altered in such a way that they are no longer inviting to pedestrian use or conducive to continued investment on the part of new businesses: store-front windows have been filled-in, sidewalk entrances have been removed in favor of rear facing parking lot entrances and architectural details have been removed rather than maintained. Furthermore, most new commercial projects along these boulevards have departed from the pedestrian oriented scale and site-planning paradigm established by earlier development. More contemporary commercial projects tend toward strip-mall style development intended to provide an ease of use for automobile users. With such projects, commercial buildings tend to be set back behind generous parking lots with sparse landscaping and buildings tend to be inundated with haphazard signage. There is little connection between buildings and their sidewalk and little relationship with surrounding development.

Industrial Strips:

The westerly portions of the Cypress Park and Glassell Park neighborhoods have historically been a hub of industrial activity. Developed along the Southern Pacific Railway and Taylor Yard site (formerly the City's largest rail yard) manufacturing uses have a long-standing precedence along the adjacent San Fernando Road corridor and surrounding area.

San Fernando Road - The San Fernando corridor features a complex mix of land uses and parcel types. To the west exists what was formerly the Taylor Yard site which consists of roughly 300 acres of massive industrial parcels (M1, M2 and M3 zones). This area was historically used as a railway transfer station, though today freight trains no longer stop at this destination. In 2000 the State of California acquired most of the site and has since partnered with the City in developing a park master plan. In 2006 the City Council adopted the Los Angeles River Master Plan which seeks to maximize community access to the waterway, provide recreation opportunities, preserve and enhance the quality of the surrounding watershed and maximize surrounding land uses and the Taylor Yard site is a significant opportunity site within that plan.

To date, the southern portion of this area is used as a Metrolink train yard and the northern portion has been developed with larger industrial buildings such as a FedEx facility. A large central portion of the Taylor Yard complex has been converted into an approximately 40-acre park with active recreation fields, trails and passive recreation landscape area and there are plans for further expansion of the park space. Plans are

also pending for a High School to the north of the existing park as well as for a large mixed use development north of the Metrolink site.

Industrial lots along the east side of San Fernando Road are mostly smaller 6,000 to 8,000 square foot lots that have been developed with smaller manufacturing buildings. Many undeveloped or sparsely developed lots have been developed with open-air automotive repair facilities, outdoor storage areas, recycling facilities and other somewhat noxious land uses. The eastern industrial parcels are immediately adjacent to R1 lots and much of the open-air land uses have created a significant impact to single family home occupants with regard to aesthetics, noise, odor and general safety. While sidewalk improvements along the western side of San Fernando Road, including landscaping, and decorative lighting have improved both pedestrian access to the existing park and the overall walkability of the Class II Highway, San Fernando Road is, itself a busy motorway that is in many places difficult, if not unsafe, to navigate as a pedestrian. Most structures that were originally built with pedestrian entrances and street-facing windows have been altered, most lots are concealed with all manner of fencing, and car traffic moves at high speed along the narrow strip throughout much of the day.

Verdugo Road/Eagle Rock Boulevard - The Verdugo Road/Eagle Rock Boulevard industrial strip consists of a narrow portion of land located between Verdugo Road and Eagle Rock Boulevard spanning from their junction with San Fernando Road at the south to Avenue 35 at the North. In Glassell Park's early years through the 1950's this area was largely undeveloped and functioned primarily as a watershed drainage basin with sparse development fronting Eagle Rock Boulevard. The strip was zoned for industrial uses in the 1960's and today most of the strip is developed with heavy industrial uses such as truck repair, machine shops and automotive repair, however along Verdugo Road a number of residential structures remain, creating a similar land use conflict as along the eastern side of San Fernando Road. Additionally this area features a number of traditional storefront-style buildings along Eagle Rock Boulevard that appear to be either vacant or used for non-commercial uses and have had their windows and doors filled in along the public street.

Multi-family Neighborhoods:

The majority of multi-family residential development within the district is small in scale and consists primarily of second and third dwelling units constructed on parcels that were originally developed with single family homes; duplexes, triplexes and four-flats. During the 1970's and 1980's when residential zoning provisions allowed for higher density development (generally R3) the district began to experience larger multi-parcel residential development that was substantially out of scale with adjacent uses and a radical departure from the architectural character of the neighborhood. In 1998, following the Northeast Los Angeles Community Plan update most of the multi-family residential areas were down-zoned to RD zones allowing only smaller-scale multi-family projects.

ISSUES

Concentration of auto related and other incompatible uses within the CDO District

Staff conducted a windshield survey along the main thoroughfares in the CDO District where there is a concentration of auto related and other incompatible uses (See Exhibit 4 -photos-). For instance, in a barely one mile stretch along North Figueroa Street from San Fernando Road to Theresa Street, there are 16 auto-related and auto oriented uses, including auto repair

businesses, service stations, a Home Depot and a Public Storage facility. Along Cypress Avenue and Avenue 28, there are non-conforming auto repair shops in residential zones and other auto-related uses (auto repair, smog check, tire shop) which operate in commercial zones. Along San Fernando Road, between North Figueroa Street and the 2 FWY, there are 20 auto related and auto oriented uses, including four (4) dismantling yards, two (2) car sales, a public storage, auto repair businesses and a trailer yard. San Fernando Road is a substandard Major Highway where some auto related businesses present visual blight; commercial and industrial uses are in close proximity to residential areas; and also this thoroughfare is in close proximity to the Los Angeles River and El Rio State Park. Along Verdugo Road there are mainly auto-repair and service stations facilities. Along Eagle Rock Boulevard there are also auto-repair uses and service stations.

Consistency and Compatibility with existing programs and zoning. Why Q Conditions?

As stated above, the Northeast Los Angeles Community Plan sets forth and calls for zoning actions to "*minimize conflicts between auto-related and pedestrian-oriented activities*" (Objective 2-3); "*allow for adequate allocation of land for auto-related uses*" (Policy 2-3.1); "*Encourage the formation of pedestrian-friendly shopping environments*" (Policy 2-3.2); and "*Require compatibility through design treatments, compliance with environmental protection standards, and health and safety requirements for industrial uses that adjoin residential neighborhoods and commercial uses*" (Policy 3-2.2).

As part of the Northeast Community Plan Revision which culminated with the adoption of the Northeast Community Plan in 1999, the City imposed Q Conditions prohibiting auto-related uses on various parcels along San Fernando Road. Those Q Conditions imposed as a result of the Plan Adoption in 1999 triggered a non-conforming status to some auto-related businesses existing at the time those ordinances were adopted; these businesses include dismantling yards, some auto-repair uses and a KIA dealership. Similarly, another Ordinance was adopted in 2003 affecting the southern portion of North Figueroa Street between the 110 FWY entrance and Cypress Avenue; this Ordinance also prohibits auto-related uses.

Therefore, there are some Q Conditions already prohibiting auto-related uses in some segments of San Fernando Road and Along North Figueroa Street (Sub areas 2, 8, 35, 36 and 37). However, the regulatory language of existing Q conditions is limited, for such language does not specify the uses prohibited. The subject project will retain existing prohibitions of auto related uses and will also modify or add new language to address prohibition of all inconsistent and incompatible uses.

This action will advance the purposes established in 1999 when the Northeast Community Plan was adopted. The City already has taken the steps to implement the Objectives and Policies of the Northeast Community Plan by adopting the Cypress Park & Glassell Park Community Design Districts and the River Improvement Overlay District or RIO Program, a part of the Los Angeles River Master Plan. These plan implementation tools foster a pedestrian oriented environment and have become a necessary reference for consistency and compatibility findings.

While most of the existing uses are permitted by the zoning designation (except for those under the status of non-conforming uses), the proposed Q Conditions seek to implement the Northeast Los Angeles Community Plan by regulating incompatible auto-related and auto-oriented uses with existing adopted programs which promote a pedestrian environment. Furthermore, the Q Conditions constitute a significant step in eliminating blight and seek to improve the quality of life in the Cypress Park and Glassell Park communities.

Opposing views of Neighborhood Councils

Staff learned that the Greater Cypress Park Neighborhood Council and the Glassell Park Neighborhood Council had opposing views regarding the subject Q Conditions. Staff met with both Neighborhood Councils and requested feedback on regulating auto related uses.

The Greater Cypress Park NC supports the Q Conditions.

The Greater Cypress Park Neighborhood Council provided a list of uses to be regulated by the Q Conditions.

The Greater Cypress Park Neighborhood Council area has the majority of auto related and auto oriented businesses within the Community Design Overlay District with approximately 64 % of the surveyed properties, including all dismantling yards. The Cypress Park Neighborhood Council supports regulating the following auto related and auto oriented uses:

- Automobile Assembly or Rebuilding
- Automobile Hoist
- Cargo Container
- Circus Quarters
- Concrete Batch Plants
- Product Manufacture Concrete
- Dumps for Earth or Garbage, Earth Import, Export, Excavation or Exploratory Core
- Drilling of Electronic Message
- Display signs or other similar signs where content is displayed electronically
- Freight Yards or Terminals
- Hazardous Waste Disposal Facilities
- Inoperable Vehicle
- Junk Yards
- Landfills
- Open Storage, including but not limited to junks and salvage items, pallets, rags, paper, crates, boxes and drums
- Public Storage
- Rave Tracks for automobiles, Equine or Motorcycles
- Rock, Gravel, or Sand Distribution
- Scrap Metal Storage, Processing, Bailing or Collecting
- Stockyards
- Recreational/ Residential Vehicle Parks
- Recycling Collection or buy back centers, including those that are incidental to Grocery Stores, mobile recycling center, including reverse vending machines.
- Recycling Material Storage, sorting and processing facilities
- Trailer Rental or Sale

The Greater Cypress Park Neighborhood Council supported uses that provide jobs such as Home Depot and uses with environmental friendly technologies.

The Glassell Park Neighborhood Council opposes regulations that would inhibit the ability of existing businesses to operate, sale or transfer the business to their families. Furthermore, the Glassell Park Neighborhood Council requested further evaluation of existing auto-related businesses and their ability to improve the facilities through financing.

Staff approach to this difference of opinions.

Staff conducted a survey of auto-related uses in the Cypress Park & Glassell Park CDO district and made an assessment of the facts. Some auto-related businesses located along San Fernando Road and North Figueroa Street operate under a non-conforming use status. This non-conforming status inhibits opportunities for business owners to expand or improve the facades of their facilities because financial institutions are reluctant to give loans to non-permitted uses. Many of these businesses have survived for almost a decade since the adoption of the Northeast Community Plan in 1999.

Staff concluded that in order to improve the appearance of existing buildings, the city could grant a pre-existing status (as defined in the Q Condition Language) that will allow existing auto-related businesses to retain a conforming use and to expand a maximum of 20 percent, which will allow them to seek financing. This approach would offset the argument that the proposed regulations will deny any opportunity to existing business owners to operate, expand, and sell or inherit their businesses to their family members.

On the other hand, the Q Conditions will prohibit the establishment of new auto-related, auto oriented, and other incompatible uses in target areas. Staff observed that non-conforming uses have less potential for improvements and decided to enhance the regulations by allowing existing conforming uses to modernize up to 20 percent and thus conform to CDO standards.

Residential Areas

Residential areas prohibit commercial uses except for home occupations, and certainly prohibit auto-repair uses. Members of the Cypress Park community have indicated that certain clandestine auto related commercial practices are taking place in the residential neighborhood. In any case, this is an issue of code enforcement and any violation can be referred to the Department of Building and Safety for enforcement.

Issues from Public Hearing

- *Land use control to prevent an over-saturation of auto-repair uses, would be beneficial to the community because there are already too many*
- *Land use controls proposed by the Q-Conditions (as drafted at the time of the hearing) would be onerous and have a negative impact on existing businesses.*
- *The uses targeted by the Q-Condition are not consistent with the goals of the Northeast Community Plan, which promotes pedestrian orientation and the creation of vibrant commercial districts.*
- *Proposed Q-Conditions would render their businesses legally non-conforming, which would have negative ramifications regarding future financing, expansion and ongoing use.*
- *Two persons commented that they believed that the Q-Conditions were an attempt, on the part of the City, to render industrial and commercial land useless that that it could be more readily acquired for redevelopment.*
- *One person commented that some form of noise control is needed, specifically mentioning train and church bell noises as harmful.*

Existing Auto Related Regulatory Tools

Two citywide Ordinances currently regulate auto related uses in the City in addition to various sections of the LAMC.

Ordinance No. 178,382 amends provisions of the LAMC and sets forth development standards and operating conditions for automotive uses citywide. Also, this Ordinance sets forth a Conditional Use Permit requirement for a change of use into- or an expansion of automotive uses in the C2 zone or less restrictive uses that do not meet the development standards and operating conditions.

The Annual Inspection and Monitoring Program Ordinance which basically strengthens existing code enforcement compliance procedures for auto repair, spray painting, recycling collection, cargo container storage, junk yard, and similar related use operations. The business owner pays a fee to the Department of Building & Safety and an Inspector visits the site for Code compliance.

STRATEGY

Auto-related, auto-oriented and other incompatible uses are located in various zones within the subject area, primarily along the following thoroughfares: North Figueroa Street, San Fernando Road, Cypress Avenue, Verdugo Road and Eagle Rock Boulevard. The degree of concentration and the visual blight varies according to the use and the location.

This following strategy intends to implement the Council Motion, sets forth regulations compatible with existing programs, and furthers the intent and purposes of the Northeast Los Angeles Community Plan.

1. *Retain in target Commercial parcels existing Q Conditions not related to the subject project.* This is the case for multiple parcels where existing [Q] Conditions prohibit 100 percent residential development and densities are limited to the RD1.5 or R3 Zones. Add Q Condition language prohibiting auto-related, auto-oriented, and other incompatible uses as shown in Exhibit C.
2. *Retain prohibition of auto-related uses in Manufacturing zoned parcels where a [Q] Condition already exists for this purpose.* This would be consistent with the approval of the 1999 Northeast Los Angeles Community Plan Revision adoption and the subject Council motion.
3. *Impose Q Conditions according to each zone/ subarea to **prohibit new** auto-related uses and add language to regulate auto-oriented and other incompatible uses.*
4. *Existing auto-related uses operating as a conforming use at the time the proposed ordinance is adopted will enjoy a **"pre-existing"** use status which will allow them to seek financing, make improvements and grow up to maximum 20 percent of floor area.*
5. ***Any** expansion or exterior improvement of a "pre-existing" auto-related business will trigger compliance with the Cypress Park & Glassell Park Community Design Overlay District development and design policies.*
6. *Allow for job opportunities in certain uses/ parcels (Home Depot, KIA, lumber yard, and contractor's equipment yard) within the subject project area, for they are job providers and asset to the community.*
7. *Compliance with the intent and purposes of the Northeast Community Plan, LAMC, and the adopted Programs (CDO and RIO) will be enforced.*

CONDITIONS OF APPROVAL

Section 2. Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

Note: Please refer to the attached [Q] Conditions Table (Exhibit B) which will co-relate to the proposed Ordinance Map Subareas (Exhibit A2).

Section 3. The prohibitions specified in Section 2 of this Ordinance shall not apply to any building permit for which a vested right has accrued prior to the effective date of this Ordinance.

FINDINGS

General Plan Findings

1. **General Plan Land Use Designation.** The subject property is located within the Northeast Community Plan area which, was adopted on June 15, 1999 (pursuant to Council File 99-0711). The Northeast Community Plan gives various land use designations to the subject target subareas, including Commercial Manufacturing, Limited Manufacturing, Neighborhood Commercial, Community Commercial, and Public Facilities, each with their corresponding zones. The proposed Zone Changes which include adding or modifying Q Condition language to specific subareas as depicted in the attached Ordinance Maps are consistent with the existing General Plan Goals, Objectives and Policies.
2. **General Plan Text.** The following Northeast Community Plan's land use objectives are consistent with the proposed project:

Objective 2-3: To minimize conflicts between auto-related and pedestrian-oriented activities.

Policy 2-3-1: Allow for adequate allocation of land for auto-related uses.

Policy 2-3-2: Encourage the formation of pedestrian-friendly environments.

Objective 3-2: To provide for existing and future uses that contribute job opportunities for residents and minimize adverse environmental and visual impacts on the community.

Policy 3-2.2: Require compatibility through design treatments, compliance with environmental protection standards, and health and safety requirements for industrial uses that adjoin residential neighborhoods and commercial uses.

The Northeast Los Angeles Community Plan sets forth and calls for zoning actions to "*minimize conflicts between auto-related and pedestrian-oriented activities*" (Objective 2-3). The subject project allows for adequate allocation of land for auto-related uses (Policy 2-3-1) by regulating incompatible auto-related and auto-oriented uses with existing adopted programs which promote a pedestrian environment. Furthermore, the Q Conditions constitute a significant step in eliminating blight, eliminates drive-through development in a pedestrian oriented area, and seek to improve the quality of life in the Cypress Park and Glassell Park communities.

3. The **Transportation Element** of the General Plan will not be affected by the recommended action herein.
4. The **Sewerage Facilities Element** of the General Plan will not be affected by the recommended action.

5. Zone Change Findings

The adoption of the zone changes which include adding or modifying Q Condition language to specific subareas as depicted in the Ordinance Map are consistent with the existing General Plan Goals, Objectives and Policies, and are in conformance with public necessity, convenience and general welfare, because the Q Conditions seek to further the Northeast Community Plan objectives and policies.

The proposed Q Conditions are consistent with existing programs that promote a pedestrian friendly environment such as the Cypress Park & Glassell Park, the Fletcher Square Community Design Overlay District, and the River Improvement Overlay or RIO, a tool that addresses land use, landscape and watershed issues along the LA River corridor. There is a general public benefit from providing a consistent zoning that furthers objectives and policies of the Northeast Los Angeles Community Plan as well as existing programs that foster and promote a friendly pedestrian environment.

A significant number of existing auto-related and auto-oriented uses are in conflict with a pedestrian oriented environment because they are incompatible with existing programs, many of these businesses operate in ways that create visual blight, incur in various code violations.

Commercial Zones. Q Conditions in commercial zones will prevent the establishment of new auto-related uses. Zones C1, C1.5 and C4 already prohibit auto-related uses, but other incompatible uses such as undesirable signage (Electronic Message Display Signs and Pole and Pylon Signs), and therefore further the Cypress Park & Glassell Park CDO and the objectives and purposes of the Northeast Community Plan.

Subareas with a C2 Zone include existing Q Conditions which prohibit 100 percent residential development and limit densities to the RD1.5 and R3 Zones. New Q Conditions prohibiting auto-related, auto-oriented and other incompatible uses are imposed in all parcels or subareas containing the C2 Zone, therefore furthering the objectives and policies of the Northeast Community Plan.

Commercial Manufacturing and Manufacturing Zones. Two subareas contain CM Zones, one along North Figueroa Street and Avenue 26, and the second one on Eagle Rock Boulevard and Verdugo Road. CM Parcels along North Figueroa Street include existing Q Conditions which prohibit auto-related uses, and additional Q Conditions prohibiting incompatible uses will be imposed. This action will minimize the conflicts between pedestrian activities and incompatible uses as set forth in the Northeast Community Plan Objectives and Policies. New Q Conditions are added to Commercial Manufacturing parcels along Eagle Rock Boulevard will be consistent with the Northeast Community Plan objectives and policies.

Manufacturing Zones (MR1, M1, M2 and M3) are located primarily along San Fernando Road (both sides) towards the Los Angeles River and along Verdugo Road. These Zones are the primary target of this case because, historically, uses on these parcels are incompatible with residential areas in both Cypress Park and Glassell Park communities, create visual blight and thus their uses are incompatible with pedestrian activities, and also because the bulk of these zones are located in close proximity to the Los Angeles River. Prohibition of auto-related, auto oriented, and other incompatible uses are outlined in most of the subareas containing these zones.

Staff took exception on two areas that provide a significant number of jobs and constitute a backbone for the local economy in terms of employment; these two sites are the Home

Depot site, and the KIA site. Upon request of community members and stakeholders, the Home Depot site was exempted from any Q Condition. The Home Depot site is located North of North Figueroa Street, east of Avenue 26 and southeast of San Fernando Road. The Home Depot facility is well maintained and in close proximity to the major thoroughfares, including the 110 FREEWAY.

The KIA dealership site is located on San Fernando Road and North Cazador Street. Currently, this site operates as a non-conforming use. The KIA site leases portions of adjoining properties to the north for business operations. Currently, KIA is in negotiations with the City of Los Angeles to lease City owned property south of the subject site to expand business operations, thereby creating job opportunities for local residents. Modification of existing Q Conditions language to the KIA site and a portion of the City owned property to the south to allow for business expansion and thus the provision of additional job opportunities for local residents, is in conformance with Policy 2-3-1 "Allow for adequate allocation of land for auto-related uses," and Objective 2-3-2 "To provide for existing and future uses that contribute job opportunities for residents and minimize adverse environmental and visual impacts on the community." Therefore, such action furthers the intent and purposes of the Northeast Community Plan.

8. **Environmental Findings (CEQA)** - For the reasons set forth in the proposed Mitigated Negative Declaration number ENV-2008-3992-ND, the project will not have a significant effect on the environment.

PUBLIC HEARING AND COMMUNICATIONS

Summary of Public Hearing Testimony and Communications Received

The Public Hearing on this matter was held at the Cypress Park Recreation Center on Tuesday, November 18, 2008, at 6:30 P.M.

1. Present: Approximately 30 people attended the meeting and 16 provided their name and address on a sign in sheet.
2. Speakers: 11 people provided testimony.
3. Representatives of Council Offices 1, 13 and 14 were present.

Public Hearing Testimony Notes

Representatives from Council Offices 1, 13 and 14.

1. The representatives provided testimony and recommended support of the project.

SPEAKERS COMMENTS

Four persons acknowledge that some kind of land use control to prevent an over-saturation of auto-repair uses, would be beneficial to the community because there are already too many. However, three of these persons indicated that they felt the land use controls proposed by the Q-Conditions (as drafted at the time of the hearing) would be onerous and have a negative impact on existing businesses.

Three persons indicated that some form of land use control is needed to work in concert with the Cypress Park/Glassell Park Community Design Overlay, and that the uses targeted by the Q-Condition are not consistent with the goal of that plan, which promotes pedestrian orientation and the creation of vibrant commercial districts.

Three local business owners commented that the proposed Q-Conditions would render their businesses legally non-conforming, which would have negative ramifications regarding future financing, expansion and ongoing use. These business owners indicated a desire and willingness to have a positive impact on the community and questioned whether an inability to finance or make facility improvements, because of the Q-Condition, would help with this goal.

A representative from an ATS Towing facility indicated that the Q-Condition would be unnecessary and have a negative impact on his business. ATS facilities are closely monitored by the LAPD Commission, and are required to make annual facility upgrades and meet rigorous operational standards per that commission. Such facilities are also confined to specific geographic locations, and a prohibition per the Q-Condition would make it impossible to operate.

Two persons commented that they believed that the Q-Conditions were an attempt, on the part of the City, to render industrial and commercial land useless that that it could be more readily acquired for redevelopment.

One person commented that some form of noise control is needed, specifically mentioning train and church bell noises as harmful.

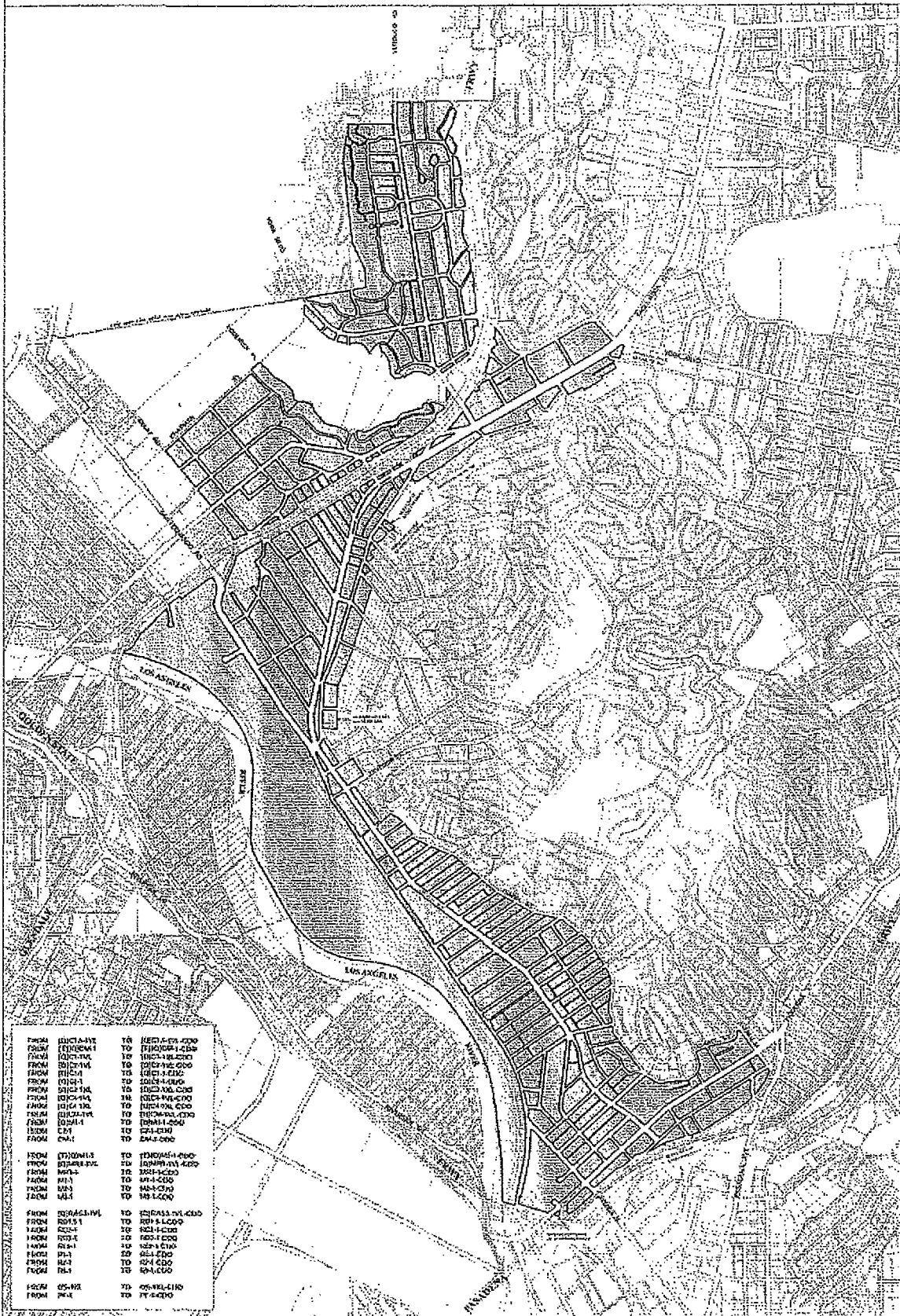
Neighborhood Council Meetings

Staff attended Neighborhood Council meetings with both Glassell Park and Greater Cypress Park. Glassell Park NC expressed great concerns about affecting existing auto-related businesses and the potential inability of business owners to improve their facilities and transfer family investments to their children or relatives. Glassell Park NC members ask for financial opportunities and also a chance for business owners to "clean up" their operations.

The Greater Cypress Park NC supported the Q Conditions and expressed concerns that residential areas are used to host auto-repair uses in garages, accessory structures or driveways, creating a negative impact on these residential areas. Also, a member of the NC suggested that the City provide training programs on how to handle disposable or recyclable waste (oil and other fluids) so that business operators do not dump such residues in the sewer system.

Exhibit A1

Glassell Park / Cypress Park CDO



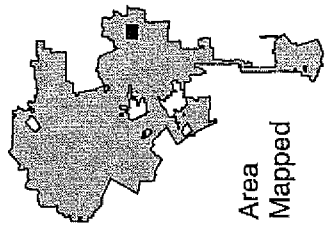
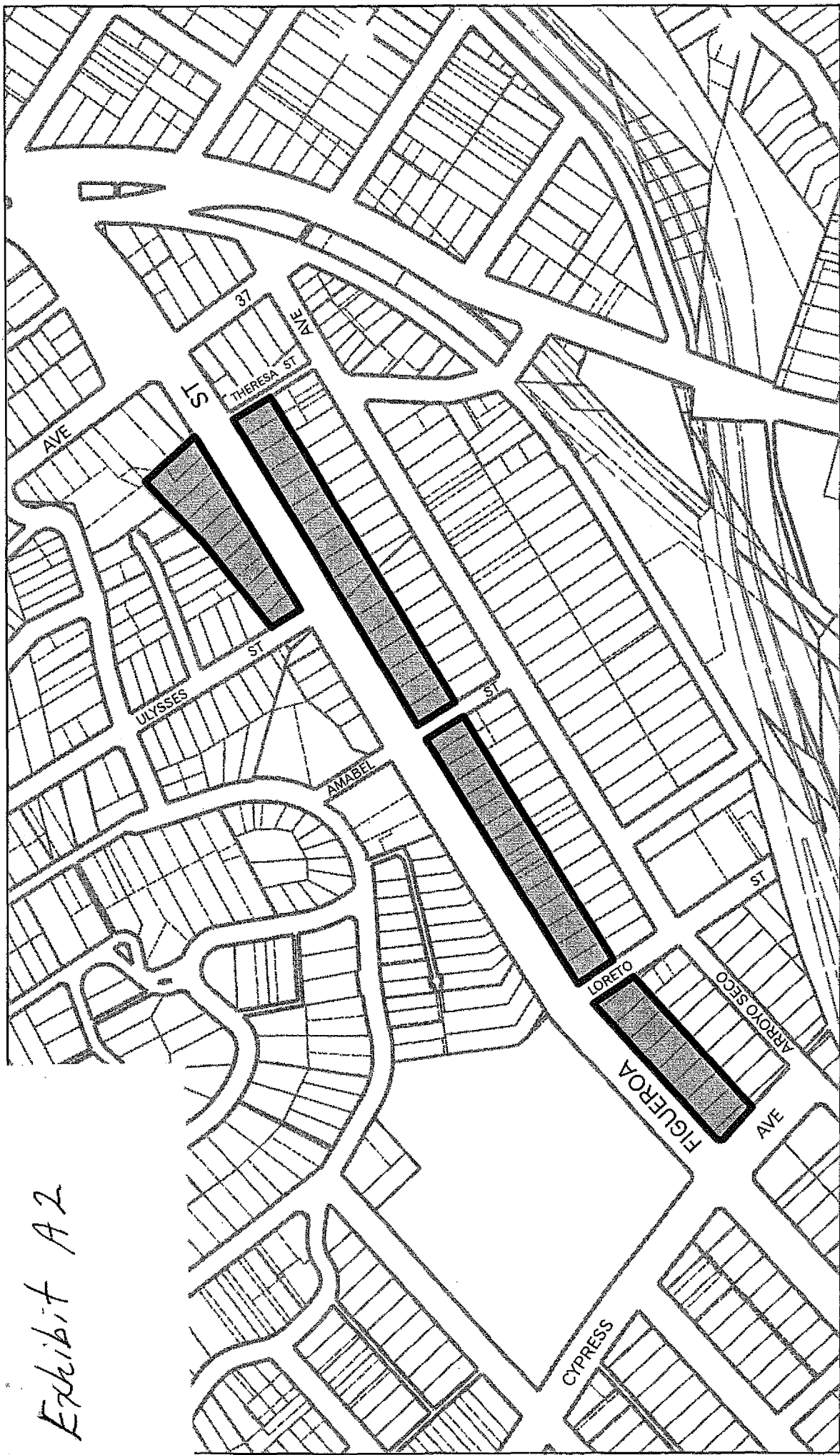
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Exhibit A2



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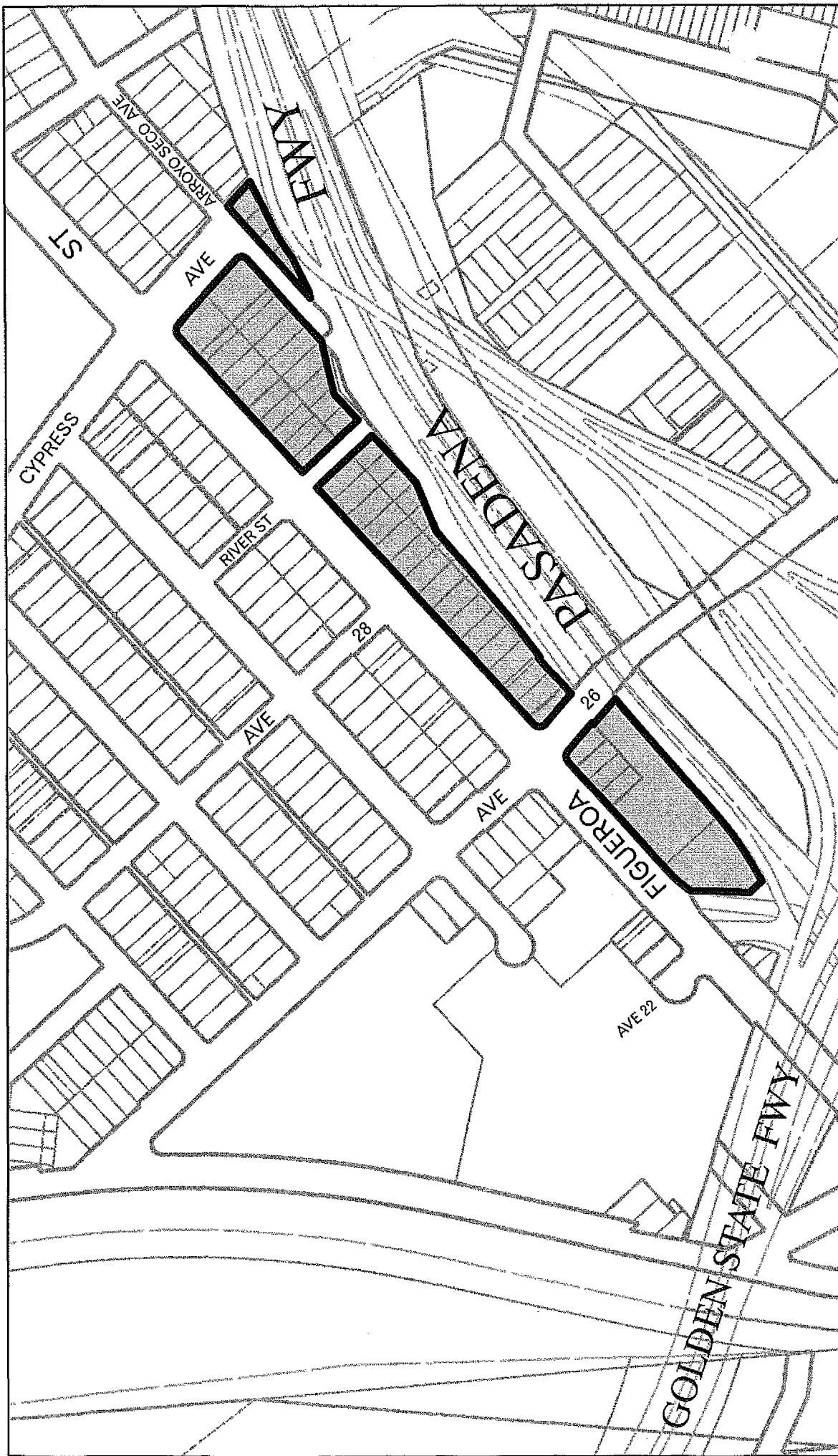
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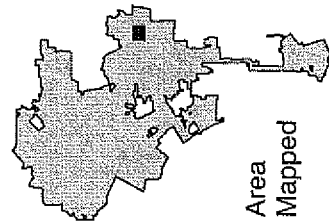
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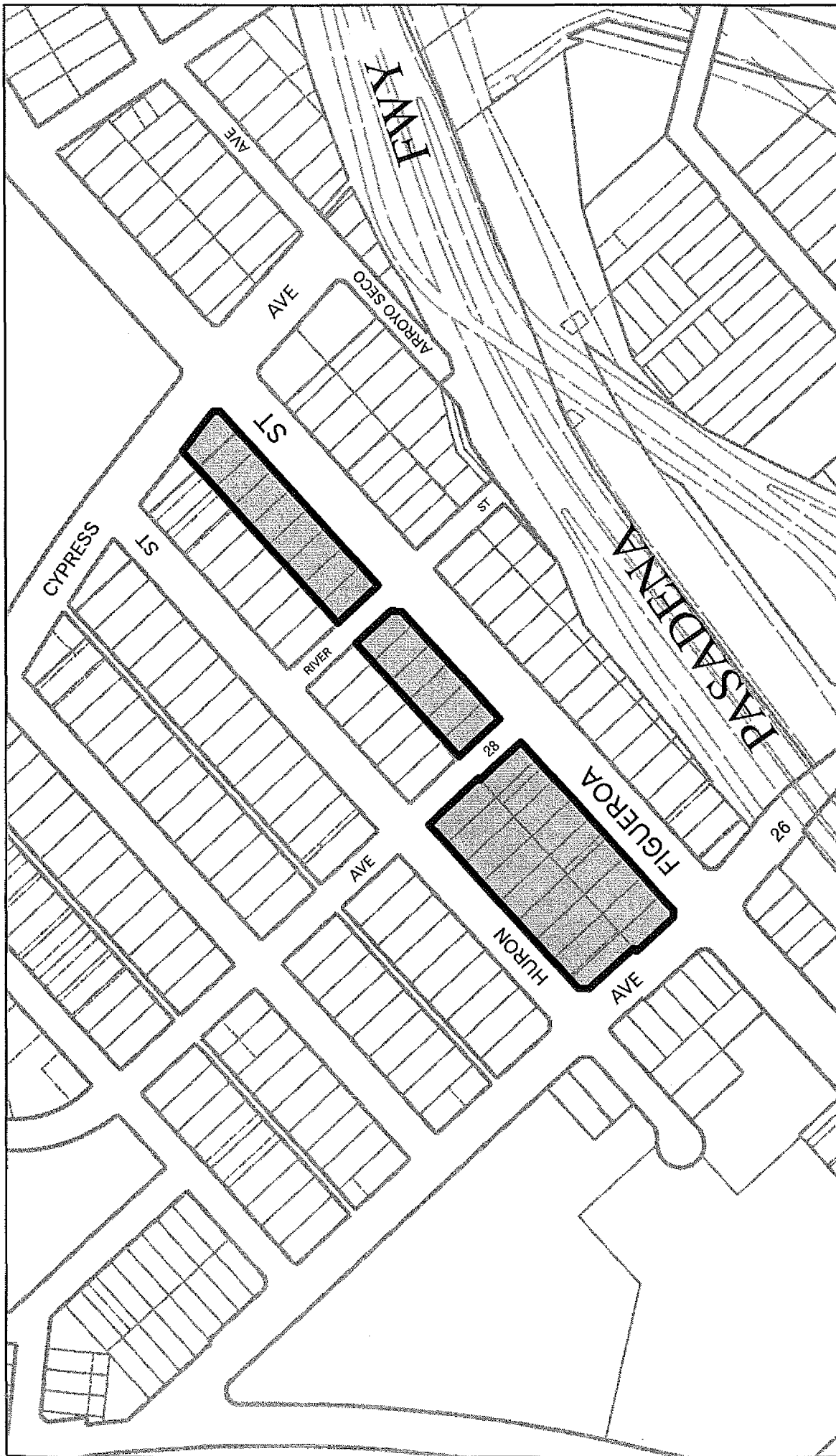


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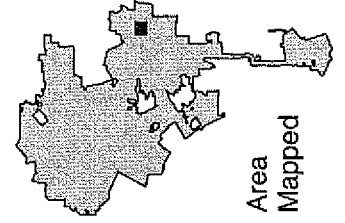
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CPC 2008-3991 ZC

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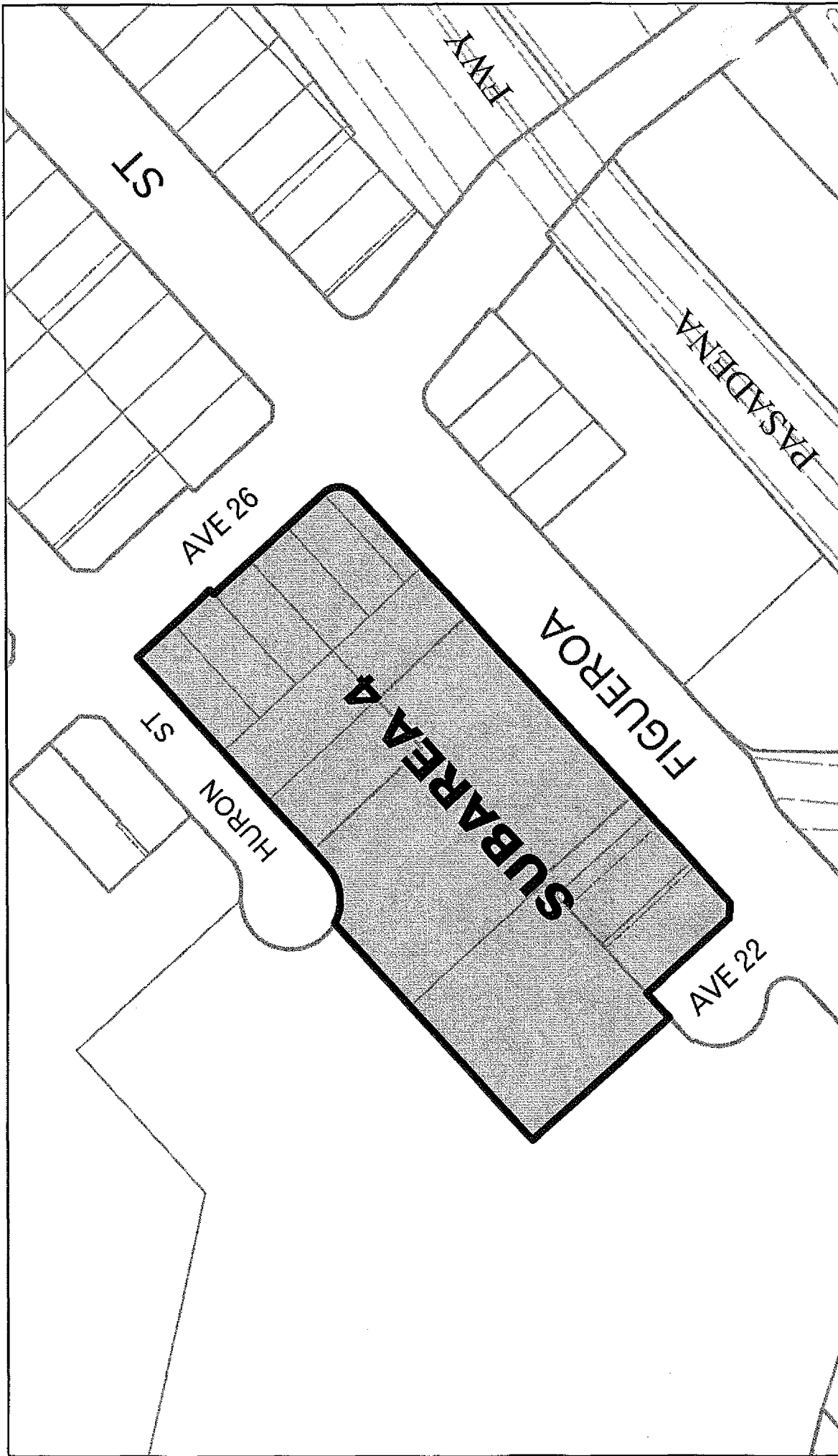
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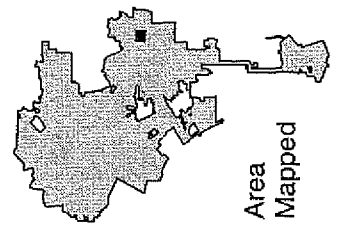
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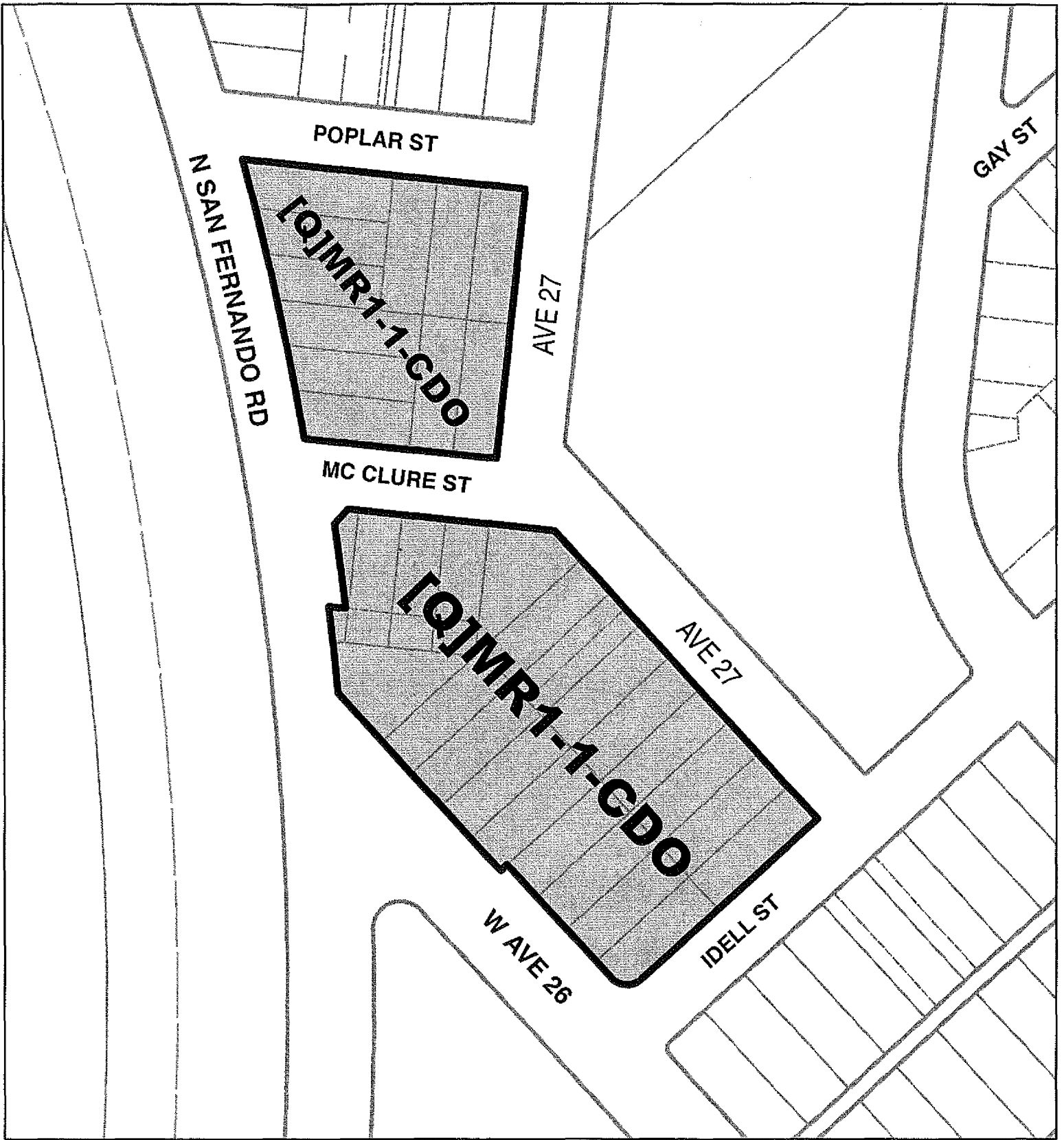


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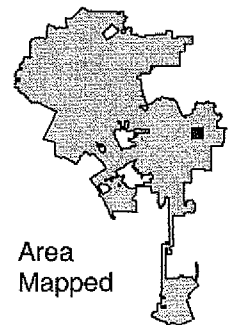
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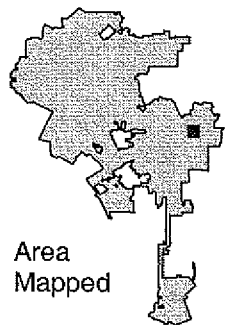
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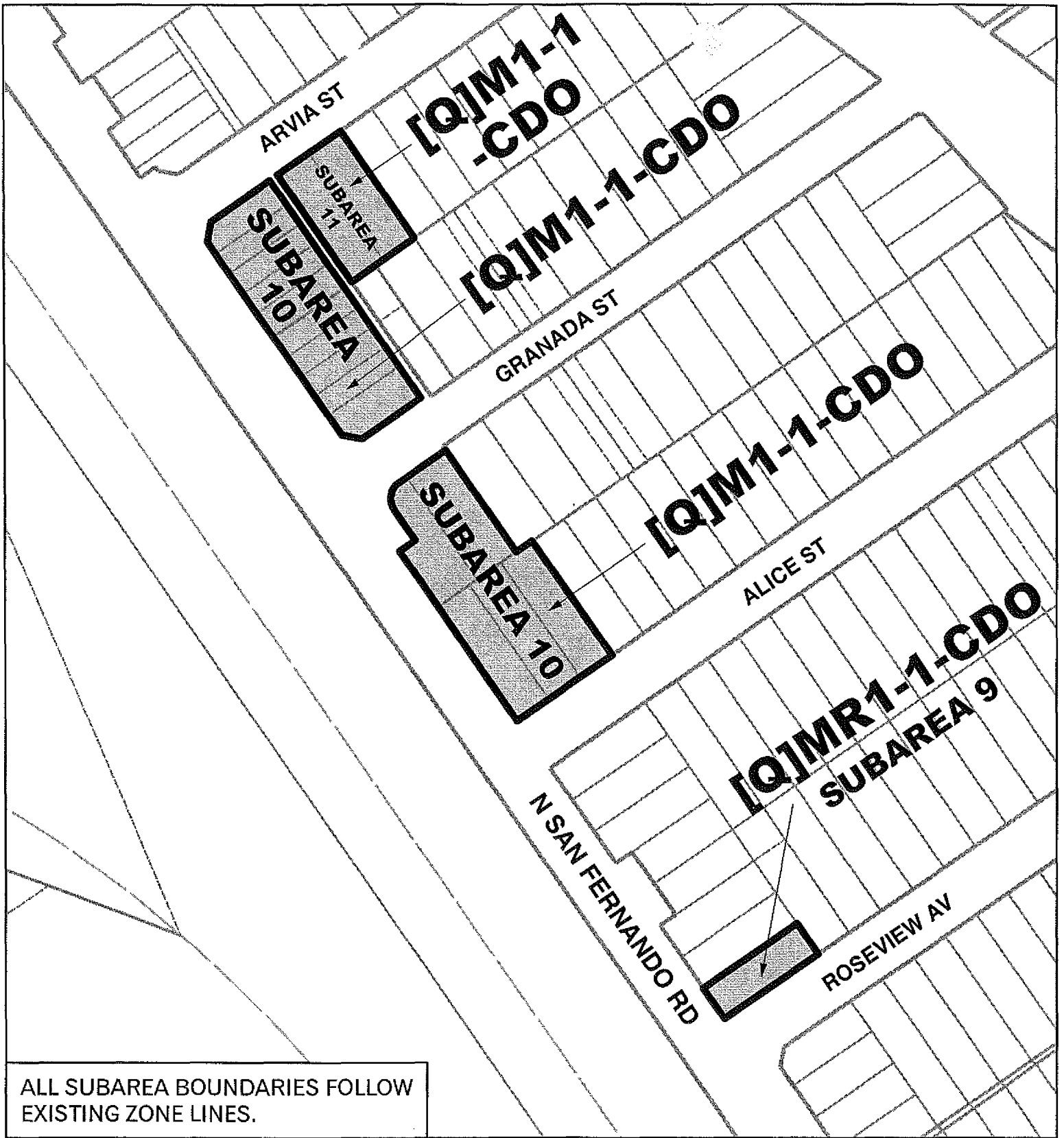
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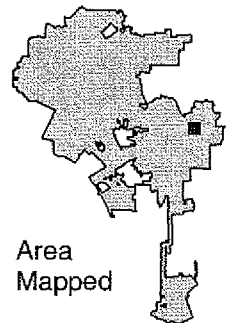
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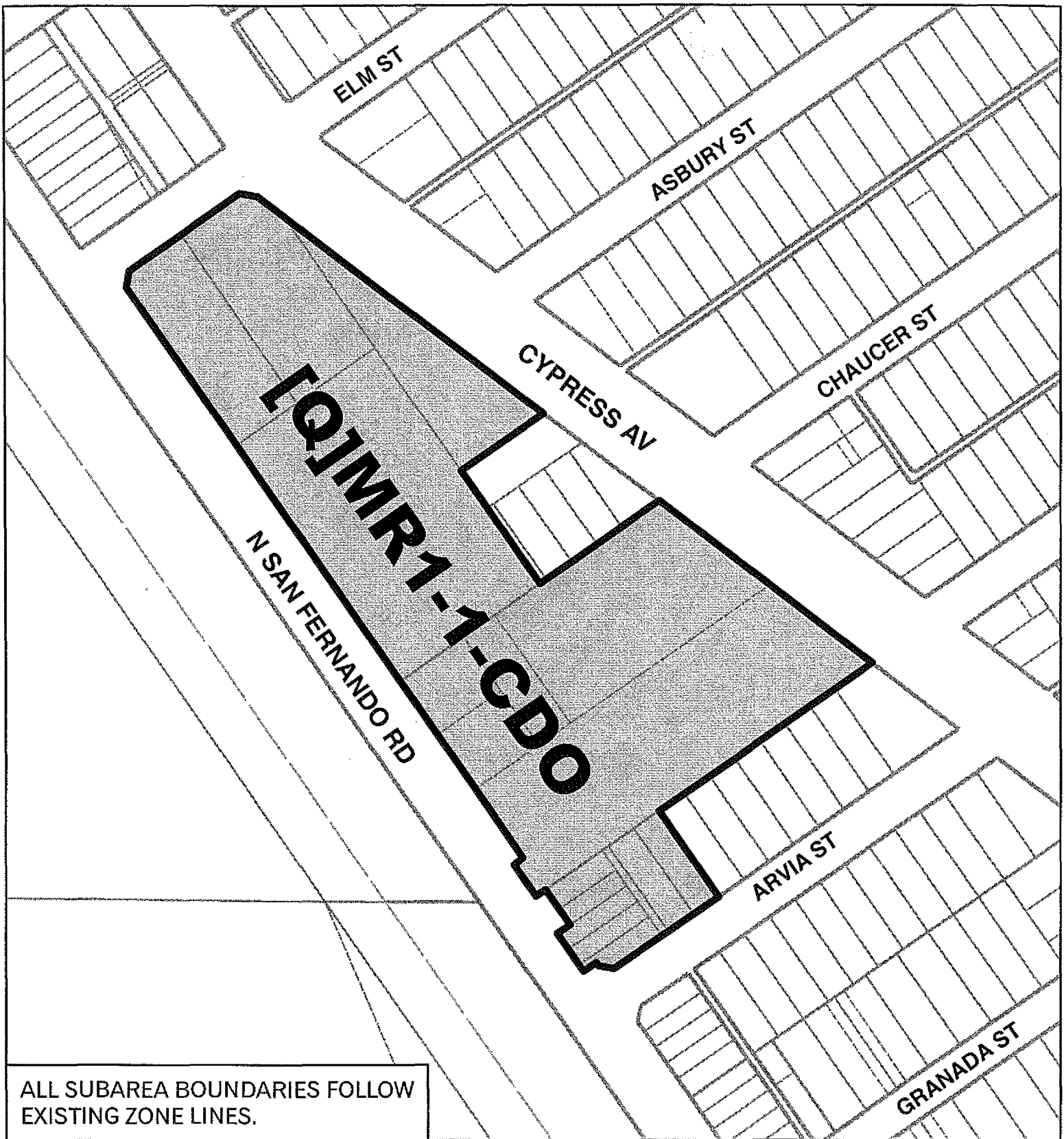
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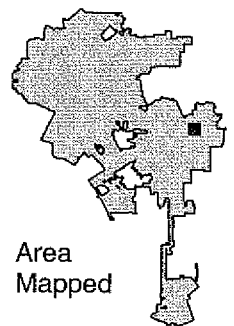
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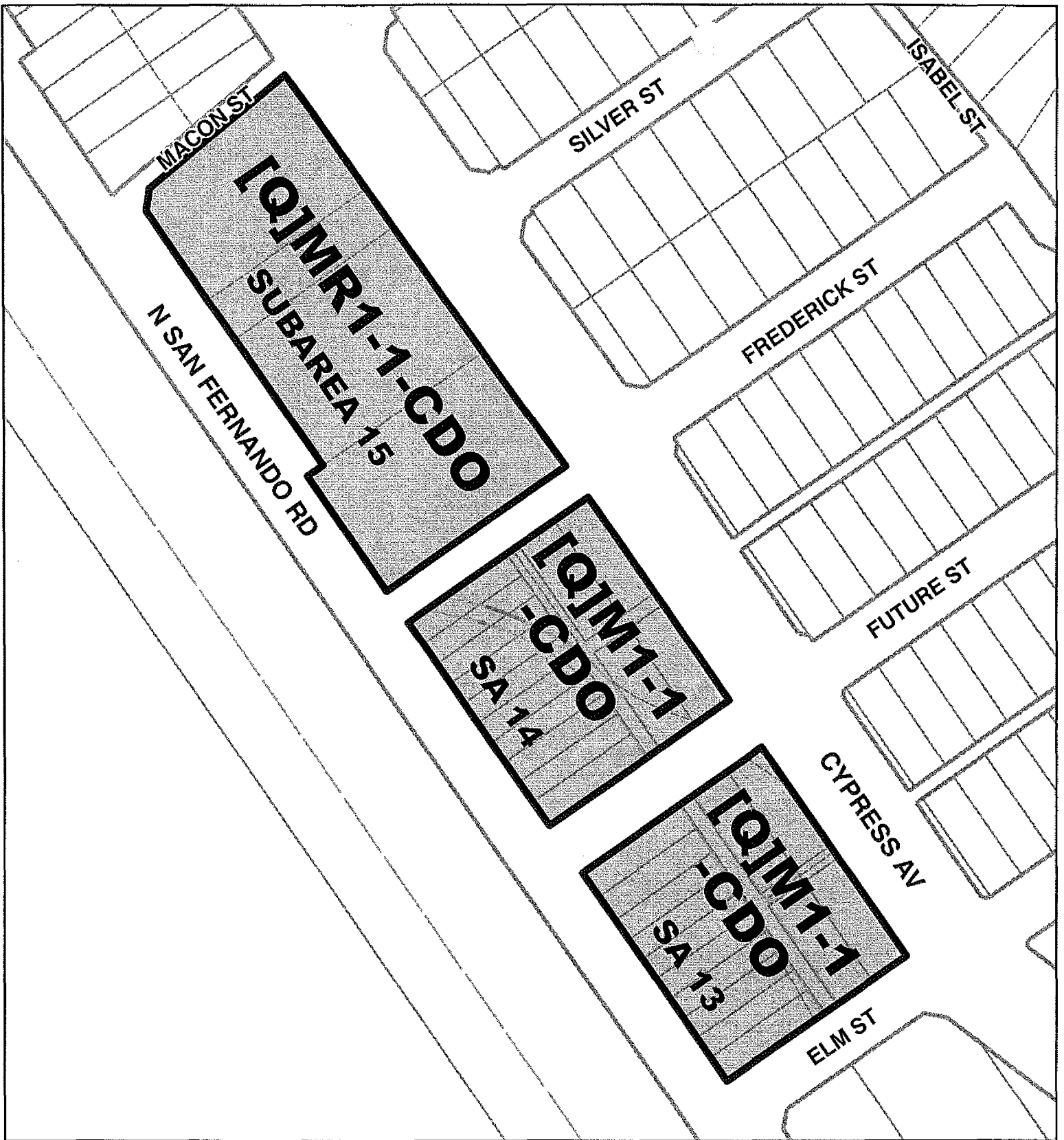
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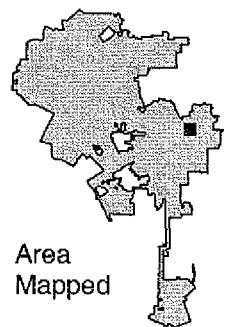
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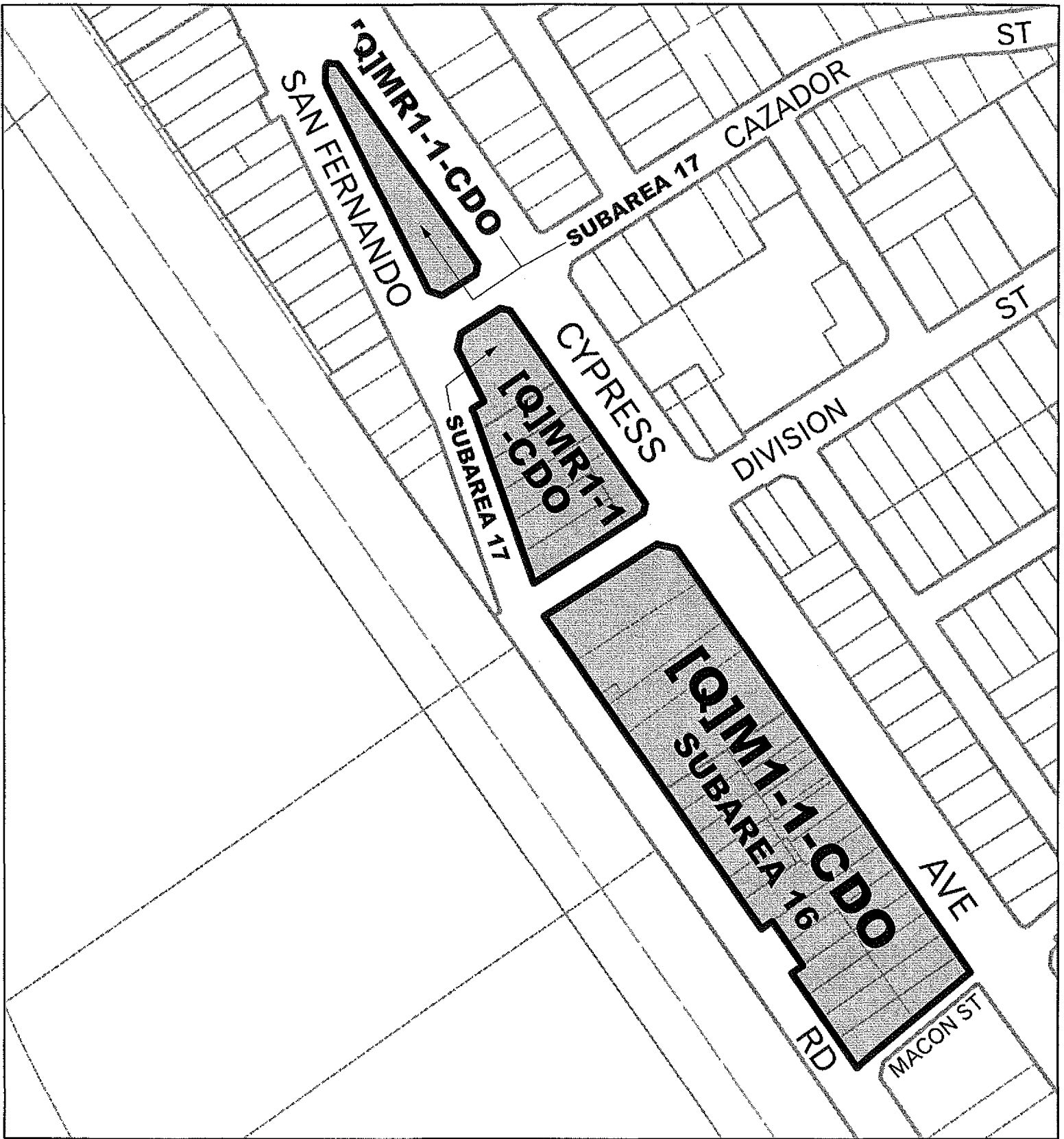
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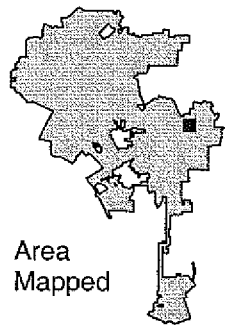
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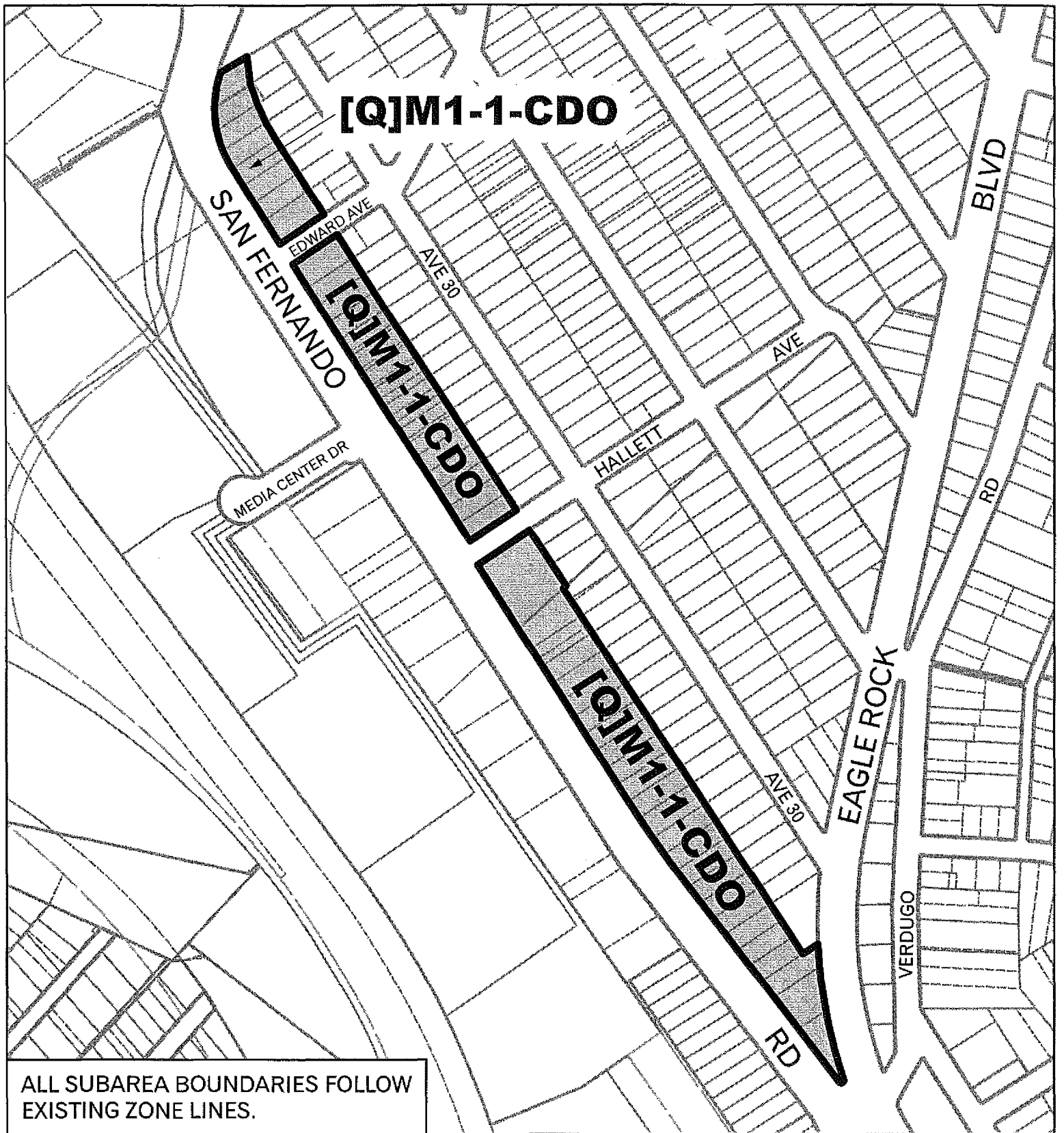
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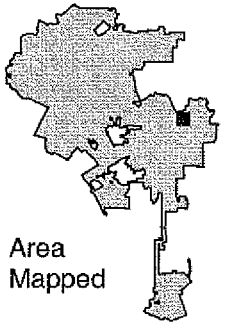
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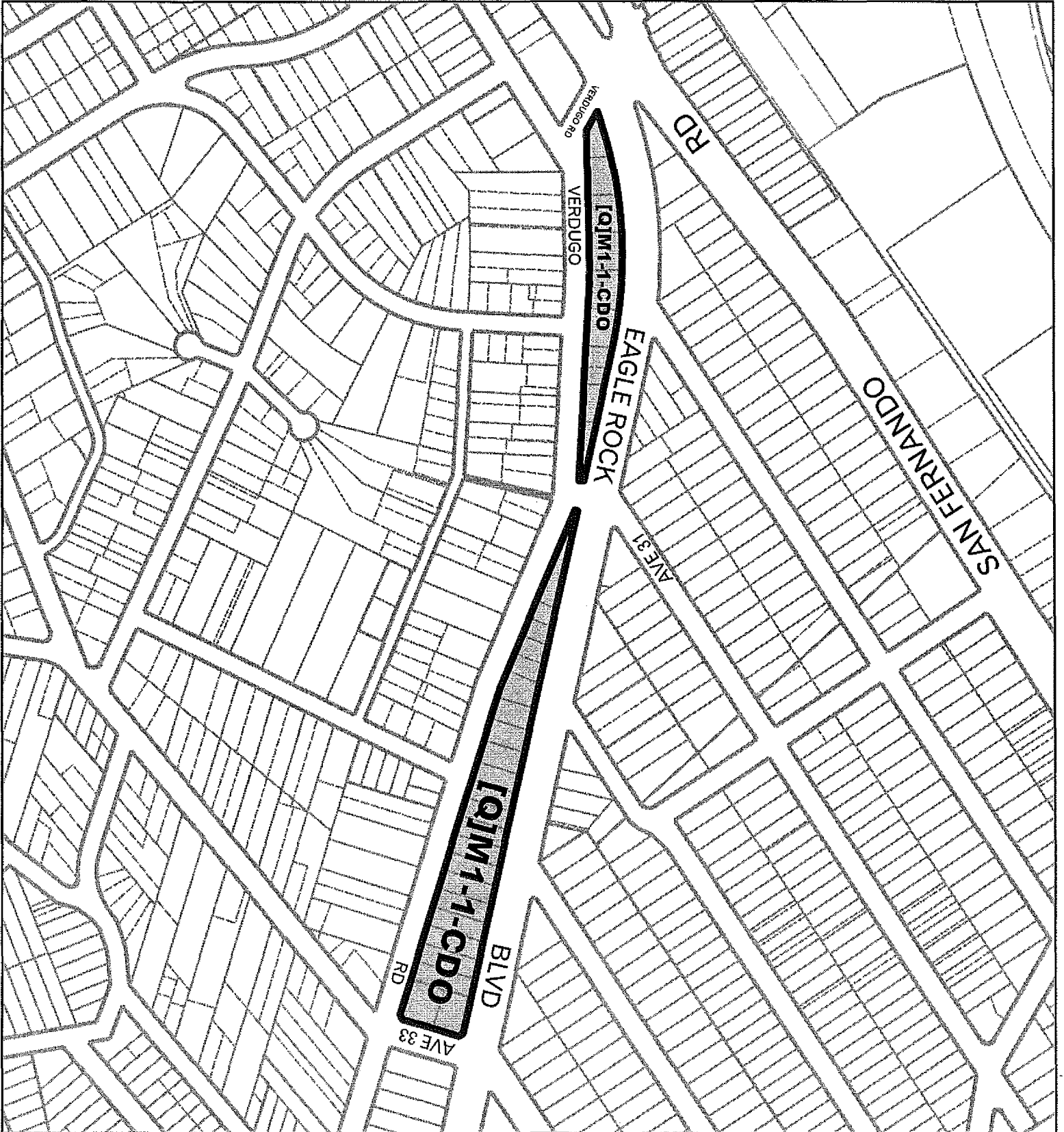
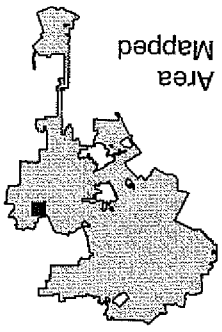
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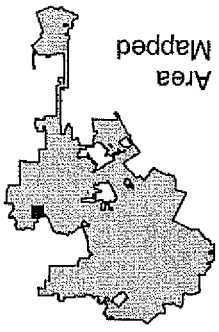
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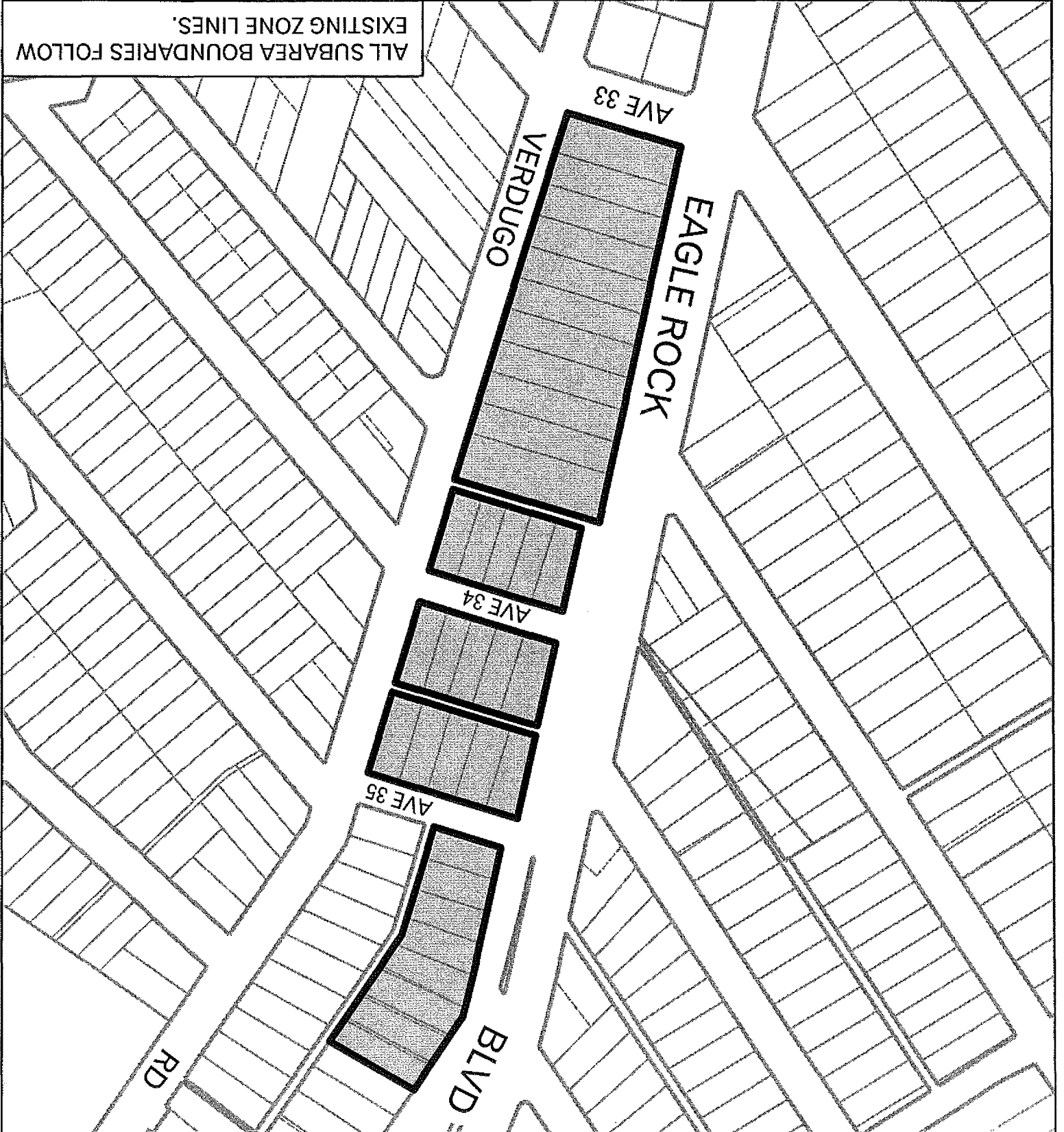


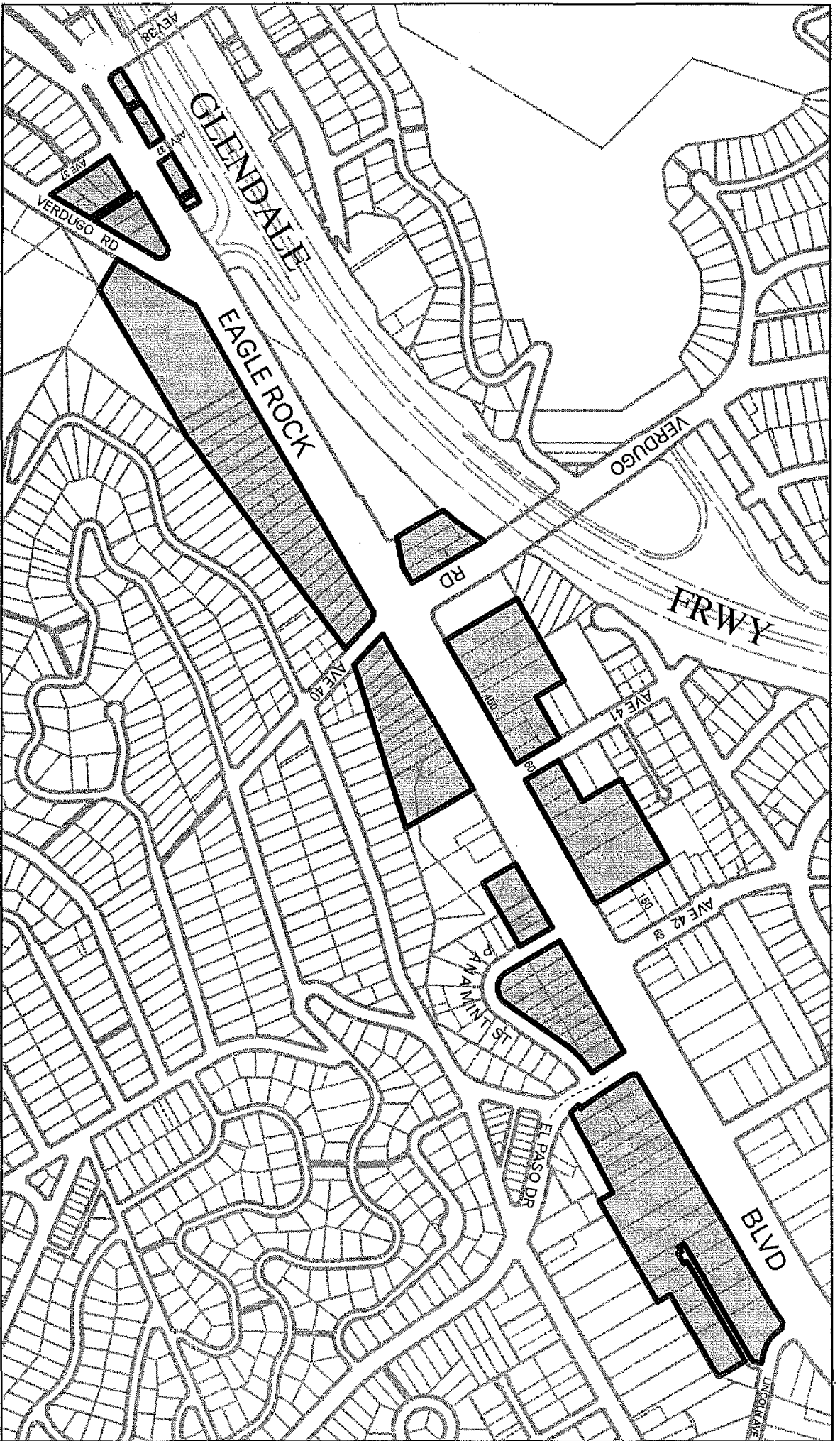
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ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.





ALL SUBAREA BOUNDARIES
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EXCEPT WHERE DIMENSIONED.



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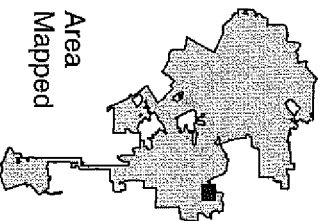


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CPC 2008-3991 ZC

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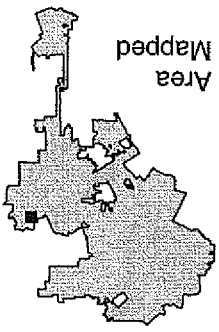
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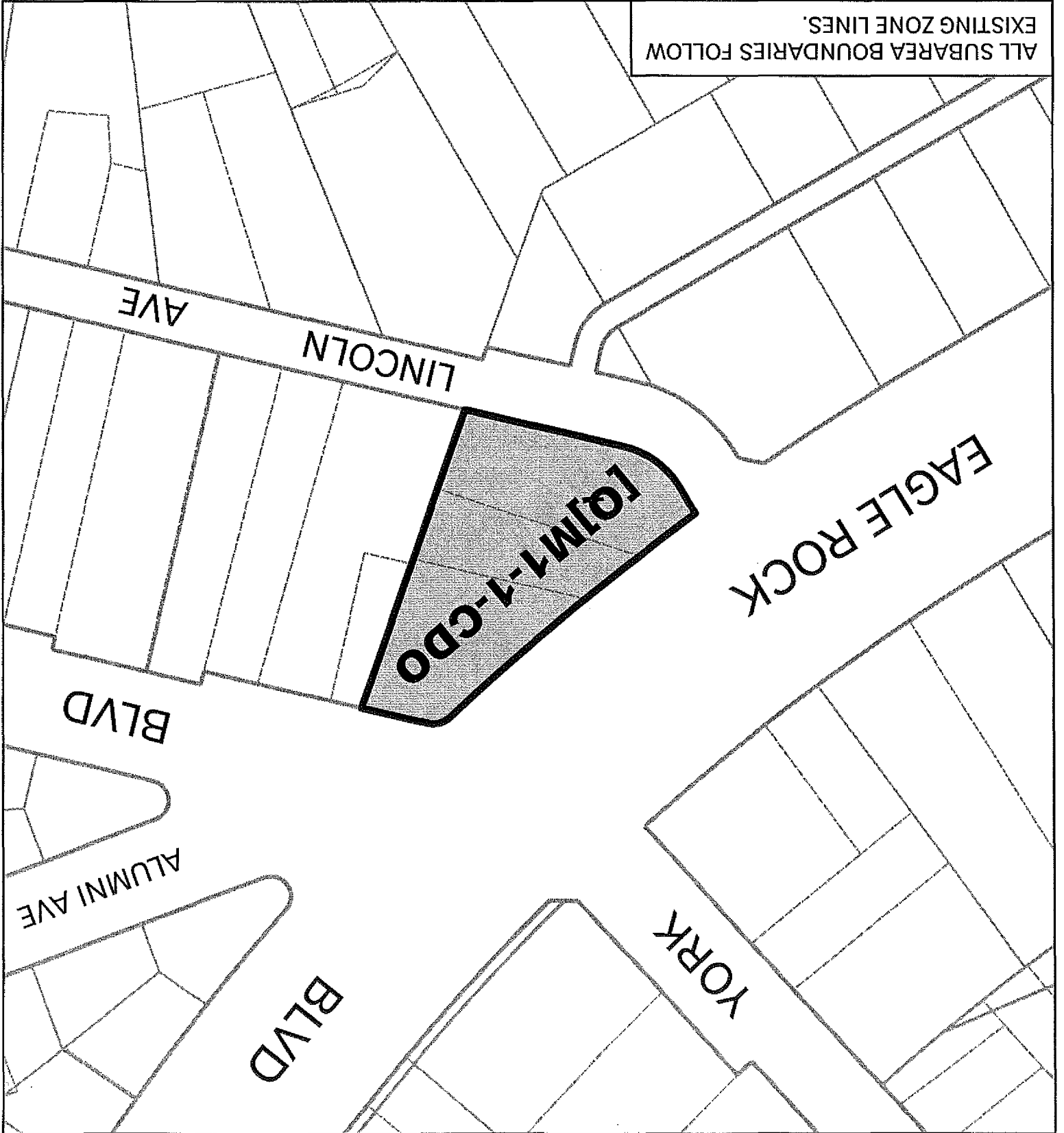
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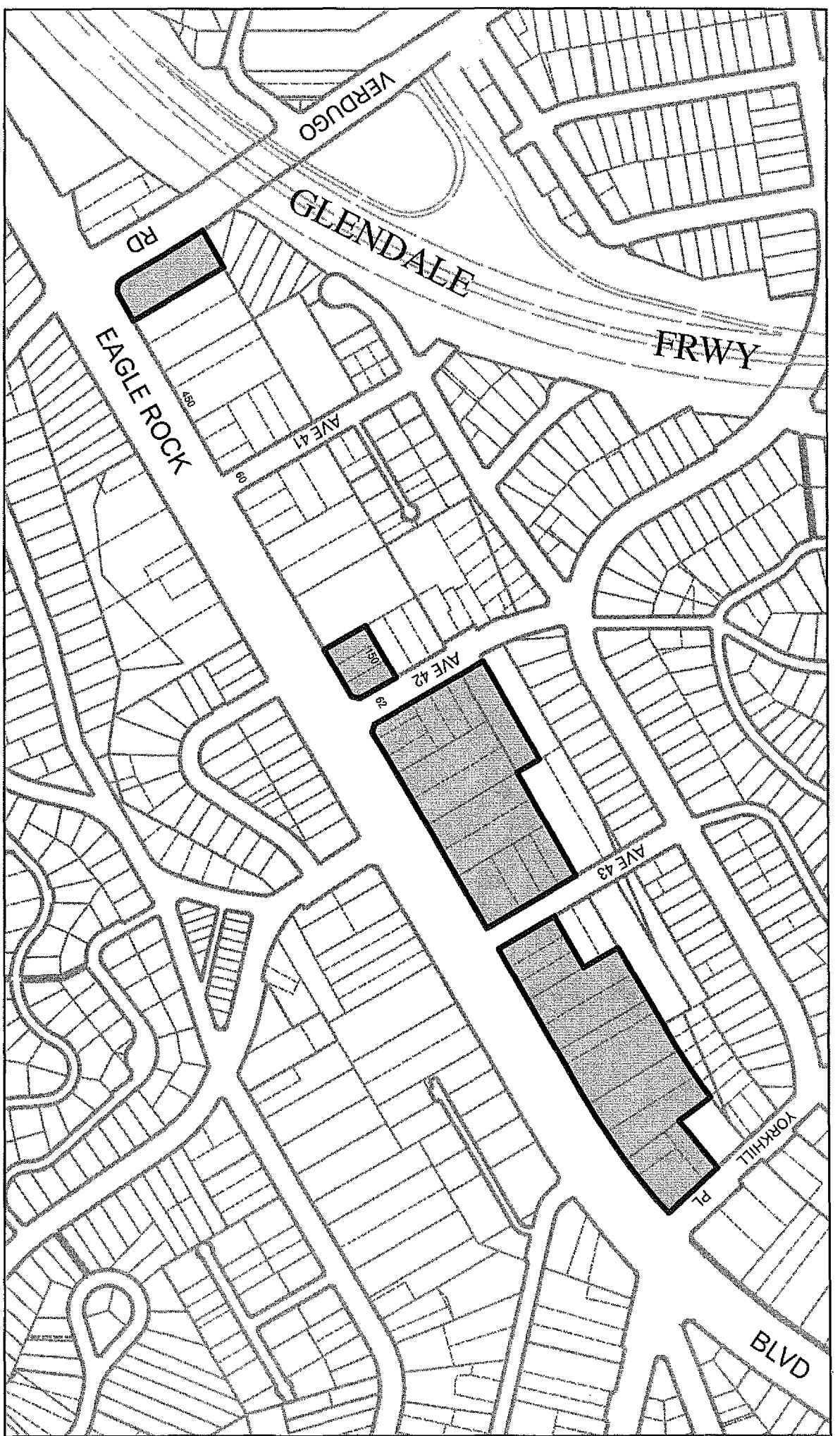
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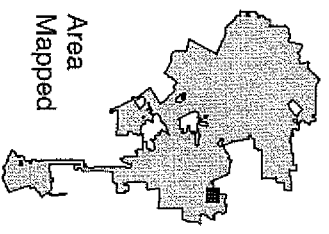


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CPC 2008-3991 ZC

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AE/AA

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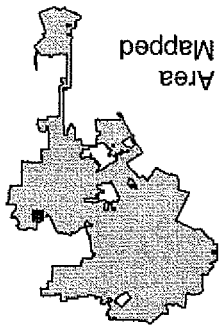
CYPRESS PARK - GLASSSELL PARK, SA 24

D.M. 156 A 217	CPC 2008-3991 ZC
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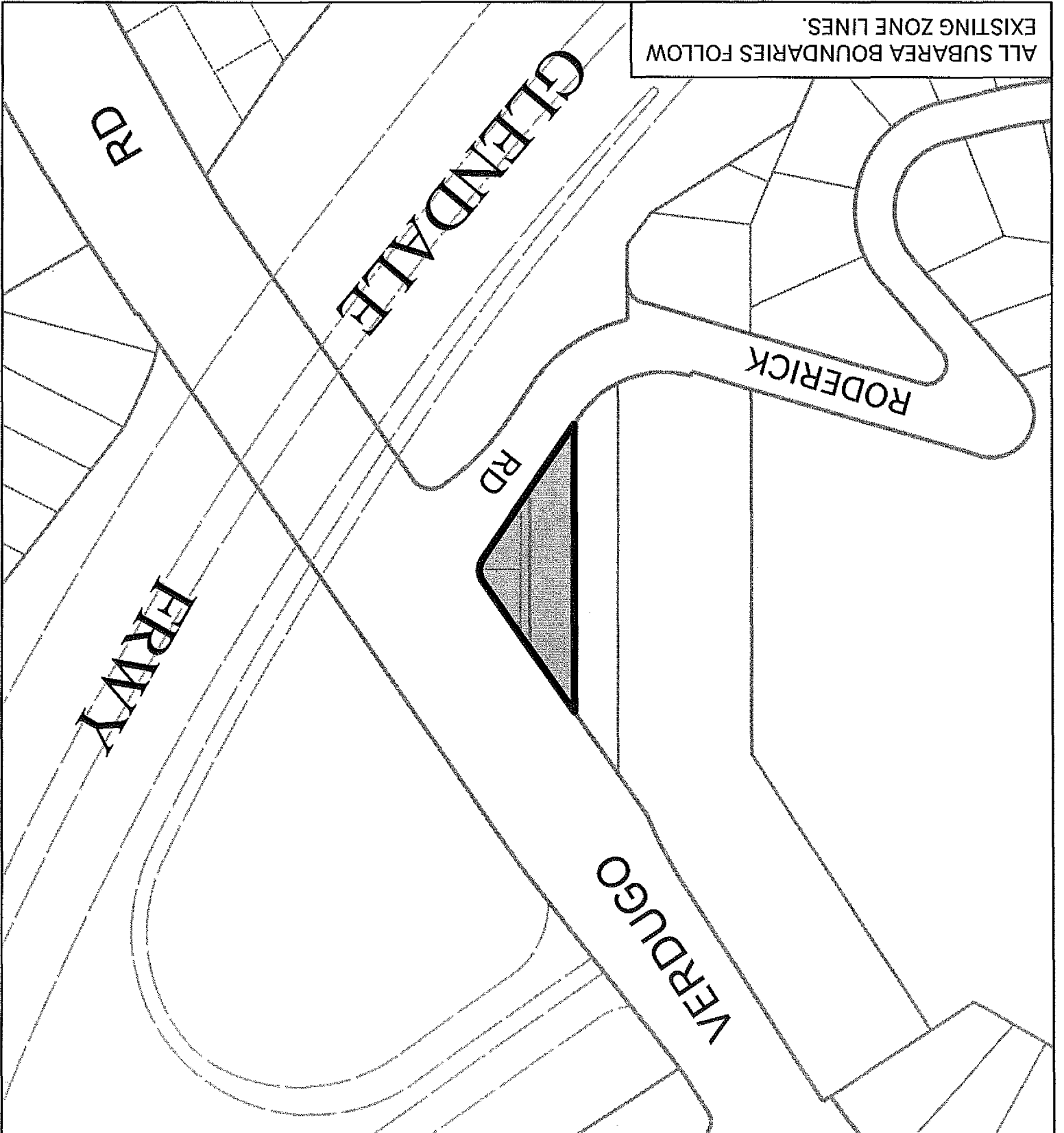
NOT TO SCALE



[0]c1-1-cdo



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



AE/AA

J92409

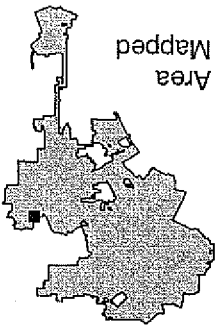
CYPRESS PARK - GLASSELL PARK, SA 25

D.M. 156 A 217, 157.5 A 217	CPC 2008-3991 ZC
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NOT TO SCALE

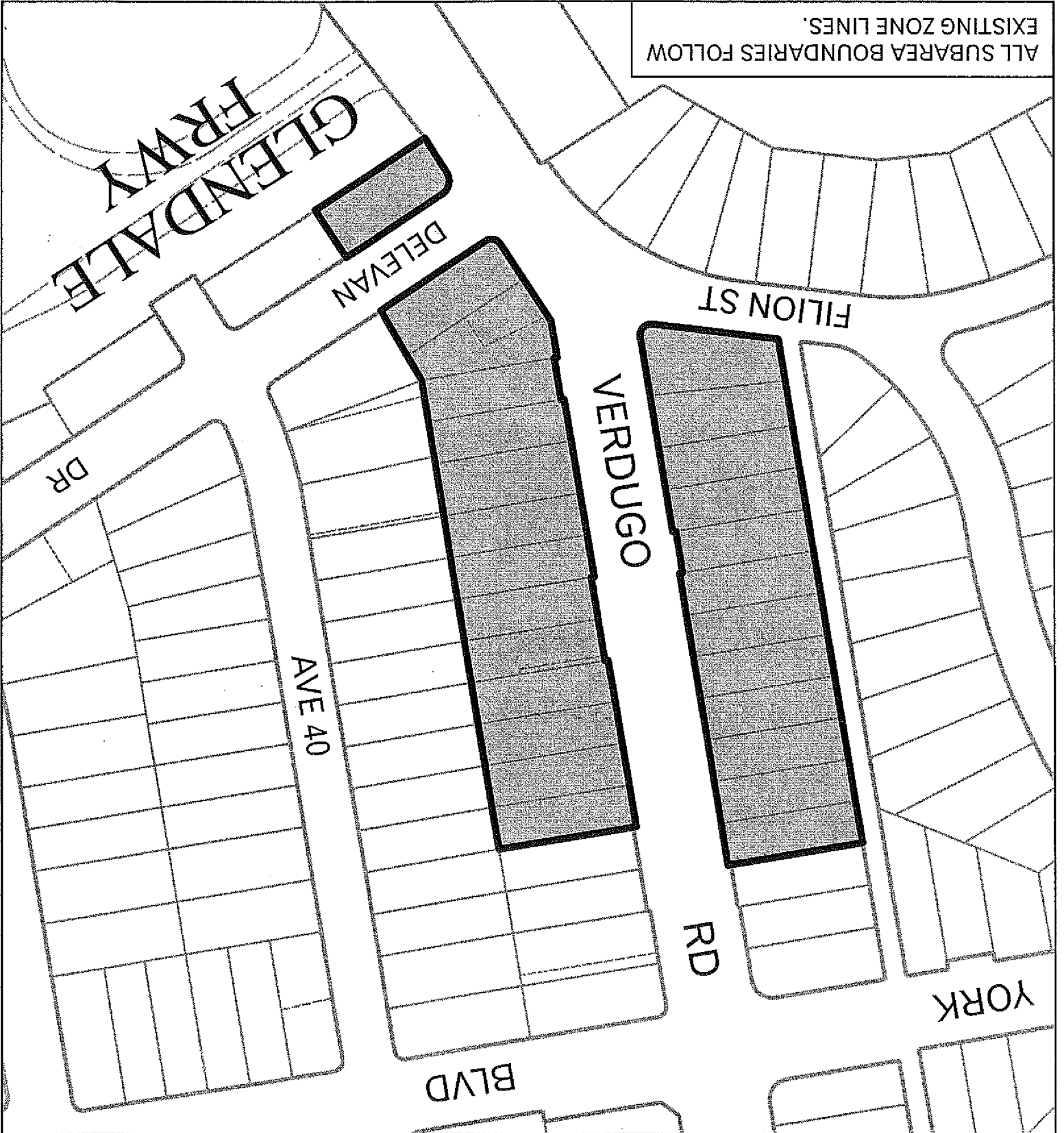


[0]C1-5-1V-L-CDO



Area Mapped

ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



AE/AA

092409

CYPRESS PARK - GLASSELL PARK, SA 26

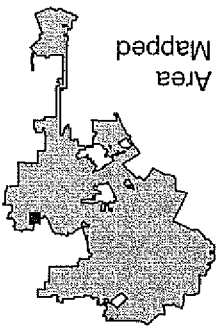
CPC 2008-3991 ZC

D.M. 157.5 A 217

NOT TO SCALE



[q]c-1VL-CDO



Area Mapped

ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



VERDUGO

BLVD

YORK

RD

AE/AA

092409

CYPRESS PARK - GLASSELL PARK, SA 27

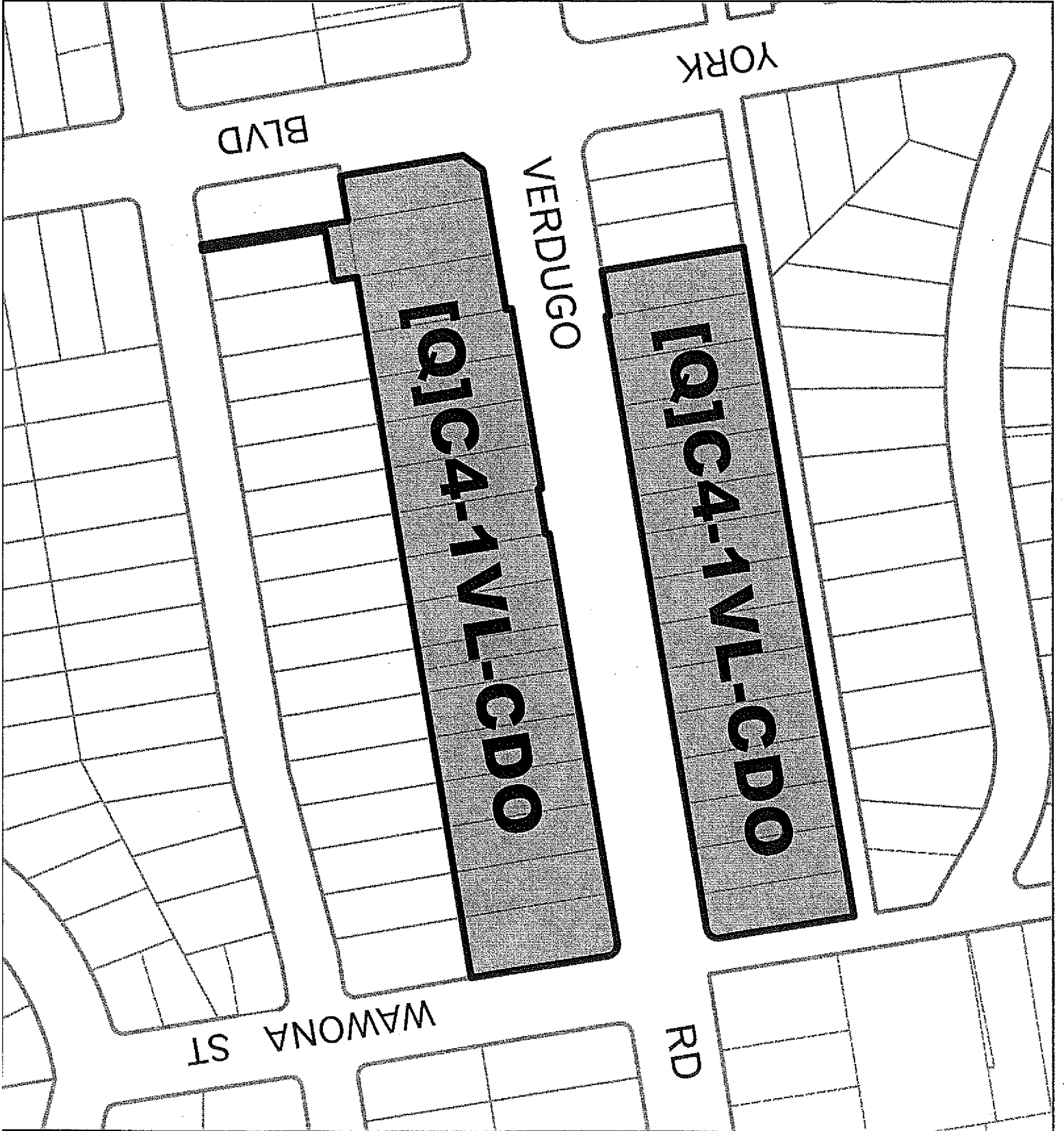
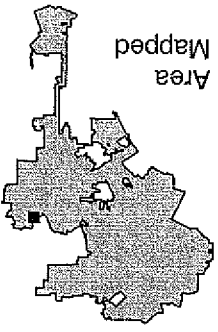
D.M. 157.5 A 217
CPC 2008-3991 ZC

NOT TO SCALE



ALL SUBAREA BOUNDARIES FOLLOW
EXISTING ZONE LINES.

Area
Mapped



AE/AA

092409

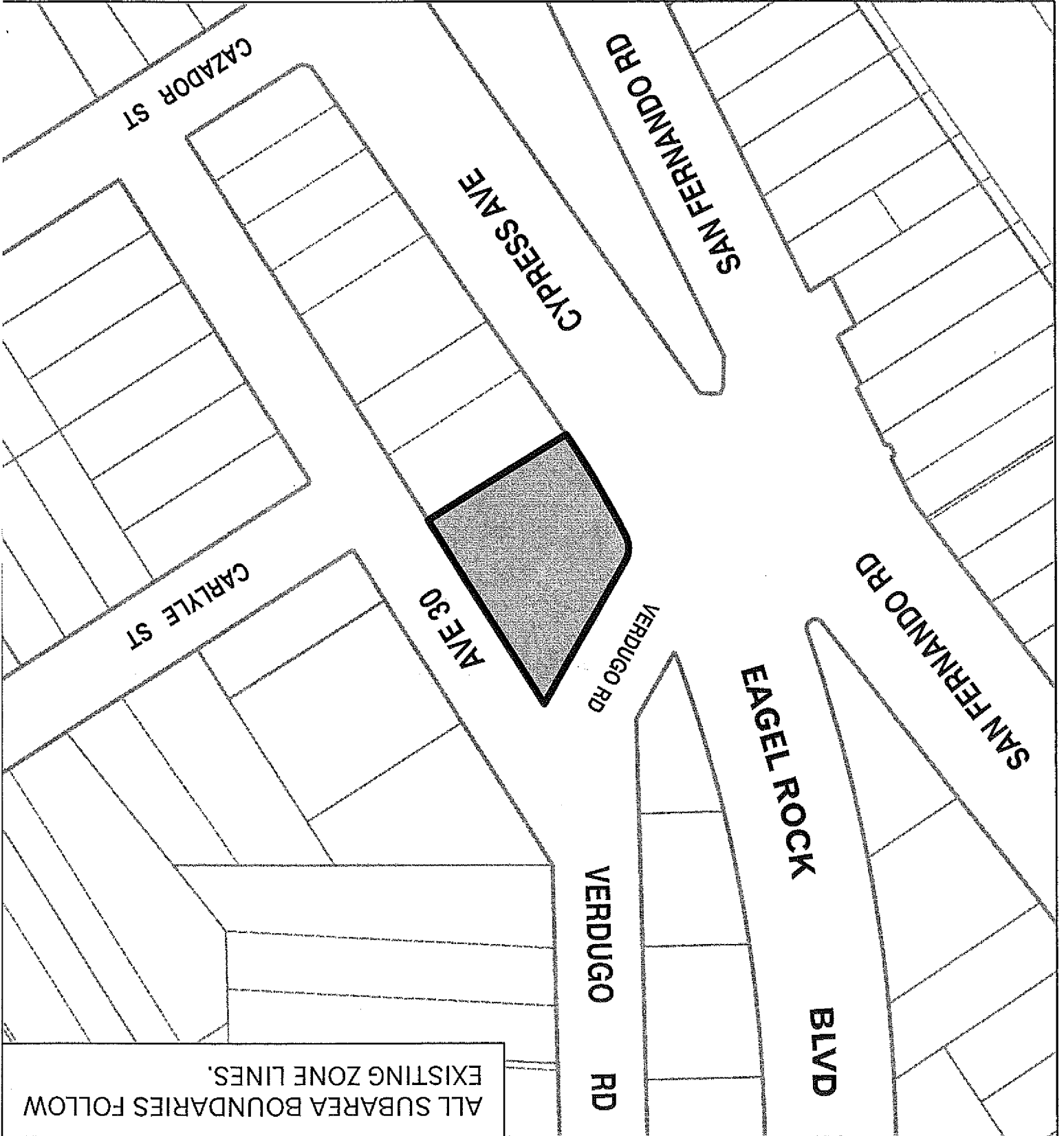
CYPRESS PARK - GLASSELL PARK, SA 28

D.M. 150 B 213	CPC 2008-3991 ZC
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NOT TO SCALE



[Q]MR1-1VL-CDO



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.

AE/AA

092409

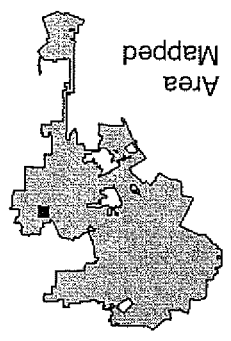
CYPRESS PARK - GLASSELL PARK

D.M. 148.5 A 215, 150 B 213
CPC 2008-3991 ZC

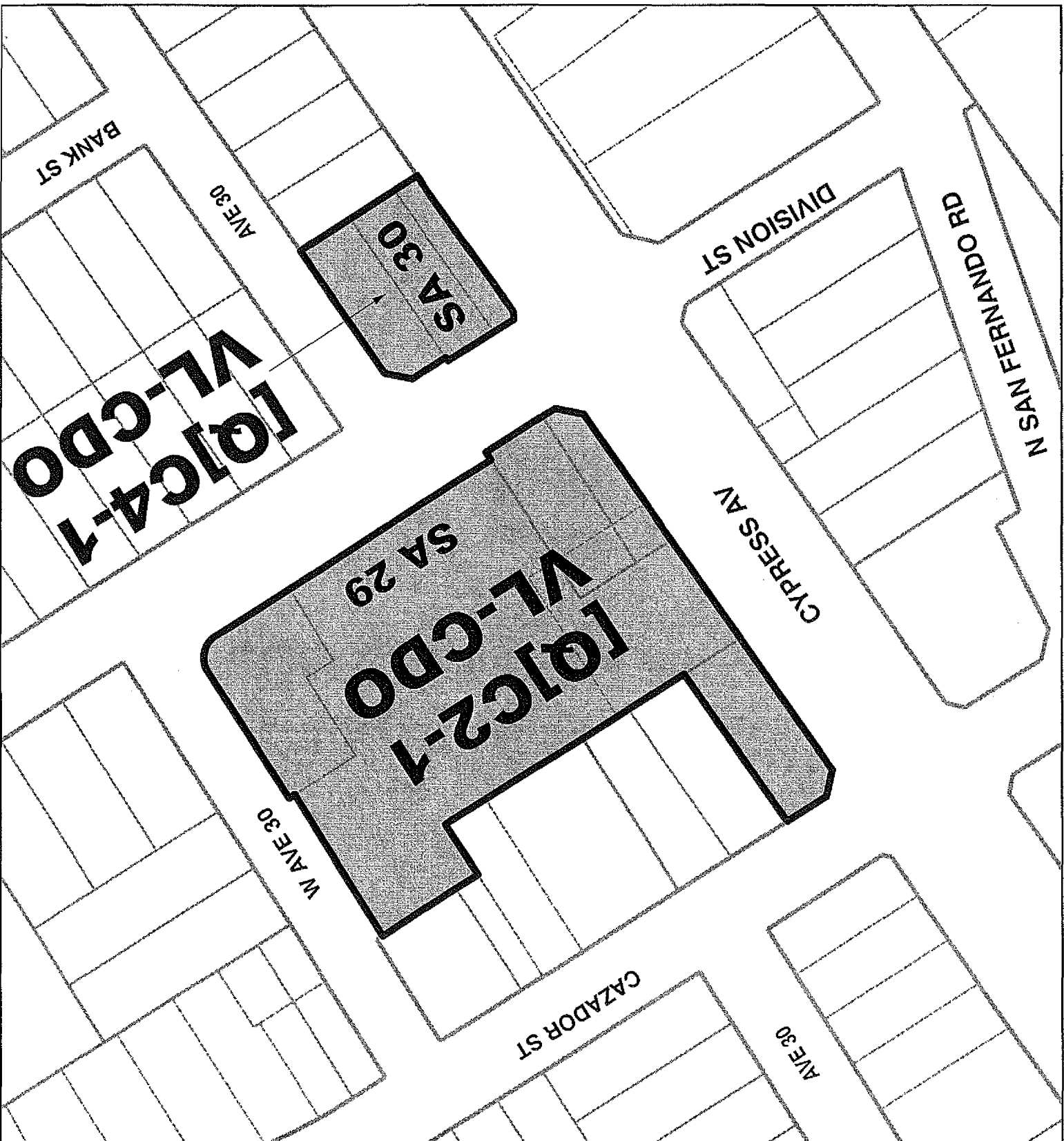
NOT TO SCALE



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



Area Mapped





ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINE.

[q]C4-1XL-CDO

NOT TO SCALE



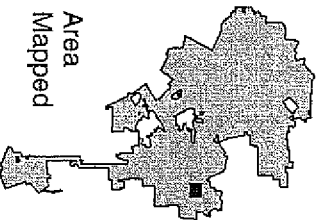
D.M. 145.5 A 217, 145.5 A 219, 147 A 217, 147 A 219

CPC 2008-3991 ZC

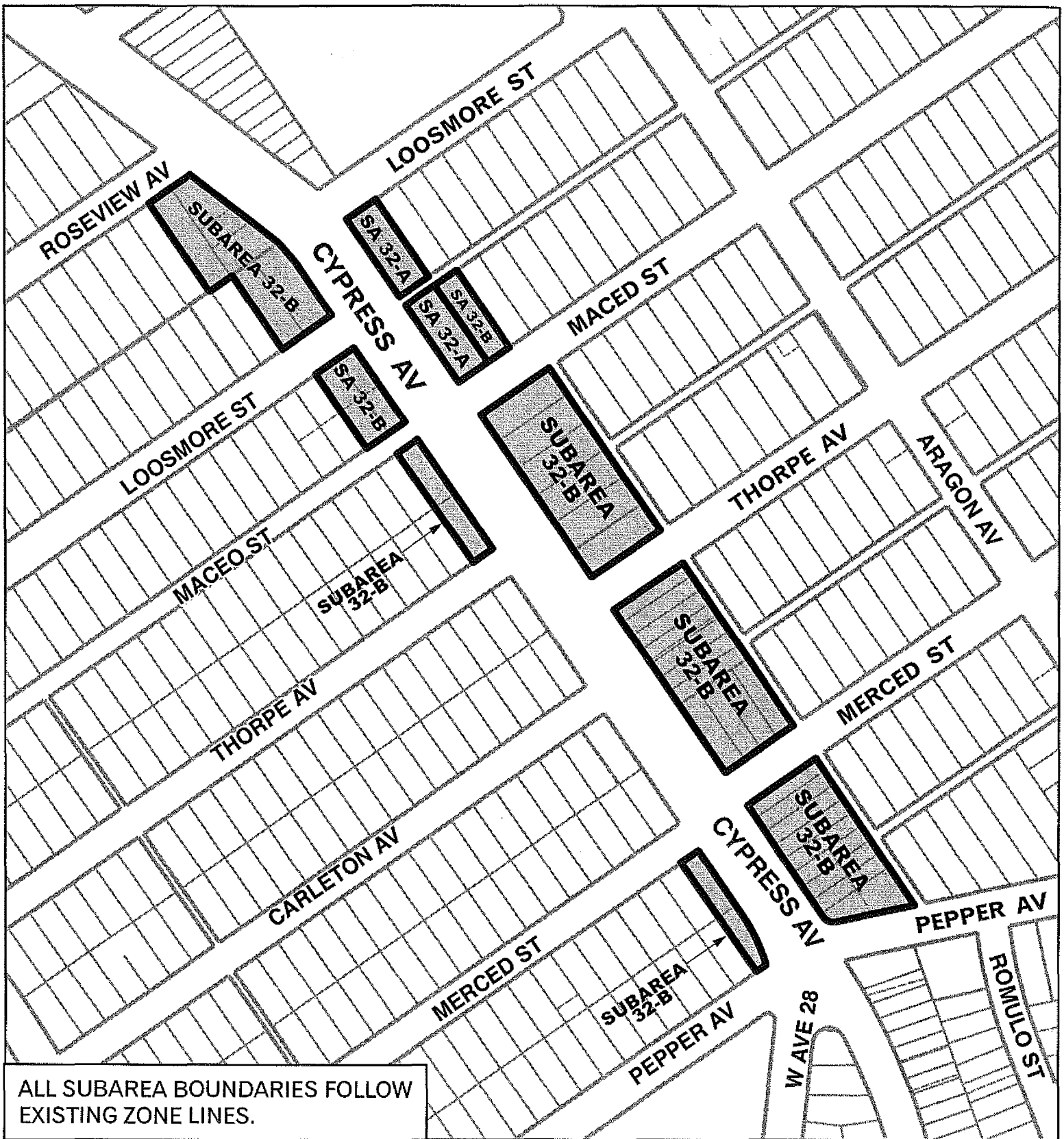
CYPRESS PARK - GLASSELL PARK, SA 31

AE \ AA

102109



Area
Mapped



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.

 **[Q]C2-1XL-CDO**



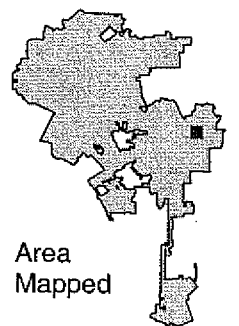
NOT TO SCALE

D.M. 144 A 219, 145.5 A 219	CPC 2008-3991 ZC
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CYPRESS PARK - GLASSELL PARK

AE/AA

092409



Area Mapped

AE/47

092409

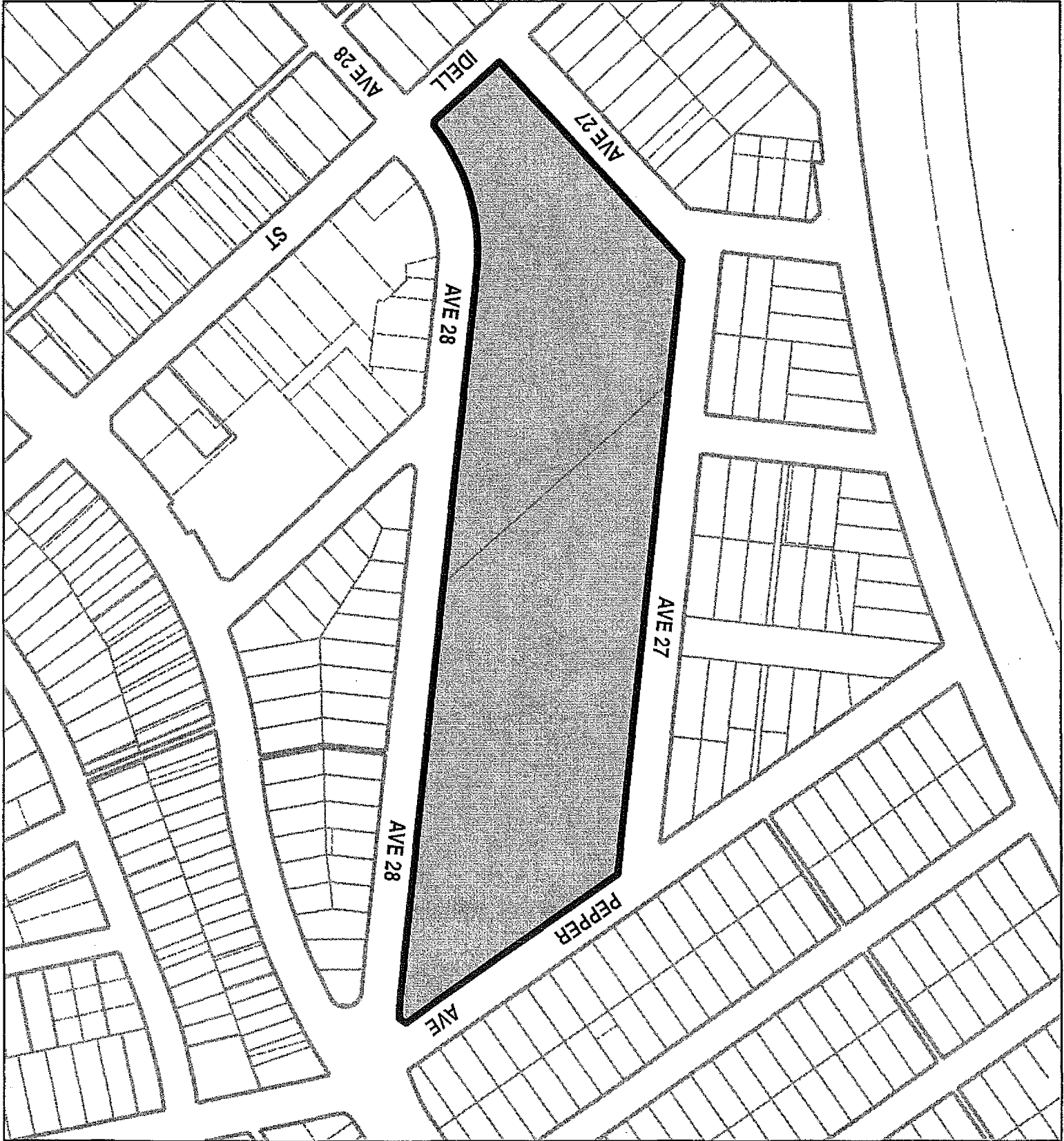
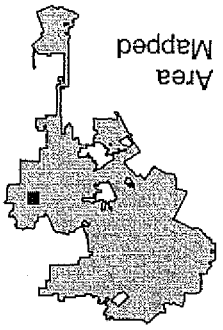
CYPRESS PARK - GLASSSELL PARK, SA 33

D.M. 142.5 A 219, 144 A 219	CPC 2008-3991 ZC
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NOT TO SCALE



[Q]PF-1-CDO



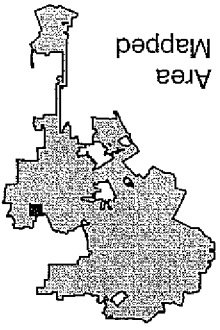
AE/14 CYPRESS PARK - GLASSSELL PARK, SA 34 092409

D.M. 150 B 213, 153 A 215
CPC 2008-3991 ZC

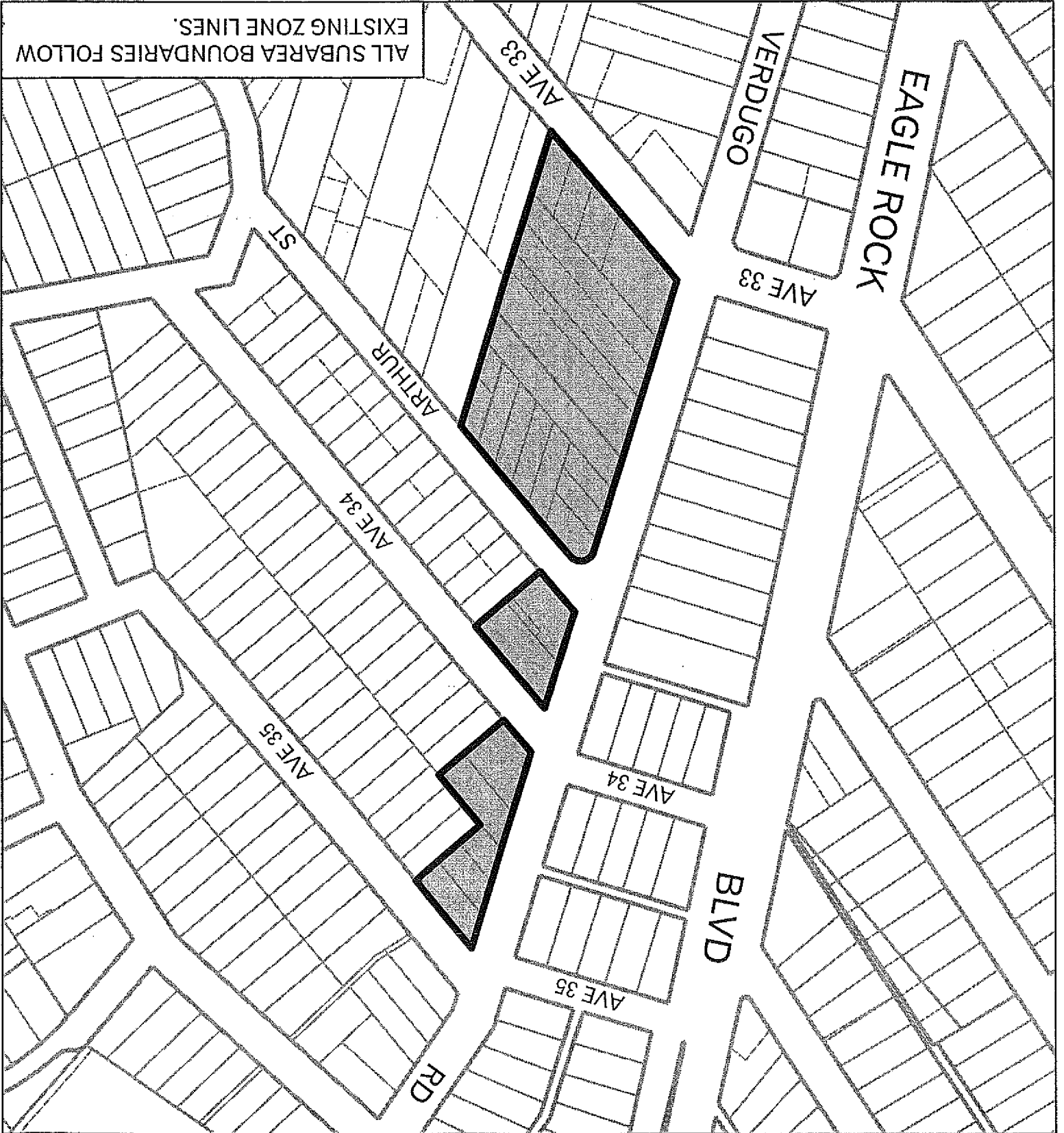
NOT TO SCALE



[9]c4-1XL-CDO



Area Mapped



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.

AE/AA

92409

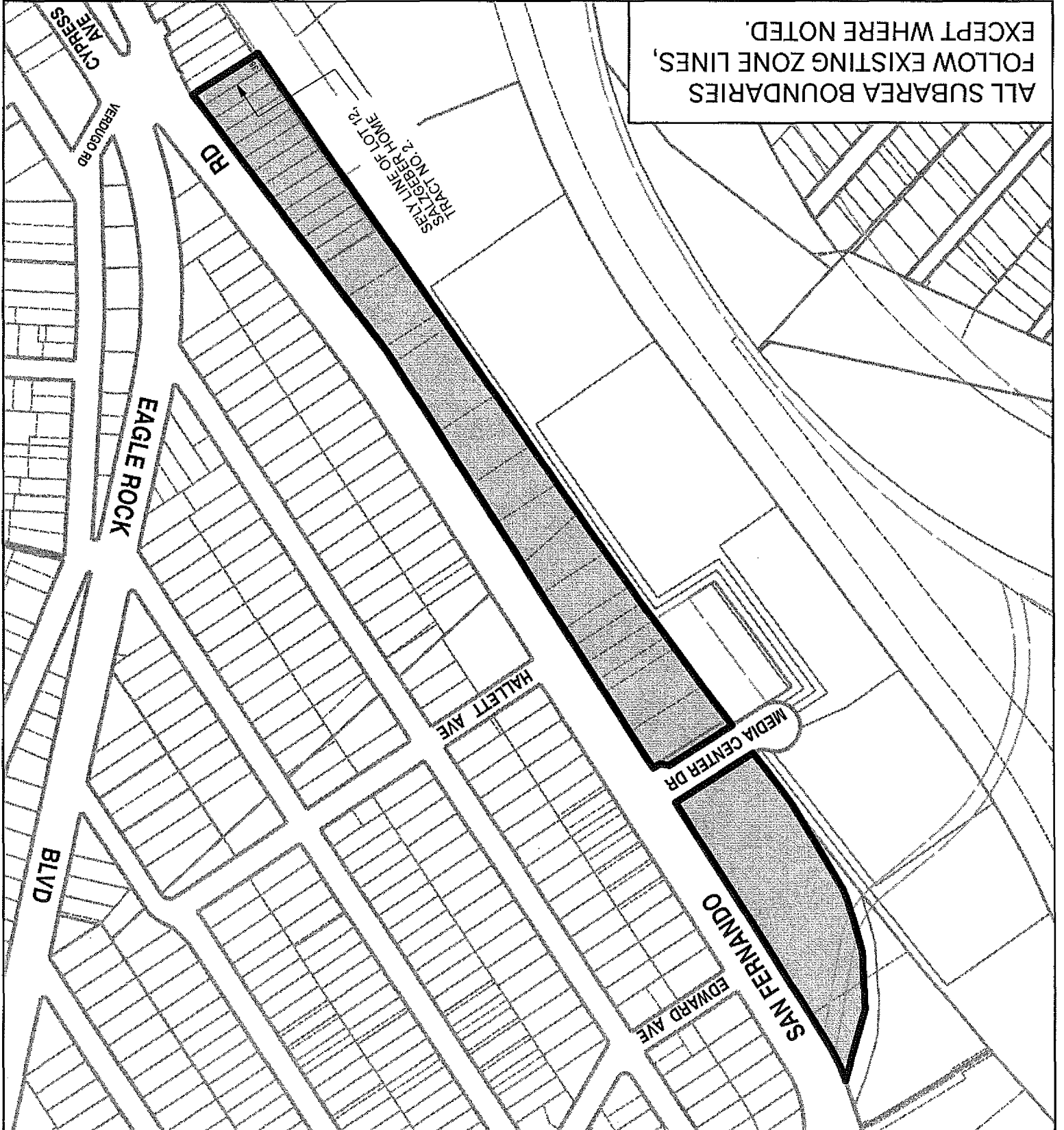
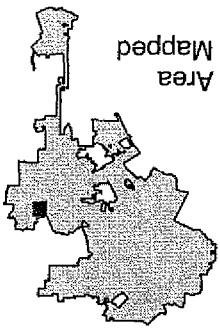
CYPRESS PARK - GLASSELL PARK, SA 35

D.M. 150 B 213	CPC 2008-3991 ZC
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NOT TO SCALE



[Q]M1-1-CDO



AE/AA

92409

CYPRESS PARK - GLASSSELL PARK, SA 36

D.M. 148.5 A 215, 150 B 213	CPC 2008-3991 ZC
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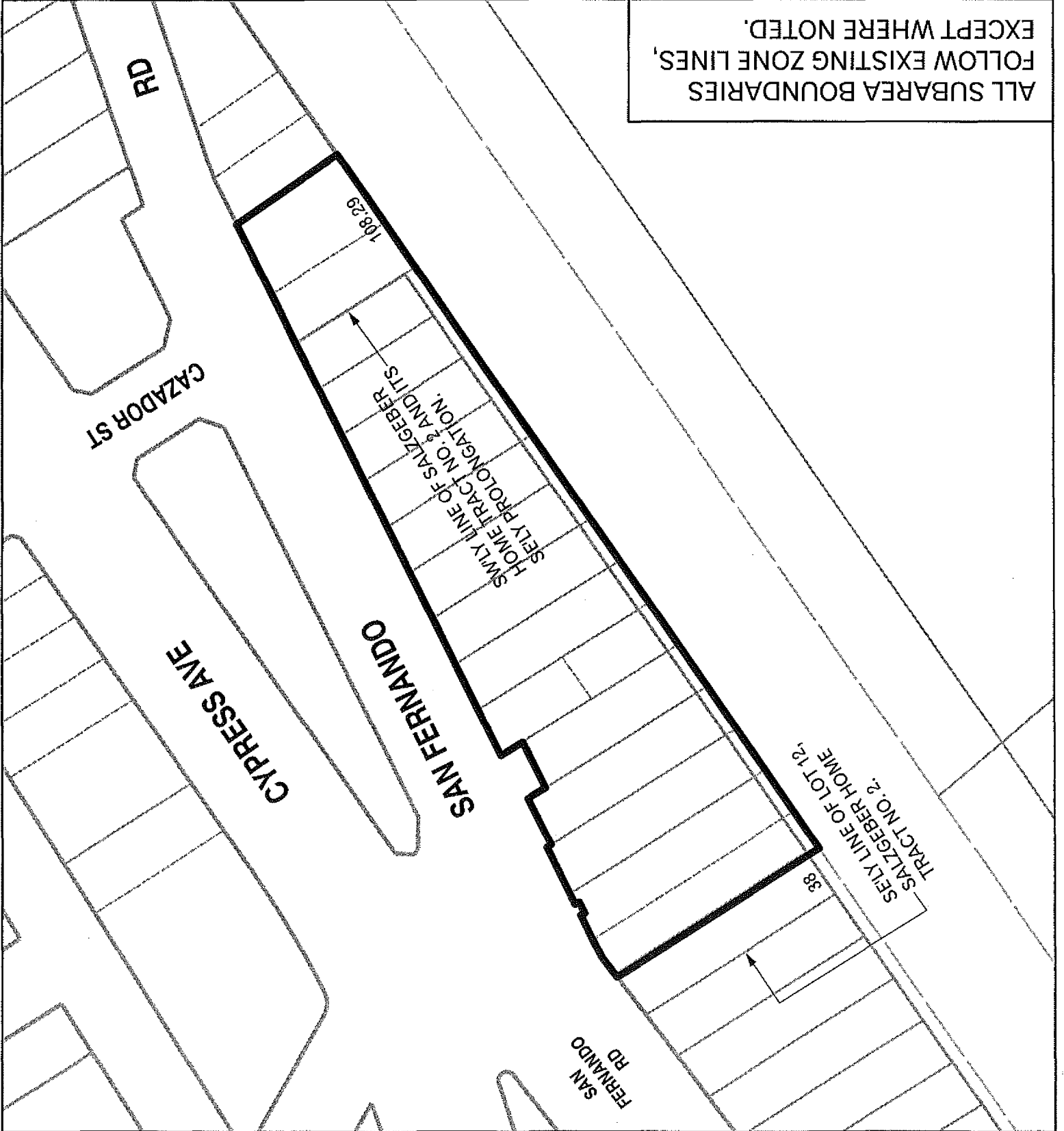
NOT TO SCALE



[Q]M1-1-CDO



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES, EXCEPT WHERE NOTED.



AE/AA

J92409

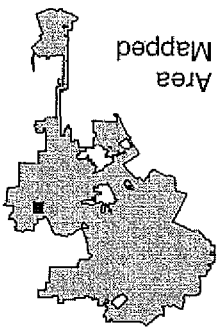
CYPRESS PARK - GLASSELL PARK, SA 37

D.M. 148.5 A 215	CPC 2008-3991 ZC
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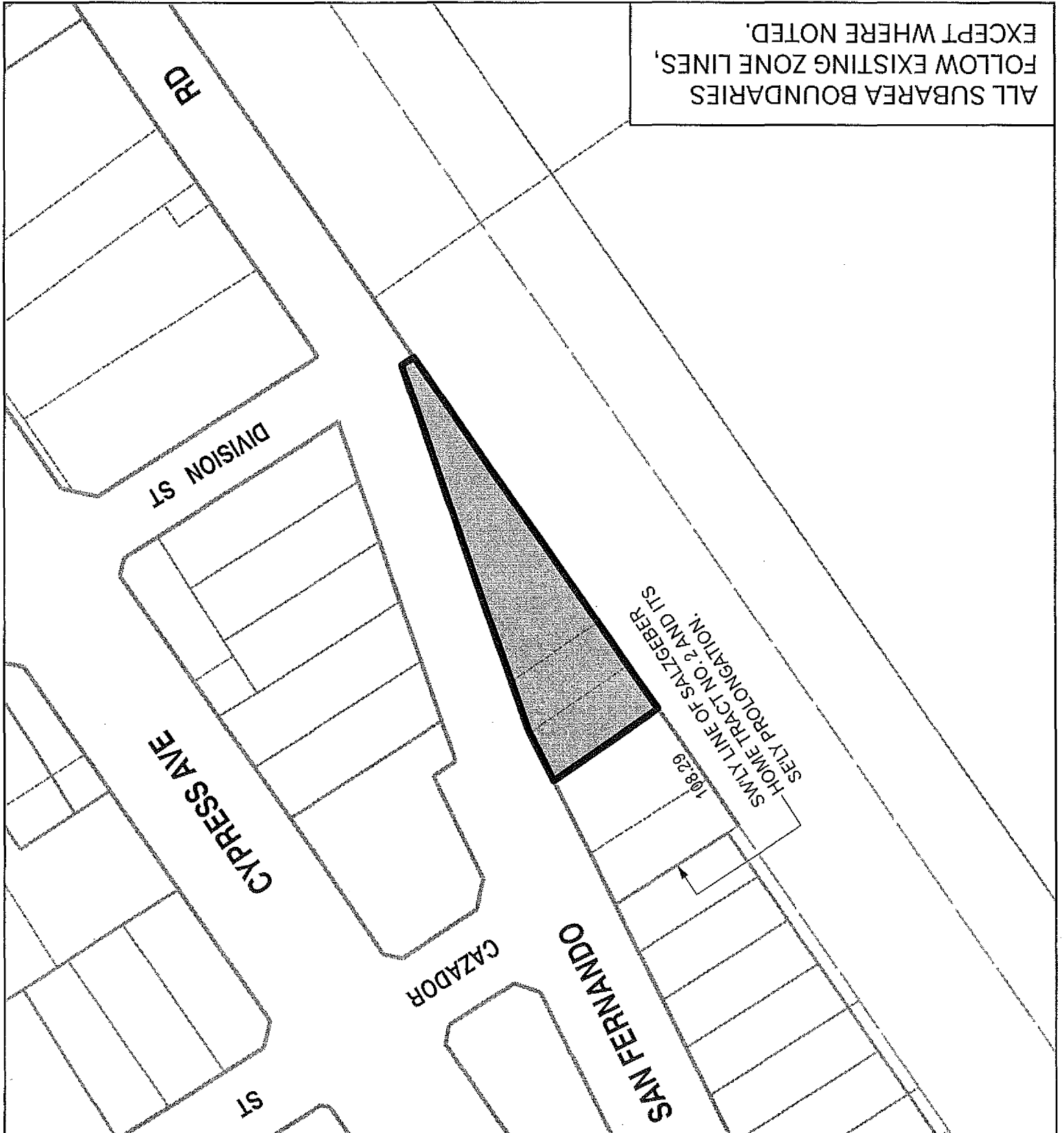
NOT TO SCALE

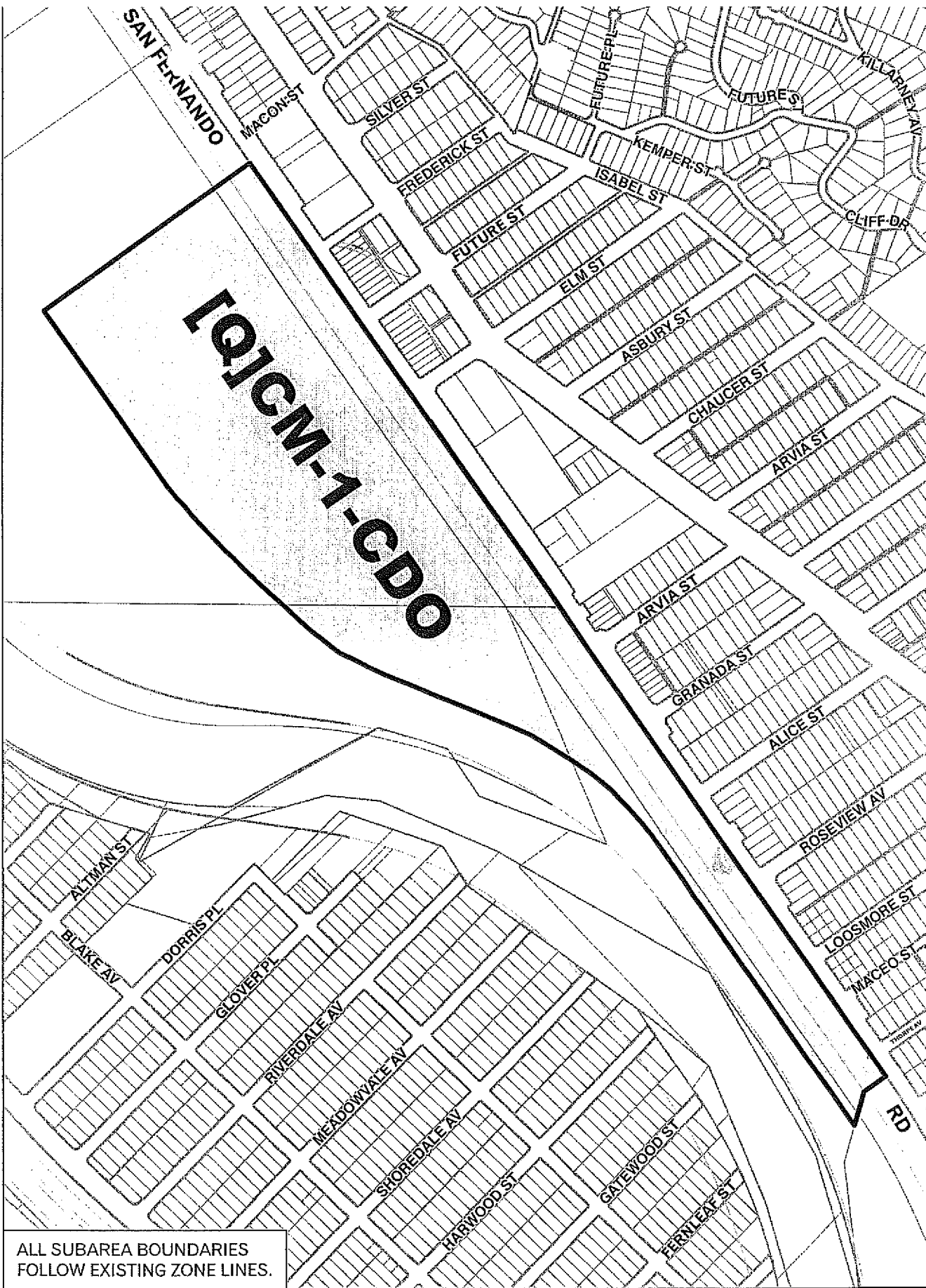


[Q]M1-1-CDO



ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES,
EXCEPT WHERE NOTED.





ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



NOT TO SCALE

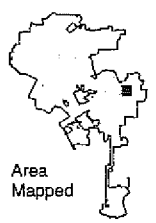
CPC 2008-3991 ZC

AE/AA

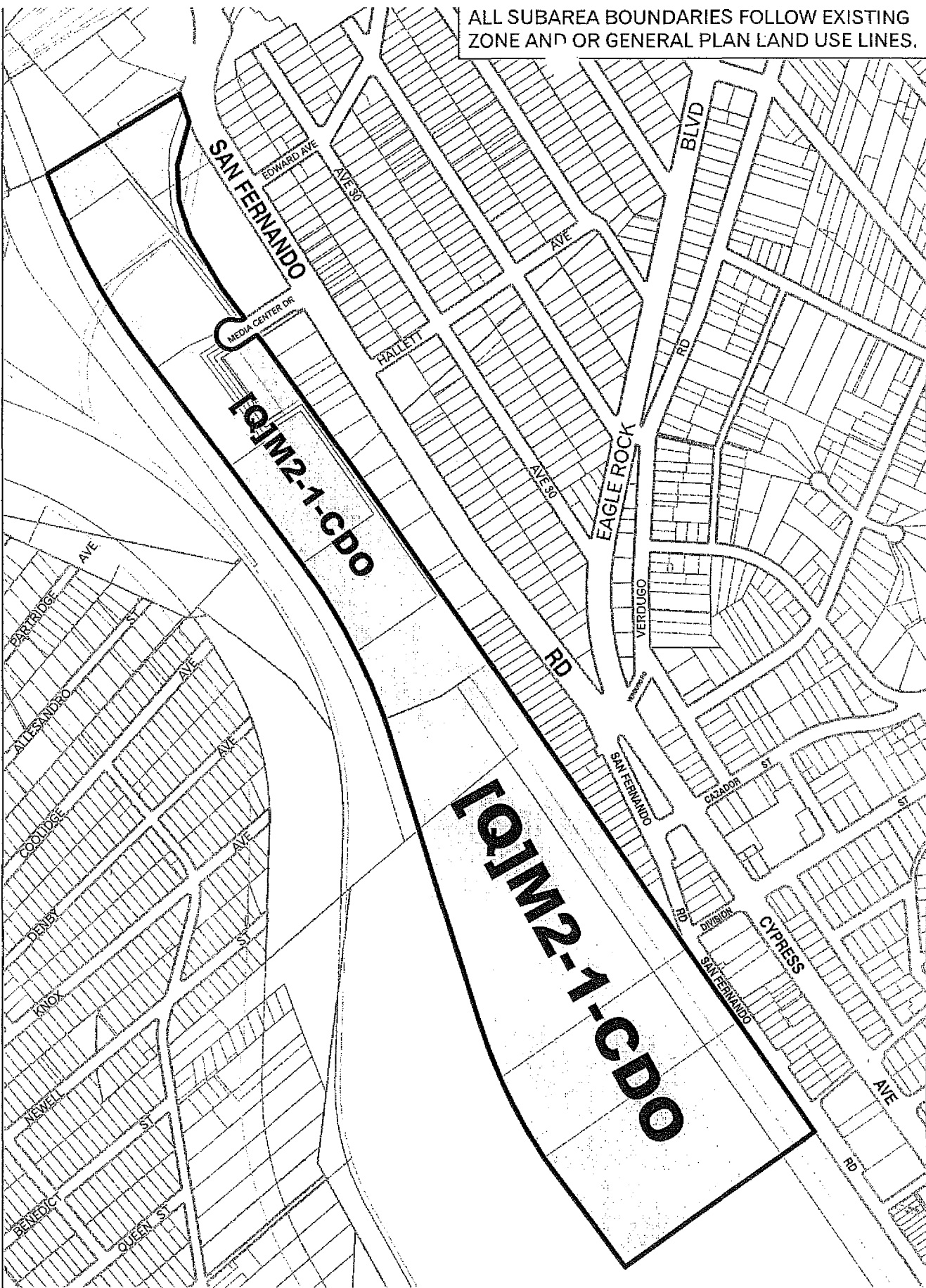
092409

D.M. 144 A 217
145.5 A 217
147 A 215
147 A 217
148.5 A 215

CYPRESS PARK
GLASSELL PARK
SUBAREA 38



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE AND OR GENERAL PLAN LAND USE LINES.

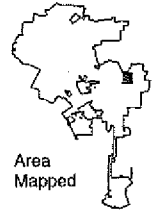


NOT TO SCALE
CPC 2008-3991 ZC

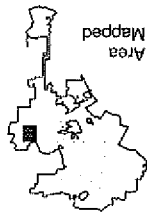
AE/AA 092409

D.M. 147 A 215
148.5 A 215
150 B 213
153 A 213

CYPRESS PARK
GLASSELL PARK
SUBAREA 39



Area Mapped



Area Mapped

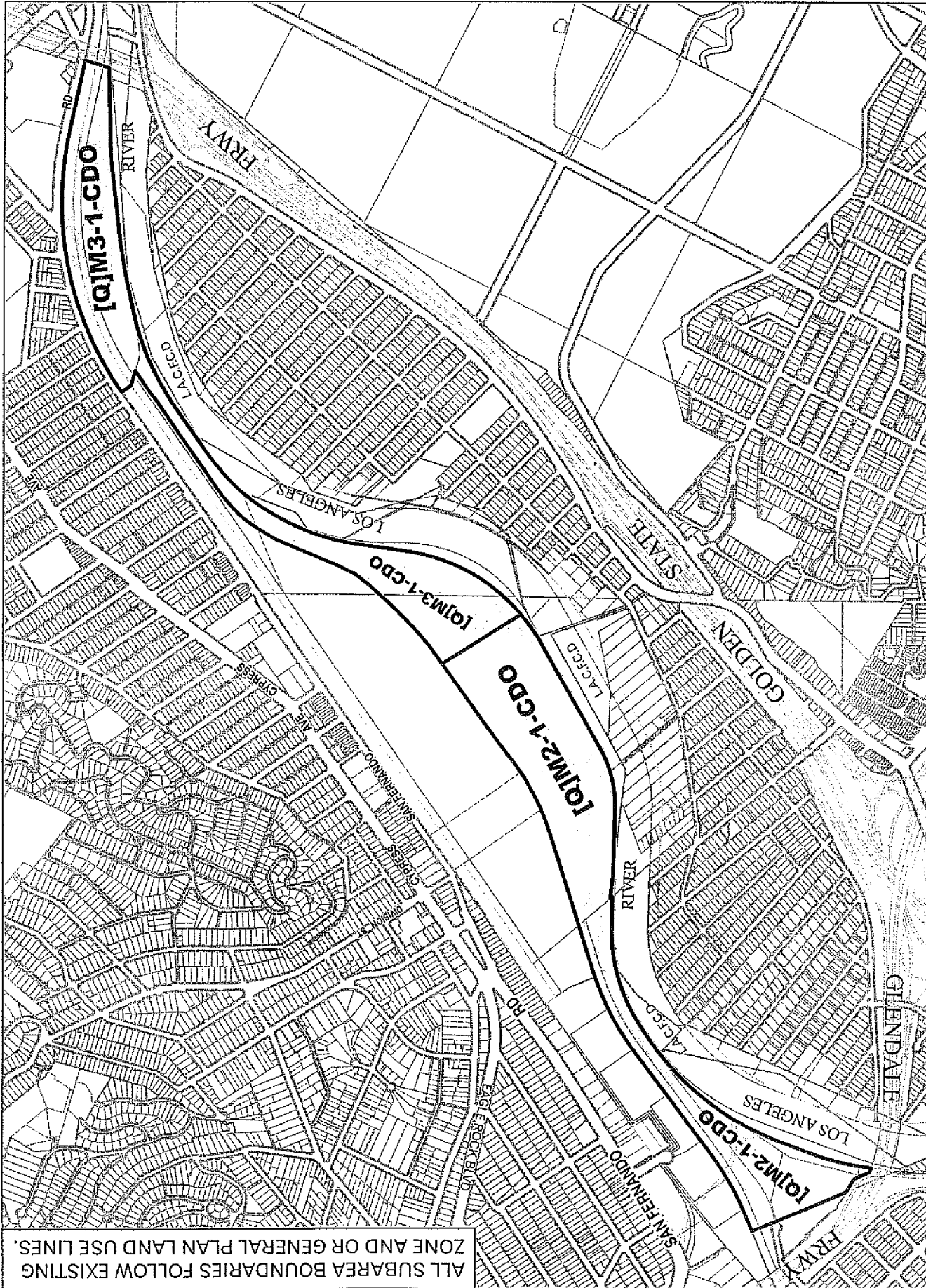
CYPRESS PARK GLASSSELL PARK SUBAREA 40

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144 A 219, 144 B 213,
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147 A 215, 148.5 A 213,
5 A 215, 150 B 213,
101.5 A 211

AE/AA /L/H 092409

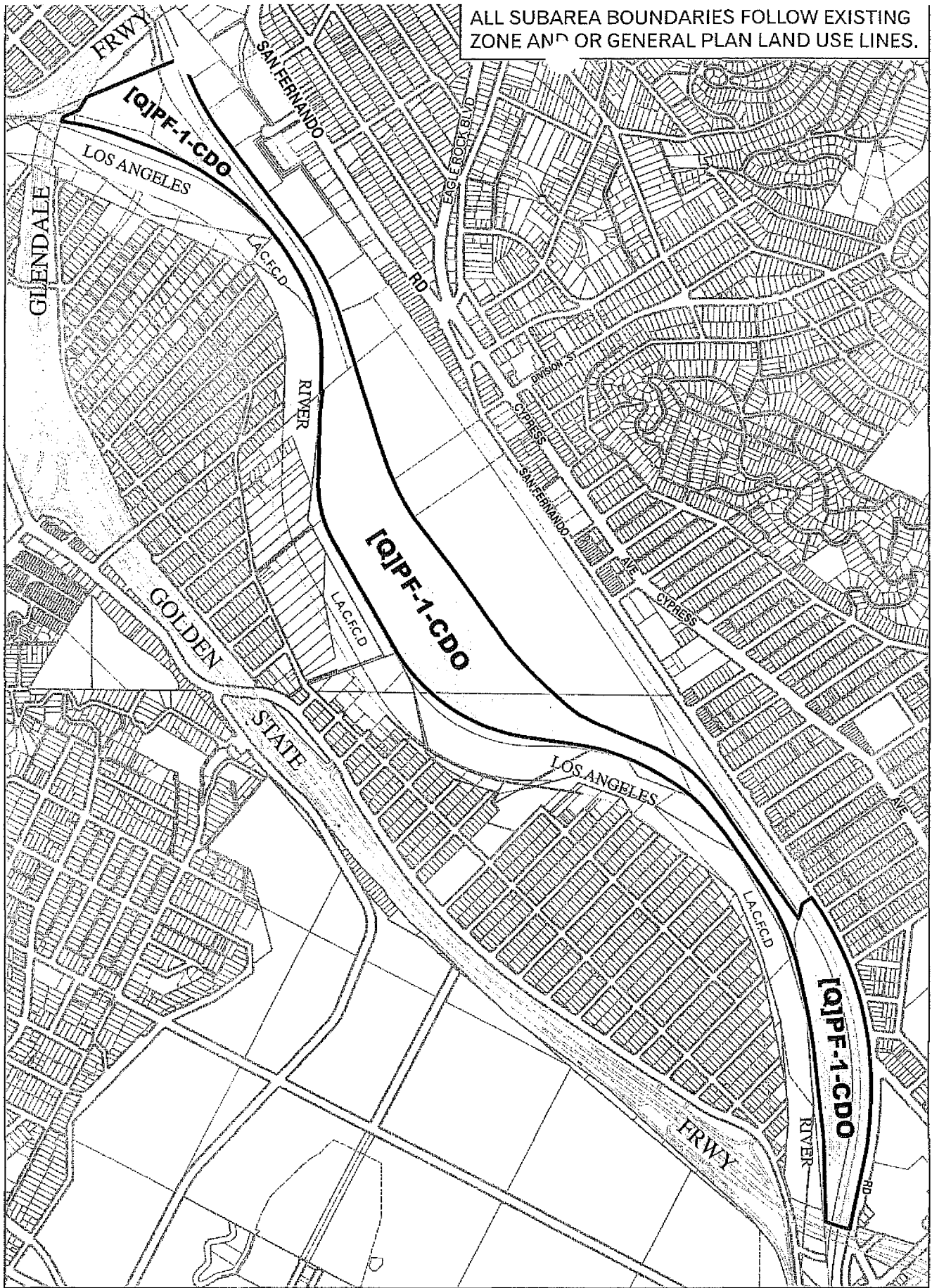
CPC 2008-3991 ZC

NOT TO SCALE



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE AND OR GENERAL PLAN LAND USE LINES.

ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE AND/OR GENERAL PLAN LAND USE LINES.



NOT TO SCALE

CPC 2008-3991 ZC

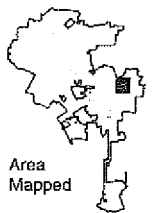
AE/AA/LH

092409

D.M. 142.5 A 219, 144 A 217,
 144 A 219, 144 B 213,
 145.5 A 217, 147 A 213,
 147 A 215, 148.5 A 213,
 148.5 A 215, 150 B 213,
 151.5 A 211

CYPRESS PARK
 GLASSSELL PARK

SUBAREA 40



Area Mapped

AE/AA

2409

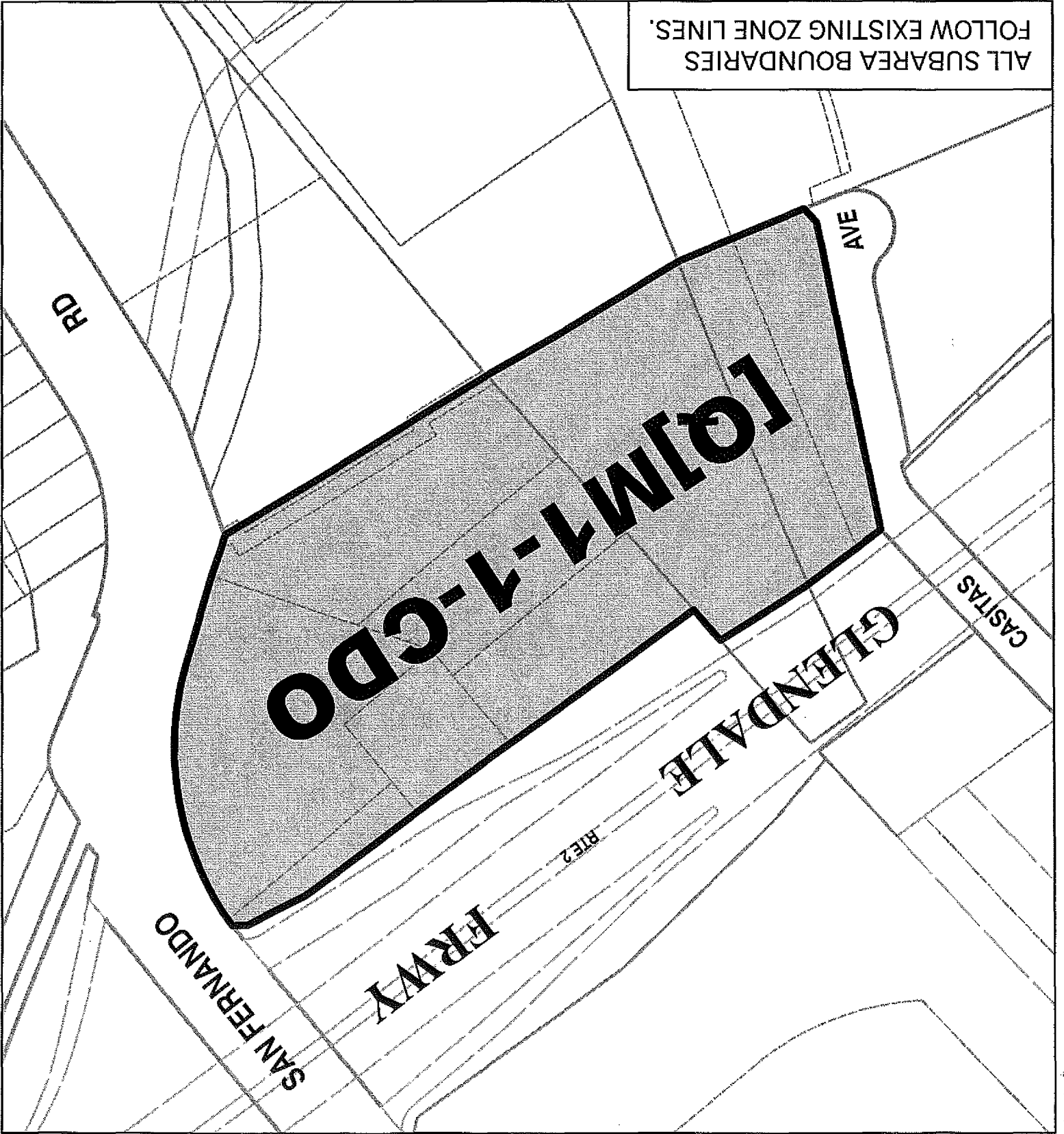
CYPRESS PARK - GLASSSELL PARK, SA 41

D.M. 150 B 213, 153 A 213	CPC 2008-3991 ZC
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NOT TO SCALE



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



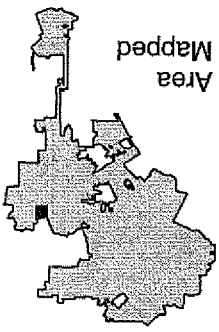
AE/AA

J92409

CYPRESS PARK - GLASSSELL PARK, SA 42

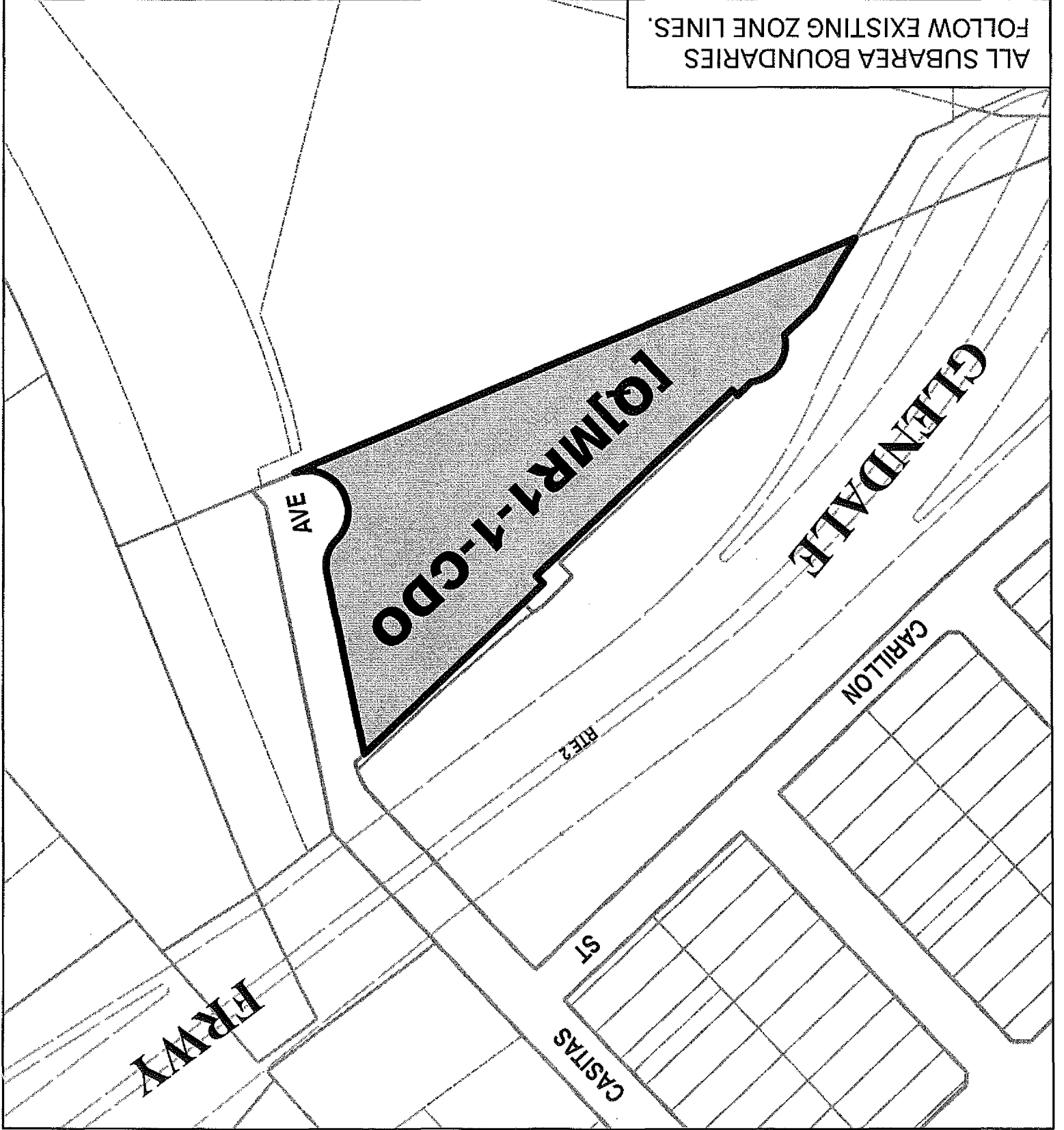
D.M. 151.5 A 211, 150 B 213	CPC 2008-3991 ZC
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NOT TO SCALE



Area Mapped

ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



FRVY

CASTAS ST

CARILLON

RTE 2

AVE

TOIMR1-1-CDO

GLENDALE

EXHIBIT B

Sub-Area #	Existing Zone & Q Conditions	Proposed Zone & Q Conditions
1	<p>[Q]C2-1VL-CDO</p> <p>From Ordinances No: 172916 and 173540</p> <ol style="list-style-type: none"> 1. One hundred percent (100%) residential development prohibited. 2. Residential density limited to the RD1.5 zone. 	<p>[Q]C2-1VL-CDO</p> <p>NOTE: Retain existing Q Conditions from Ordinances No. 172916 and 173540, and add the following conditions:</p> <ol style="list-style-type: none"> 1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing. 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). <u>These uses may be allowed in conjunction with a facility that sells new automobiles.</u> 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Rereading; Automobile Repair; Automobile Laundries (self-served or non automated). <u>These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.</u> 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. <u>This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.</u> 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance. 6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed <u>20% of existing floor area.</u> 7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance. 8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO. 9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses. 10. The following uses shall be prohibited: <ol style="list-style-type: none"> a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), b. Commercial Shipping, c. Electronic Message Display Signs or other similar signs were content is displayed electronically, d. Lumber Store or Lumber Yard in excess of 20,000 square feet of lot area. e. New Public Storage facilities. <u>Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a</u>

<p>2.</p>	<p>[T][Q]CM-1-CDO</p> <p>From Ordinance: 175233-SA2 General Conditions</p> <p>1. Use Restrictions:</p> <p>A. Automobile and trailer sales or rentals, automobile storage, automobile dismantling yards, automobile painting, automobile upholstery, automobile stereo and alarm installation and automobile repair uses as defined by the Los Angeles Municipal code shall be prohibited.</p> <p>B. Recyclable material deposit or storage uses shall be prohibited.</p> <p>C. Household goods and storage facilities shall be prohibited.</p> <p>Environmental Conditions...</p> <p>Administrative Conditions...</p>	<p>[T][Q]CM-1-CDO</p> <p>NOTE: Retain all existing [Q] Conditions from Ordinances No. 175233 pertaining to General, Environmental and Administrative matters, and add the following conditions:</p> <p>1. The following uses shall be prohibited:</p> <ol style="list-style-type: none"> Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), Commercial Shipping, Electronic Message Display Signs or other similar signs where content is displayed electronically, Lumber Store or Lumber Yard in excess of 20,000 square feet of lot area. Pole and Pylon Signs, Equine or Motorcycle sales, Recreational Vehicles Park, Truck Rental Facilities.
<p>3.</p>	<p>[Q]C2-1VL-CDO</p> <p>From Ordinance: 173540 and 173465</p> <p>[Q]C2-1VL-CDO</p> <p>1. One hundred percent (100%) residential development prohibited.</p> <p>2. Residential density limited to the RD1.5 zone.</p>	<p>[Q]C2-1VL-CDO</p> <p>NOTE: Retain existing Q Conditions from Ordinances No. 173465 and 173540, and add the following conditions:</p> <p>1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.</p> <p>2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.</p> <p>3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.</p> <p>4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or</p>

	<p>service facility and provide that the hoist is contained completely within an existing building.</p> <p>5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.</p> <p>6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.</p> <p>7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.</p> <p>8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.</p> <p>9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.</p> <p>10. The following uses shall be prohibited:</p> <ol style="list-style-type: none"> Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), Commercial Shipping, Electronic Message Display Signs or other similar signs where content is displayed electronically, Lumber Store or Lumber Yard in excess of 20,000 square feet of lot area. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. Pole and Pylon Signs, Equine or Motorcycle sales, Recreational Vehicles Park. 	
4.	<p>[Q]C2-1VL-CDO</p> <p>From Ordinance: 173540</p> <ol style="list-style-type: none"> One hundred percent (100%) residential development prohibited. Residential density limited to the RD1.5 zone. <p>Q. Conditions under Ordinance No. 173382 superseded by this ordinance are no applicable, except for the following prohibited uses:</p> <p>Adult Entertainment Businesses Bail Bond Broker Bath (Turkish and the like) Escort Bureau</p>	<p>[Q]C2-1VL-CDO</p> <p>NOTE: Retain existing Q. Conditions from Ordinances No. 173540, and also retain prohibited uses included in Ordinance No 173382 not included in the proposed Ordinance, and add the following conditions:</p> <ol style="list-style-type: none"> The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance:

CYPRESS PARK & GLASSELL PARK [Q] CONDITIONS CPC-2008-3991-ZC

<p>Any locker rental when conducted as the primary business Pawn shops Any payroll cashing service when conducted as the primary business Tattoo Studio Transfer Business Massage Parlors</p>	<p>Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.</p> <p>5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.</p> <p>6. Expansion of auto-related establishments listed in Items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.</p> <p>7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.</p> <p>8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.</p> <p>9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.</p> <p>10. The following uses shall be prohibited: a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), b. Commercial Shipping, c. Electronic Message Display Signs or other similar signs where content is displayed electronically, d. Lumber Store or Lumber Yard in excess of 20,000 square feet of lot area. e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. f. Pole and Pylon Signs, g. Equine or Motorcycle sales, h. Recreational Vehicles Park.</p>
<p>5. N/A</p>	
<p>6. N/A</p>	
<p>7. MRT-1-CDO</p>	<p>[Q] MRT-1-CDO</p> <p>1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.</p> <p>2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.</p> <p>3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles, provided that the use is fully contained within a building.</p> <p>4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance:</p>

<p>Automobile Hoists. <u>This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.</u></p>	<p>5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.</p> <p>6. <u>Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.</u></p> <p>7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.</p> <p>8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.</p> <p>9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.</p> <p>10. The following uses shall be prohibited:</p> <ol style="list-style-type: none"> Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks); Commercial Shipping; Electronic Message Display Signs or other similar signs where content is displayed electronically; Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. Pole and Pylon Signs, Equine or Motorcycle sales, Recreational Vehicles Park, Concrete Mixing, Concrete Product Manufacture, Recycling Materials Sorting Facilities, Scrap Metal Storage, Processing, Baling or Collecting, Freight Yards or Terminals, Truck Yard and Overhauling, Truck Rental Facilities.
<p>8.</p>	<p>[Q]M1-1-CDO</p> <p>From Ordinance No. 174472, 173194</p> <ol style="list-style-type: none"> Auto related uses such as, but not limited to garage, storage, sales, painting, auction, body and fender, etc., including self storage uses, are strictly prohibited. Auto related uses are strictly prohibited.
<p>[Q]M1-1-CDO</p> <ol style="list-style-type: none"> The following uses shall be prohibited: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Manufacturing and Servicing; Automobile Storage Area; Wholesale Auto Parts and Accessories; Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Laundries (self-served or non automated); Automobile Hoists and other automotive uses incidental to repair, servicing or manufacturing The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 1, 2.3 of the LAMC; Auto Wreckage and Auto Salvage uses. The following uses shall be prohibited: <ol style="list-style-type: none"> Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks); 	<p>[Q]M1-1-CDO</p>

<p>b. Commercial Shipping, c. Electronic Message Display Signs or other similar signs were content is displayed electronically, d. Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area. e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. f. Pole and Pylon Signs, g. Equine or Motorcycle sales, h. Recreational Vehicles Park, i. Concrete Mixing, Concrete Product Manufacture, j. Recycling Materials Sorting Facilities, k. Scrap Metal Storage, Processing, Balling or Collecting, l. Freight Yards or Terminals, m. Truck Yard and Overhauling, n. Truck Rental Facilities,</p>		
<p>9. MR1-1-CDO</p>	<p>[Q] MR1-1-CDO</p> <ol style="list-style-type: none"> 1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing. 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). <u>These uses may be allowed in conjunction with a facility that sells new automobiles.</u> 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automotive Repair; Automobile Laundries (self-served or non automated). <u>These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.</u> 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. <u>This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.</u> 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance. 6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area. 7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance. 8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO. 	

	<p>9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.</p> <p>10. The following uses shall be prohibited:</p> <ol style="list-style-type: none"> Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), Commercial Shipping, Electronic Message Display Signs or other similar signs were content is displayed electronically, Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. Pole and Pylon Signs, Equine or Motorcycle sales, Recreational Vehicles Park. Concrete Mixing, Concrete Product Manufacture, Recycling Materials Sorting Facilities, Scrap Metal Storage, Processing, Baling or Collecting, Freight Yards or Terminals, Truck Yard and Overhauling, Truck Rental Facilities. 	
<p>10.</p>	<p>IM1-1-CDO</p> <p>(Q)IM1-1-CDO</p> <ol style="list-style-type: none"> The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). <u>These uses may be allowed in conjunction with a facility that sells new automobiles.</u> The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). <u>These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.</u> The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. <u>This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.</u> Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance <u>shall not exceed 20% of existing floor area.</u> An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights 	

		<p>to continue to be permitted within the limitations of this ordinance.</p> <p>9. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.</p> <p>10. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.</p> <p>11. The following uses shall be prohibited:</p> <ol style="list-style-type: none"> Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), Commercial Shipping, Electronic Message Display Signs or other similar signs were content is displayed electronically, Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. Pole and Pylon Signs, Equine or Motorcycle sales, Recreational Vehicles Park, Concrete Mixing, Concrete Product Manufacture, Recycling Materials Sorting Facilities, Scrap Metal Storage, Processing, Baling or Collecting, Freight Yards or Terminals, Truck Yard and Overhauling, Truck Rental Facilities.
<p>11.</p>	<p>[Q]M1-1-CDO</p> <p>From Ordinance No. 174171</p> <p>1. Auto related uses such as, but not limited to garage, storage, sales, painting, auction, body and fender, etc., including self storage uses, are strictly prohibited.</p>	<p>[Q]M1-1-CDO</p> <p>1. The following uses shall be prohibited: Automobile and Trailer Sales; Automotive Repair, and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Manufacturing and Servicing, Automobile Storage Area, Wholesale Auto Parts and Accessories, Retail Sale or Assembly of Auto Parts and Accessories, Tire Shops including Tire and Tube Repair and Retreading, Automobile Laundries (self-served or non automated), Automobile Hoists and other automotive uses incidental to repair, servicing or manufacturing</p> <p>2. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.</p> <p>3. The following uses shall be prohibited:</p> <ol style="list-style-type: none"> Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), Commercial Shipping, Electronic Message Display Signs or other similar signs were content is displayed electronically, Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. Pole and Pylon Signs, Equine or Motorcycle sales, Recreational Vehicles Park.
<p>12.</p>	<p>MIR1-1-CDO</p>	<p>[Q]MR1-1-CDO</p> <p>1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance:</p>

<p>Automobile and Trailer Sales; Automotive Repair, and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.</p>	<ol style="list-style-type: none"> 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). <u>These uses may be allowed in conjunction with a facility that sells new automobiles.</u> 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). <u>These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.</u> 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. <u>This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.</u> 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance. 6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance <u>shall not exceed 20% of existing floor area.</u> 7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance. 8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO. 9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses. 10. The following uses shall be prohibited: <ol style="list-style-type: none"> a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), b. Commercial Shipping, c. Electronic Message Display Signs or other similar signs were content is displayed electronically, d. Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area. e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. f. Pole and Pylon Signs, g. Equine or Motorcycle sales, h. Recreational Vehicles Park. i. Concrete Mixing, Concrete Product Manufacture, j. Recycling Materials Sorting Facilities, k. Scrap Metal Storage, Processing, Baling or Collecting, l. Freight Yards or Terminals, m. Truck Yard and Overhauling, n. Truck Rental Facilities.
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CYPRESS PARK & GLASSELL PARK [Q] CONDITIONS CPC-2008-3991-ZC

13.	<p>[Q]M1-1-CDO</p> <p>From Ordinance No. 173194</p> <p>1. Auto related uses are strictly prohibited.</p>	<p>[Q]M1-1-CDO</p> <ol style="list-style-type: none"> 1. The following uses shall be prohibited: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Manufacturing and Servicing, Automobile Storage Area, Wholesale Auto Parts and Accessories, Retail Sale or Assembly of Auto Parts and Accessories, Tire Shops including Tire and Tube Repair and Retreading, Automobile Laundries (self-served or non automated), Automobile Hoists and other automotive uses incidental to repair, servicing or manufacturing 2. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 1, 2.3 of the LAMC; Auto Wreckage and Auto Salvage uses. 3. The following uses shall be prohibited: <ol style="list-style-type: none"> a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), b. Commercial Shipping, c. Electronic Message Display Signs or other similar signs were content is displayed electronically, d. Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area. e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. f. Pole and Pylon Signs, g. Equine or Motorcycle sales, h. Recreational Vehicles Park.
14.	<p>M1-1-CDO</p> <p>None</p>	<p>[Q] M1-1-CDO</p> <ol style="list-style-type: none"> 1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing. 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). <u>These uses may be allowed in conjunction with a facility that sells new automobiles.</u> 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). <u>These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.</u> 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. <u>This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.</u> 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance. 6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.

<p>7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.</p> <p>8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.</p> <p>9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.</p> <p>10. The following uses shall be prohibited:</p> <ol style="list-style-type: none"> Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), Commercial Shipping, Electronic Message Display Signs or other similar signs were content is displayed electronically, Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area, New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. Pole and Pylon Signs, Equine or Motorcycle sales, Recreational Vehicles Park, Concrete Mixing, Concrete Product Manufacture, Recycling Materials Sorting Facilities, Scrap Metal Storage, Processing, Bailing or Collecting, Freight Yards or Terminals, Truck Yard and Overhauling, Truck Rental Facilities. 	<p>MR1-1-CDO</p> <p>None</p> <p>15. [Q]MR1-1-CDO</p> <ol style="list-style-type: none"> The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). <u>These uses may be allowed in conjunction with a facility that sells new automobiles.</u> The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). <u>These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.</u> The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. <u>This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.</u> Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of
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	<p>Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.</p> <p>6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.</p> <p>7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.</p> <p>8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.</p> <p>9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.</p> <p>10. The following uses shall be prohibited:</p> <ol style="list-style-type: none"> Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), Commercial Shipping, Electronic Message Display Signs or other similar signs were content is displayed electronically, Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area. <p>e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.</p> <ol style="list-style-type: none"> Pole and Pylon Signs, Equine or Motorcycle sales, Recreational Vehicles Park, Concrete Mixing, Concrete Product Manufacture, Recycling Materials Sorting Facilities, Scrap Metal Storage, Processing, Baling or Collecting, Freight Yards or Terminals, Truck Yard and Overhauling, Truck Rental Facilities. 	
16.	<p>[Q] M1-1-CDO</p> <p>1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.</p> <p>2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.</p> <p>3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.</p> <p>4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or</p>	<p>M1-1-CDO</p> <p>[Q] M1-1-CDO</p>

	<p>service facility and provide that the hoist is contained completely within an existing building.</p> <p>5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.</p> <p>6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.</p> <p>7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.</p> <p>8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.</p> <p>9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.</p> <p>10. The following uses shall be prohibited:</p> <ol style="list-style-type: none"> Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), Commercial Shipping, Electronic Message Display Signs or other similar signs were content is displayed electronically, Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. Pole and Pylon Signs, Equine or Motorcycle sales, Recreational Vehicles Park, Concrete Mixing, Concrete Product Manufacture, Recycling Materials Sorting Facilities, Scrap Metal Storage, Processing, Bailing or Collecting, Freight Yards or Terminals, Truck Yard and Overhauling, Truck Rental Facilities. 	
17.	<p>MR1-1-CDO</p> <p>None</p> <p>[Q] MR1-1-CDO</p> <ol style="list-style-type: none"> The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non-automated). These uses may be allowed in conjunction with a facility that 	

	<p><u>sells new automobiles provided that the use is fully contained within a building.</u></p> <ol style="list-style-type: none"> 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. <u>This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.</u> 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance. 6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance <u>shall not exceed 20% of existing floor area.</u> 7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance. 8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO. 9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses. 10. The following uses shall be prohibited: <ol style="list-style-type: none"> a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), b. Commercial Shipping, c. Electronic Message Display Signs or other similar signs where content is displayed electronically, d. Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area. e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. f. Pole and Pylon Signs, g. Equine or Motorcycle sales, h. Recreational Vehicles Park, i. Concrete Mixing, Concrete Product Manufacture, j. Recycling Materials Sorting Facilities, k. Scrap Metal Storage, Processing, Baling or Collecting, l. Freight Yards or Terminals, m. Truck Yard and Overhauling, n. Truck Rental Facilities.
<p>18.</p>	<p>M1-1-CDO</p> <p>[Q] M1-1-CDO</p> <ol style="list-style-type: none"> 1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair, and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing. 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). <u>These uses may be allowed in conjunction with a facility that sells new automobiles.</u>

	<p>3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). <u>These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.</u></p> <p>4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. <u>This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.</u></p> <p>5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.</p> <p>6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance <u>shall not exceed 20% of existing floor area.</u></p> <p>7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.</p> <p>8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.</p> <p>9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.</p> <p>10. The following uses shall be prohibited:</p> <ol style="list-style-type: none"> Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), Commercial Shipping, Electronic Message Display Signs or other similar signs were content is displayed electronically, Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. Pole and Pylon Signs, Equine or Motorcycle sales, Recreational Vehicles Park, Concrete Mixing, Concrete Product Manufacture, Recycling Materials Sorting Facilities, Scrap Metal Storage, Processing, Baling or Collecting, Freight Yards or Terminals, Truck Yard and Overhauling, Truck Rental Facilities.
19.	<p>[Q] M1-1-CDO</p> <p>M1-1-CDO</p> <p>None</p> <p>1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station;</p>

Battery Servicing.

2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs where content is displayed electronically,
 - d. Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park,
 - i. Concrete Mixing, Concrete Product Manufacture,
 - j. Recycling Materials Sorting Facilities,
 - k. Scrap Metal Storage, Processing, Bailing or Collecting,
 - l. Freight Yards or Terminals,
 - m. Truck Yard and Overhauling,
 - n. Truck Rental Facilities.

20.	CM1-1-CDO	[Q] CM1-1-CDO
21.	[Q]C2-1VL-CDO	[Q]C2-1VL-CDO

1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility, and provide that the hoist is contained completely within an existing building.
5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
11. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park.

<p>From Ordinance No. 173540</p>	<p>1. One hundred percent (100%) residential development prohibited. 2. Residential density limited to the RD1.5 zone.</p>	<p>NOTE: Retain existing Q Conditions from Ordinances No. 173540, and add the following conditions:</p> <ol style="list-style-type: none"> 1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair, and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing. 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles. 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building. 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building. 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance. 6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area. 7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance. 8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO. 9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses. 10. The following uses shall be prohibited: <ol style="list-style-type: none"> a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), b. Commercial Shipping, c. Electronic Message Display Signs or other similar signs were content is displayed electronically, d. Lumber Store or Lumber Yard in excess of 20,000 square feet of lot area. e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. f. Pole and Pylon Signs. g. Equine or Motorcycle sales, h. Recreational Vehicles Park.
<p>22.</p>	<p>M1-1-CDO</p>	<p>[Q] M1-1-CDO</p>

1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park,
 - i. Concrete Mixing, Concrete Product Manufacture,
 - j. Recycling Materials Sorting Facilities,
 - k. Scrap Metal Storage, Processing, Bailing or Collecting,
 - l. Freight Yards or Terminals,

<p>23.</p>	<p>[Q]C2-1VL-CDO From Ordinance 173540</p> <ol style="list-style-type: none"> 1. One hundred percent (100%) residential development prohibited. 2. Residential density limited to the RD3 zone 	<p>m. Truck Yard and Overhauling. n. Truck Rental Facilities.</p> <p>[Q]C2-1VL-CDO</p> <p>NOTE: Retain existing Q Conditions from Ordinances No. 173540, and add the following conditions:</p> <ol style="list-style-type: none"> 1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing. 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). <u>These uses may be allowed in conjunction with a facility that sells new automobiles.</u> 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). <u>These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.</u> 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. <u>This use may be allowed pursuant to existing zoning provision, provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.</u> 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance. 6. Expansion of auto-related establishments listed in Items 1, 2, 3, and 4 existing on the effective date of the subject ordinance <u>shall not exceed 20% of existing floor area.</u> 7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance. 8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO. 9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses. 10. The following uses shall be prohibited: <ol style="list-style-type: none"> a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), b. Commercial Shipping, c. Electronic Message Display Signs or other similar signs were content is displayed electronically, d. Lumber Store in excess of 20,000 square feet of lot area. e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. f. Pole and Pylon Signs.
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CYPRESS PARK & GLASSELL PARK [Q] CONDITIONS CPC-2008-3991-ZC

	g. Equine or Motorcycle sales, h. Recreational Vehicles Park.		
24.	[Q]C1-1-CDO None	[Q]C1-1-CDO	<p>1. The following uses shall be prohibited:</p> <ul style="list-style-type: none"> a. Electronic Message Display Signs or other similar signs were content is displayed electronically, b. Pole and Pylon Signs,
25.	[Q]C1.5-1VL-CDO From Ordinance No. 173540 1. One hundred percent (100%) residential development prohibited. 2. Residential density limited to the RD3 zone	[Q]C1.5-1VL-CDO	<p>1. The following uses shall be prohibited:</p> <ul style="list-style-type: none"> a. Electronic Message Display Signs or other similar signs were content is displayed electronically, b. Pole and Pylon Signs,
26.	[Q]C2-1VL-CDO From Ordinance No. 173540 1. One hundred percent (100%) residential development prohibited. 2. Residential density limited to the RD3 zone	[Q]C2-1VL-CDO	<p>NOTE: Retain existing Q Conditions from Ordinances No. 173540, and add the following conditions:</p> <ul style="list-style-type: none"> 1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing. 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). <u>These uses may be allowed in conjunction with a facility that sells new automobiles.</u> 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). <u>These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.</u> 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. <u>This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.</u> 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance. 6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area. 7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights

	<p>to continue to be permitted within the limitations of this ordinance.</p> <p>8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.</p> <p>9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.</p> <p>10. The following uses shall be prohibited:</p> <ol style="list-style-type: none"> Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), Commercial Shipping, Electronic Message Display Signs or other similar signs where content is displayed electronically, Lumber Store in excess of 20,000 square feet of lot area. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. Pole and Pylon Signs, Equine or Motorcycle sales, Recreational Vehicles Park. 		<p>27.</p> <p>[Q]C4-1VL-CDO</p> <p>From Ordinance No. 173541</p> <ol style="list-style-type: none"> One hundred percent (100%) residential development prohibited. Residential density limited to the RD3 zone
	<p>[Q]C4-1VL-CDO</p> <p>NOTE: Retain existing Q Conditions from Ordinances No. 173541, and add the following conditions:</p> <ol style="list-style-type: none"> The following uses shall be prohibited: <ol style="list-style-type: none"> Electronic Message Display Signs or other similar signs where content is displayed electronically, Pole and Pylon Signs, 		<p>28.</p> <p>[Q]MR1-1VL-CDO</p> <p>From Ordinance No. 167595</p> <p>[Q] Conditions pertain to landscaping, parking and setbacks. These Conditions will be retained.</p>
	<p>[Q]MR1-1VL-CDO</p> <p>NOTE: Retain existing Q Conditions from Ordinances No. 167595, and add the following conditions:</p> <ol style="list-style-type: none"> The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. 		

	<p>To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.</p>	
<p>6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.</p> <p>7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.</p> <p>8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.</p> <p>9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMIC; Auto Wreckage and Auto Salvage uses.</p> <p>10. The following uses shall be prohibited:</p> <ol style="list-style-type: none"> a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), b. Commercial Shipping, c. Electronic Message Display Signs or other similar signs were content is displayed electronically, d. Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area. e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. f. Pole and Pylon Signs, g. Equine or Motorcycle sales, h. Recreational Vehicles Park. i. Concrete Mixing, Concrete Product Manufacture, j. Recycling Materials Sorting Facilities, k. Scrap Metal Storage, Processing, Baling or Collecting, l. Freight Yards or Terminals, m. Truck Yard and Overhauling, n. Truck Rental Facilities. 	<p>6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.</p> <p>7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.</p> <p>8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.</p> <p>9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMIC; Auto Wreckage and Auto Salvage uses.</p> <p>10. The following uses shall be prohibited:</p> <ol style="list-style-type: none"> a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), b. Commercial Shipping, c. Electronic Message Display Signs or other similar signs were content is displayed electronically, d. Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area. e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. f. Pole and Pylon Signs, g. Equine or Motorcycle sales, h. Recreational Vehicles Park. i. Concrete Mixing, Concrete Product Manufacture, j. Recycling Materials Sorting Facilities, k. Scrap Metal Storage, Processing, Baling or Collecting, l. Freight Yards or Terminals, m. Truck Yard and Overhauling, n. Truck Rental Facilities. 	
<p>29.</p>	<p>[Q]C2-1VL-CDO</p> <p>Ord. No 167 595</p> <p>Establishes maximum VL height</p>	<p>[Q]C2-1VL-CDO</p> <ol style="list-style-type: none"> 1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMIC; Automotive Exhaust Test Station; Battery Servicing. 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles. 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building. 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance:

	<p>Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.</p> <ol style="list-style-type: none"> 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance. 6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area. 7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance. 8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO. 9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses. 10. The following uses shall be prohibited: <ol style="list-style-type: none"> a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), b. Commercial Shipping, c. Electronic Message Display Signs or other similar signs were content is displayed electronically, d. Lumber Store in excess of 20,000 square feet of lot area. e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. f. Pole and Pylon Signs, g. Equine or Motorcycle sales, h. Recreational Vehicles Park.
<p>30. [Q]C4-1VL-CDO</p> <p>From Ordinance No. 173541</p> <ol style="list-style-type: none"> 1. One hundred percent (100%) residential development prohibited. 2. Residential density limited to the RD1.5 Zone. 	<p>[Q]C4-1VL-CDO</p> <p>NOTE: Retain existing Q Conditions from Ordinances No. 167595, and add the following conditions:</p> <ol style="list-style-type: none"> 1. The following uses shall be prohibited: <ol style="list-style-type: none"> a. Electronic Message Display Signs or other similar signs were content is displayed electronically, b. Pole and Pylon Signs,
<p>31. [Q]C4-1VL-CDO</p> <p>From Ordinance No. 173540-SA4450; SA4440, SA4460, and SA4435</p> <ol style="list-style-type: none"> 1. One hundred percent (100%) residential development prohibited. 2. Residential density limited to the RD3 	<p>[Q]C4-1VL-CDO</p> <ol style="list-style-type: none"> 1. The following uses shall be prohibited: <ol style="list-style-type: none"> a. Electronic Message Display Signs or other similar signs were content is displayed electronically, b. Pole and Pylon Signs,

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	Zone	[Q]C2-1VL-CDO
32A.	<p>[Q]C2-1VL-CDO</p> <p>From Ordinance No. 173540-SA4450, SA4440, SA4460, and SA4435</p> <ol style="list-style-type: none"> 1. One hundred percent (100%) residential development prohibited. 2. Residential density limited to the RD3 Zone 	<p>[Q]C2-1VL-CDO</p> <p>NOTE: Retain existing Q Conditions from Ordinances No. 173540-SA4450, SA4440, SA4460, and SA4435 (for RD1.5 permitted densities); and Ordinance 173540-SA4445 for RD3 permitted densities; add the following conditions:</p> <ol style="list-style-type: none"> 1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing. 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles. 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair; and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building. 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building. 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance. 6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area. 7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance. 8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO. 9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses. 10. The following uses shall be prohibited: <ol style="list-style-type: none"> a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks); b. Commercial Shipping; c. Electronic Message Display Signs or other similar signs were content is displayed electronically; d. Lumber Store in excess of 20,000 square feet of lot area. e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
32B.	<p>From Ordinance No. 173540-SA4445</p> <ol style="list-style-type: none"> 1. One hundred percent (100%) residential development prohibited. 2. Residential density limited to the RD1.5 Zone 	

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33.	PF-1-CDO	<p>[Q]PF-1-CDO</p> <p>f. Pole and Pylon Signs. g. Equine or Motorcycle sales, h. Recreational Vehicles Park.</p> <ol style="list-style-type: none"> 1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing. 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). <u>These uses may be allowed in conjunction with a facility that sells new automobiles.</u> 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). <u>These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.</u> 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. <u>This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.</u> 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance. 6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance <u>shall not exceed 20% of existing floor area.</u> 7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance. 8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO. 9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses. 10. The following uses shall be prohibited: <ol style="list-style-type: none"> a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), b. Commercial Shipping, c. Electronic Message Display Signs or other similar signs where content is displayed electronically, d. Lumber Store or Lumber Yard in excess of 20,000 square feet of lot area. e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. f. Pole and Pylon Signs. g. Equine or Motorcycle sales,
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CYPRESS PARK & GLASSELL PARK [Q] CONDITIONS CPC-2008-3991-ZC

34.	<p>[Q]C4-1XL-CDO</p> <p>From Ordinance No. 173541</p> <ol style="list-style-type: none"> One hundred percent (100%) residential development prohibited. Residential density limited to the RD1.5 Zone 	<p>h. Recreational Vehicles Park.</p> <p>[Q]C4-1XL-CDO</p> <p>NOTE: Retain existing Q Conditions from Ordinances No. 173541, and add the following conditions:</p> <ol style="list-style-type: none"> The following uses shall be prohibited: <ol style="list-style-type: none"> Electronic Message Display Signs or other similar signs were content is displayed electronically, Pole and Pylon Signs, 	
35.	<p>[Q]M1-1-CDO</p> <p>From Ordinance No. 174473</p> <ol style="list-style-type: none"> Auto related uses such as, but not limited to garage, storage, sales, painting, auction, body and fender, etc., including self storage uses, are strictly prohibited. 	<p>[Q]M1-1-CDO</p> <ol style="list-style-type: none"> The following uses shall be prohibited: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Manufacturing and Servicing; Automobile Storage Area, Wholesale Auto Parts and Accessories, Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading, Automobile Laundries (self-served or non automated), Automobile Hoists and other automotive uses incidental to repair, servicing or manufacturing The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses. The following uses shall be prohibited: <ol style="list-style-type: none"> Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), Commercial Shipping, Electronic Message Display Signs or other similar signs were content is displayed electronically, Lumber Store or Lumber Yard, or Contractor's Equipment Yard in excess of 20,000 square feet of lot area. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. Pole and Pylon Signs, Equine or Motorcycle sales, Recreational Vehicles Park. Concrete Mixing, Concrete Product Manufacture, Recycling Materials Sorting Facilities, Scrap Metal Storage, Processing, Bailing or Collecting, Freight Yards or Terminals, Truck Yard and Overhauling, Truck Rental Facilities 	
36.	<p>[Q]M1-1-CDO</p> <p>From Ordinance No. 174473</p> <ol style="list-style-type: none"> Auto related uses such as, but not limited to garage, storage, sales, painting, auction, body and fender, etc., including self storage uses, are strictly prohibited. 	<p>[Q]M1-1-CDO</p> <ol style="list-style-type: none"> The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: 	

	<p>Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.</p> <p>4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.</p> <p>5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.</p> <p>6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.</p> <p>7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.</p> <p>8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.</p> <p>9. Any City owned land which is under lease agreement with the KIA dealership upon the effective day of this ordinance shall enjoy the same pre-existing use rights granted in this subarea provisions.</p> <p>10. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.</p> <p>11. The following uses shall be prohibited:</p> <ul style="list-style-type: none"> a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), b. Commercial Shipping, c. Electronic Message Display Signs or other similar signs were content is displayed electronically, d. Lumber Store or Lumber Yard, or Contractor's Equipment Yard in excess of 20,000 square feet of lot area. e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. f. Pole and Pylon Signs, g. Equine or Motorcycle sales, h. Recreational Vehicles Park, i. Concrete Mixing, Concrete Product Manufacture, j. Recycling Materials Sorting Facilities, k. Scrap Metal Storage, Processing, Baling or Collecting, l. Freight Yards or Terminals, m. Truck Yard and Overhauling, n. Truck Rental Facilities. 	<p>37. [Q]M1-1-CDO</p> <p>[Q]M1-1-CDO</p> <p>From Ordinance No. 174473</p> <p>1. The following uses shall be prohibited: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Manufacturing and Servicing, Automobile Storage Area, Wholesale Auto Parts and Accessories, Retail Sale or</p>
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<p>1. Auto related uses such as, but not limited to garage, storage, sales, painting, auction, body and fender, etc., including self storage uses, are strictly prohibited.</p>	<p>Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Laundries (self-served or non automated); Automobile Hoists and other automotive uses incidental to repair, servicing or manufacturing</p> <p>2. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.</p> <p>3. The following uses shall be prohibited:</p> <ol style="list-style-type: none"> Drive-through Establishments (Including, but not limited to fast food, coffee, drug stores and banks), Commercial Shipping, Electronic Message Display Signs or other similar signs were content is displayed electronically, Lumber Store or Lumber Yard, or Contractor's Equipment Yard in excess of 20,000 square feet of lot area. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. Pole and Pylon Signs, Equine or Motorcycle sales, Recreational Vehicles Park. Concrete Mixing, Concrete Product Manufacture, Recycling Materials Sorting Facilities, Scrap Metal Storage, Processing, Baling or Collecting, Freight Yards or Terminals, Truck Yard and Overhauling, Truck Rental Facilities.
<p>38.</p>	<p>[Q] CM-1-CDO</p> <p>CM-1-CDO</p> <ol style="list-style-type: none"> The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.

	<p>7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.</p> <p>8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.</p> <p>9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.</p> <p>12. The following uses shall be prohibited:</p> <ol style="list-style-type: none"> The Following Drive-through Establishments: fast food, coffee, and banks. Commercial Shipping. Electronic Message Display Signs or other similar signs where content is displayed electronically. Lumber Store or Lumber Yard in excess of 20,000 square feet of lot area. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. Pole and Pylon Signs. Equine or Motorcycle sales. Recreational Vehicles Park. 	
39.	<p>[Q] M2-1-CDO</p> <p>M2-1-CDO</p> <ol style="list-style-type: none"> The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair, and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/or Automobile Sales (Used). <u>These uses may be allowed in conjunction with a facility that sells new automobiles.</u> The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). <u>These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.</u> The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. <u>This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.</u> Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed <u>20% of existing floor area.</u> An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a 	

	<p>continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.</p> <p>8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.</p> <p>9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.</p> <p>10. The following uses shall be prohibited:</p> <ol style="list-style-type: none"> Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), Commercial Shipping, Electronic Message Display Signs or other similar signs were content is displayed electronically, Lumber Store or Lumber Yard in excess of 20,000 square feet of lot area. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. Pole and Pylon Signs, Equine or Motorcycle sales, Recreational Vehicles Park. Concrete Mixing, Concrete Product Manufacture, Recycling Materials Sorting Facilities, Scrap Metal Storage, Processing, Baling or Collecting, Freight Yards or Terminals, Truck Yard and Overhauling, Truck Rental Facilities, Concrete Batch Plants, Junk Yards, Rock Gravel and Sand Distribution, Stockyards, Hazardous Waste Disposal Facilities
<p>40. M3-1-CDO PF-1-CDO *</p> <p>* On March 11, 1999, the City Planning Commission recommended approval of the Community Plan Revision for Northeast Los Angeles with a Plan Amendments and Zone Changes throughout the Northeast Community.</p> <p>On June 15, 1999, the City Council adopts the zone changes "In Concept" for the Northeast Los Angeles Community Plan Revision and instructs the Planning Department to prepare the final ordinances.</p> <p>The subject subarea was approved a Zone Change from "Various Zones" to the PF-1 Zone.</p>	<p>[Q] M3-1-CDO [Q]PF-1-CDO (Under proposed/ adopted Correction Ordinance)</p> <ol style="list-style-type: none"> The following uses shall be prohibited: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Manufacturing and Servicing, Automobile Storage Area, Wholesale Auto Parts and Accessories, Retail Sale or Assembly of Auto Parts and Accessories, Tire Shops including Tire and Tube Repair and Retreading, Automobile Laundries (self-served or non automated), Automobile Hoists and other automotive uses incidental to repair, servicing or manufacturing The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses. The following uses shall be prohibited: <ol style="list-style-type: none"> Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), Commercial Shipping, Electronic Message Display Signs or other similar signs were content is displayed electronically, Lumber Store or Lumber Yard, or Contractor's Equipment Yard. New Public Storage facilities. Pole and Pylon Signs, Equine or Motorcycle sales, Recreational Vehicles Park.

<p>41.</p>	<p>M1-1</p>	<p>The Planning Department is currently implementing the City Council action through a Correction Ordinance.</p>	<p>i. Concrete Mixing, Concrete Product Manufacture, j. Recycling Materials Sorting Facilities, k. Scrap Metal Storage, Processing, Baling or Collecting, l. Freight Yards or Terminals, m. Truck Yard and Overhauling, n. Truck Rental Facilities h. Recreational Vehicles Park. i. Concrete Mixing, Concrete Product Manufacture, j. Recycling Materials Sorting Facilities, k. Scrap Metal Storage, Processing, Baling or Collecting, l. Freight Yards or Terminals, m. Truck Yard and Overhauling, n. Truck Rental Facilities, o. Concrete Batch Plants, p. Junk Yards, q. Rock Gravel and Sand Distribution, r. Stockyards, s. Hazardous Waste Disposal Facilities</p>
<p>[Q] M1-1-CDO</p>			
<ol style="list-style-type: none"> 1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing. 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles. 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Rereading; Automobile Repair; Automobile Laundries (self-served or non-automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building. 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building. 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance. 6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area. 7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance. 			

	<p>8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.</p> <p>9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.</p> <p>10. The following uses shall be prohibited:</p> <ul style="list-style-type: none"> a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks), b. Commercial Shipping, c. Electronic Message Display Signs or other similar signs were content is displayed electronically, d. Lumber Store or Lumber Yard, or Contractor's Equipment Yard in excess of 20,000 square feet of lot area. e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. f. Pole and Pylon Signs, g. Equine or Motorcycle sales, h. Recreational Vehicles Park, i. Concrete Mixing, Concrete Product Manufacture, j. Recycling Materials Sorting Facilities, k. Scrap Metal Storage, Processing, Bailing or Collecting, l. Freight Yards or Terminals, m. Truck Yard and Overhauling, n. Truck Rental Facilities. 	
42.	<p>MR1-1-CDO</p> <p>[Q]MR1-1-CDO</p> <ol style="list-style-type: none"> 1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing. 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). <u>These uses may be allowed in conjunction with a facility that sells new automobiles.</u> 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automotive Repair; Automobile Laundries (self-served or non automated). <u>These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.</u> 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. <u>This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.</u> 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance. 6. Expansion of auto-related establishments listed in Items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area. 	

		<p>7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.</p> <p>8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.</p> <p>9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.</p> <p>10. The following uses shall be prohibited:</p> <ul style="list-style-type: none">a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),b. Commercial Shipping,c. Electronic Message Display Signs or other similar signs were content is displayed electronically,d. Lumber Store or Lumber Yard, or Contractor's equipment Yard in excess of 20,000 square feet of lot area.e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.f. Pole and Pylon Signs,g. Equine or Motorcycle sales,h. Recreational Vehicles Park,i. Concrete Mixing, Concrete Product Manufacture,j. Recycling Materials Sorting Facilities,k. Scrap Metal Storage, Processing, Bailing or Collecting,l. Freight Yards or Terminals,m. Truck Yard and Overhauling,n. Truck Rental Facilities.
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EXHIBIT C

List of Uses

Automobile Dismantling Yard
Automobile and Trailer Sales
Automotive Repair
Automotive Use

Automobile Assembly or Rebuilding
Automobile Hoist
Cargo Container
Circus Quarters
Concrete Batch Plants
Product Manufacture Concrete
Dumps for Earth or Garbage, Earth Import, Export, Excavation or Exploratory Core
Drilling of Electronic Message
Display signs or other similar signs where content is displayed electronically
Drive Through Businesses
Freight Yards or Terminals
Hazardous Waste Disposal Facilities
Inoperable Vehicle
Junk Yards
Landfills
Open Storage, including but not limited to junks and salvage items, pallets, rags, paper, crates, boxes and drums
Public Storage
Rave Tracks for automobiles, Equine or Motorcycles
Rock, Gravel, or Sand Distribution
Scrap Metal Storage, Processing, Bailing or Collecting
Stockyards
Recreational/ Residential Vehicle Parks
Recycling Collection or buy back centers, including those that are incidental to Grocery Stores, mobile recycling center, including reverse vending machines.
Recycling Material Storage, sorting and processing facilities
Trailer Rental or Sale

Exhibit D







Exhibit E

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT MULTI
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PROJECT TITLE ENV-2008-3992-ND	CASE NO. CPC-2008-3991-ZC
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PROJECT LOCATION
N/A-N/A N/A-N/A N/A SEE ENVIRONMENTAL SETTINGS

PROJECT DESCRIPTION
A ZONE CHANGE TO IMPOSE QUALIFIED CONDITIONS THAT WOULD PROHIBIT AND/ OR LIMIT VARIOUS AUTO REPAIR AND AUTO RELATED LAND USES WITHIN THE CYPRESS PARK AND GLASSELL PARK CDO BOUNDARIES.

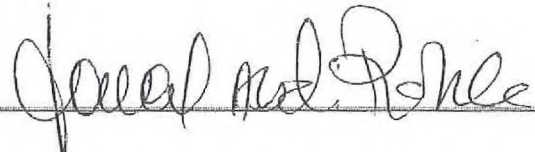
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
DEPARTMENT OF CITY PLANNING, COMMUNITY PLANNING BUREAU, CITY OF LOS ANGELES
200 N SPRING STREET, ROOM 667
LOS ANGELES, CA 90012

FINDING:
The City Planning Department of the City of Los Angeles has Proposed that a negative declaration be adopted for this project. The Initial Study indicates that no significant impacts are apparent which might result from this project's implementation. This action is based on the project description above.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
JOSE ROMERO-NAVARRO	City Planner	(213) 978-1180

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		7/29/0

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles		COUNCIL DISTRICT: MULTI	DATE:
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2008-3992-ND		RELATED CASES: CPC-2008-3991-ZC	
PREVIOUS ACTIONS CASE NO.:		<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: A ZONE CHANGE TO IMPOSE QUALIFIED CONDITIONS THAT WOULD PROHIBIT AND/ OR LIMIT VARIOUS AUTO REPAIR AND AUTO RELATED LAND USES WITHIN THE CYPRESS PARK AND GLASSELL PARK CDO BOUNDARIES.			
ENV PROJECT DESCRIPTION: A ZONE CHANGE TO IMPOSE QUALIFIED CONDITIONS THAT WOULD PROHIBIT AND/ OR LIMIT VARIOUS AUTO REPAIR AND AUTO RELATED LAND USES WITHIN THE CYPRESS PARK AND GLASSELL PARK CDO BOUNDARIES.			
ENVIRONMENTAL SETTINGS: The area generally bounded by the Los Angeles River and San Fernando Road to the west, the 110 FREEWAY to the south, various boundaries to the east including Isabel Street, Verdugo Road, Eagle Rock Boulevard and the 2 FREEWAY, and the boundary line between the City of Los Angeles and the City of Glendale to the north, all as depicted in the attached Ordinance Map/ Cypress Park & Glassell Park Community Design Overlay Map. The area is comprised by a diverse set of land uses including commercial and industrial uses as well as designated Public Facilities land for a school and a park. Residential uses bound at times autorelated uses along the boulevards.			
PROJECT LOCATION: N/A-N/A N/A-N/A N/A			
COMMUNITY PLAN AREA: NORTHEAST LOS ANGELES STATUS: <input type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan		AREA PLANNING COMMISSION: EAST LOS ANGELES	CERTIFIED NEIGHBORHOOD COUNCIL: GREATER CYPRESS PARK GLASSELL PARK
EXISTING ZONING: VARIOUS: M1, M2, M3, CM, C1, C2, C4, CR, R1, R2, R3, RD, PF		MAX. DENSITY/INTENSITY ALLOWED BY ZONING:	
GENERAL PLAN LAND USE: VARIOUS: HEAVY- LIMITED AND LIGHT INDUSTRIAL, COMERCIAL MANUFACTURING, GENERAL AND NEIGHBORHOOD COMERCIAL, PUBLIC FACILITIES, LOW MEDIUM 1- LOW MEDIUM 2- MEDIUM- AND LOW RESIDENTIAL .		MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:	
		LA River Adjacent: YES	
		PROPOSED PROJECT DENSITY:	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

City Planner

(213) 978-1180

Signature

Title

Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
5. Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> AESTHETICS	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AGRICULTURAL RESOURCES	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/CIRCULATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
<input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> POPULATION AND HOUSING	

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

DEPARTMENT OF CITY PLANNING, COMMUNITY PLANNING BUREAU, CITY OF LOS ANGELES

PHONE NUMBER:

(213) 978-1180

APPLICANT ADDRESS:

200 N SPRING STREET, ROOM 667
LOS ANGELES, CA 90012

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

07/28/2009

PROPOSAL NAME (if Applicable):

CYPRESS PARK & GLASSELL PARK "Q" CONDITIONS PROHIBITING AND/ OR LIMITING CERTAIN AUTO-RELATED USES

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?			✓
b.	SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED SCENIC HIGHWAY?			✓
c.	SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?			✓
d.	CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?			✓
II. AGRICULTURAL RESOURCES				
a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?			✓
b.	CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?			✓
c.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE?			✓
III. AIR QUALITY				
a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN?			✓
b.	VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?			✓
c.	RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?			✓
d.	EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?			✓
e.	CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?			✓
IV. BIOLOGICAL RESOURCES				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
b.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
c.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS?			✓
d.	INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?			✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?				✓
f.	CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?				✓
V. CULTURAL RESOURCES					
a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA 15064.5?				✓
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA 15064.5?				✓
c.	DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?				✓
d.	DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?				✓
VI. GEOLOGY AND SOILS					
a.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : RUPTURE OF A KNOWN EARTHQUAKE FAULT, AS DELINEATED ON THE MOST RECENT ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING MAP ISSUED BY THE STATE GEOLOGIST FOR THE AREA OR BASED ON OTHER SUBSTANTIAL EVIDENCE OF A KNOWN FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42.				✓
b.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : STRONG SEISMIC GROUND SHAKING?				✓
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?				✓
d.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : LANDSLIDES?				✓
e.	RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?				✓
f.	BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE?				✓
g.	BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?				✓
h.	HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?				✓
VII. HAZARDS AND HAZARDOUS MATERIALS					
a.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?				✓
b.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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c.	EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?				✓
d.	BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?				✓
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA?				✓
g.	IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?				✓
h.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING WILDLAND FIRES, INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS?				✓
VIII. HYDROLOGY AND WATER QUALITY					
a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?				✓
b.	SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G., THE PRODUCTION RATE OF PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED)?				✓
c.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?				✓
d.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, OR SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN AN MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF SITE?				✓
e.	CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?				✓
f.	OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?				✓
g.	PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?				✓
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?				✓
i.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING FLOODING, INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM?				✓
j.	INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?				✓
IX. LAND USE AND PLANNING					
a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	CONFLICT WITH APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?				✓
c.	CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?				✓
X. MINERAL RESOURCES					
a.	RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE?				✓
b.	RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN, SPECIFIC PLAN, OR OTHER LAND USE PLAN?				✓
XI. NOISE					
a.	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?				✓
b.	EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?				✓
c.	A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?				✓
d.	A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?				✓
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
XII. POPULATION AND HOUSING					
a.	INDUCE SUBSTANTIAL POPULATION GROWTH IN AN AREA EITHER DIRECTLY (FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE, THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE)?				✓
b.	DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
c.	DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
XIII. PUBLIC SERVICES					
a.	FIRE PROTECTION?				✓
b.	POLICE PROTECTION?				✓
c.	SCHOOLS?				✓
d.	PARKS?				✓
e.	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?				✓
XIV. RECREATION					

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?				✓
b.	DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?				✓

XV. TRANSPORTATION/CIRCULATION

a.	CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO RATIO CAPACITY ON ROADS, OR CONGESTION AT INTERSECTIONS)?				✓
b.	EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?				✓
c.	RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS, INCLUDING EITHER AN INCREASE IN TRAFFIC LEVELS OR A CHANGE IN LOCATION THAT RESULTS IN SUBSTANTIAL SAFETY RISKS?				✓
d.	SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?				✓
e.	RESULT IN INADEQUATE EMERGENCY ACCESS?				✓
f.	RESULT IN INADEQUATE PARKING CAPACITY?				✓
g.	CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?				✓

XVI. UTILITIES

a.	EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?				✓
b.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?				✓
c.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?				✓
d.	HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCE, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?				✓
e.	RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECTS PROJECTED DEMAND IN ADDITION TO THE PROVIDERS				✓
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECTS SOLID WASTE DISPOSAL NEEDS?				✓
g.	COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?				✓

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE				✓
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?			
b.	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (CUMULATIVELY CONSIDERABLE MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL PROJECT ARE CONSIDERABLE WHEN VIEWED IN CONNECTION WITH THE EFFECTS OF PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS).		✓
c.	DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?		✓

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description will not cause potentially significant impacts on the environment. Therefore, this environmental analysis concludes that a Negative Declaration shall be issued for the environmental case file known as **ENV-2008-3992-N** and the associated case(s), **CPC-2008-3991-ZC**.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
JOSE ROMERO-NAVARRO	City Planner	(213) 978-1180	07/28/2009

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.
b.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.
c.	NO IMPACT	This property lies adjacent to the Los Angeles River and appropriate design guidelines must be incorporated into the project to ensure consistency with the City's efforts for its revitalization.
d.	NO IMPACT	This property lies adjacent to the Los Angeles River and appropriate design guidelines must be incorporated into the project to ensure consistency with the City's efforts for its revitalization.
II. AGRICULTURAL RESOURCES		
a.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.
b.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.
c.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.
III. AIR QUALITY		
a.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.
b.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.
c.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.
d.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.
e.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.
IV. BIOLOGICAL RESOURCES		
a.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.

Impact?	Explanation	Mitigation Measures	
b.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
c.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
d.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
e.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
f.	NO IMPACT	This property lies adjacent to the Los Angeles River and appropriate design guidelines must be incorporated into the project to ensure consistency with the City's efforts for its revitalization.	
V. CULTURAL RESOURCES			
a.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
b.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
c.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
d.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
VI. GEOLOGY AND SOILS			
a.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
b.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
c.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
d.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
e.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
f.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
g.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	

Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
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VII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
b.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
c.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
d.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
e.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
f.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
g.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
h.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	

VIII. HYDROLOGY AND WATER QUALITY

a.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
b.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
c.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
d.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
e.	NO IMPACT	Environmental impacts in the form of increased pollutant runoff may result from operation of the proposed project next to the Los Angeles River.	
f.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
g.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	

Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
i.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
j.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	

IX. LAND USE AND PLANNING

a.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
b.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
c.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	

X. MINERAL RESOURCES

a.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
b.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	

XI. NOISE

a.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
b.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
c.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
d.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
e.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
f.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	

XII. POPULATION AND HOUSING

a.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
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Impact?	Explanation	Mitigation Measures	
b.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
c.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
XIII. PUBLIC SERVICES			
a.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
b.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
c.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
d.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
e.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
XIV. RECREATION			
a.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
b.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
XV. TRANSPORTATION/CIRCULATION			
a.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
b.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
c.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
d.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
e.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
f.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	

Impact?	Explanation	Mitigation Measures	
g.	NO IMPACT	This property lies adjacent to the Los Angeles River and appropriate design guidelines must be incorporated into the project to ensure public and emergency access.	
XVI. UTILITIES			
a.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
b.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
c.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
d.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
e.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
f.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
g.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
XVII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
b.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	
c.	NO IMPACT	The subject project does not involve any construction and therefore no impact is expected.	

Case Number
CPC-2008-3991-ZC
Determination Letter Mailing
MAILING DATE: **Nov. 23, 2009**

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

EXHIBIT B

Proposed Zone & Q Conditions

Sub-
Area #
1

1QJC2-1VL-CDO

NOTE: Retain existing Q Conditions from Ordinances No. 172916 and 173540 (One hundred percent residential development prohibited. Residential density limited to the RD1.5 zone), and add the following conditions:

1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard in excess of 20,000 square feet of lot area.

- e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
- f. Pole and Pylon Signs.
- g. Equine or Motorcycle sales.
- h. Recreational Vehicles Park.

2. [T][Q]CM-1-CDO

NOTE: Retain all existing [Q] Conditions from Ordinances No. 175233 pertaining to General (prohibited uses), Environmental and Administrative matters, and add the following conditions:

1. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks).
 - b. Commercial Shipping.
 - c. Electronic Message Display Signs or other similar signs where content is displayed electronically.
 - d. Lumber Store or Lumber Yard in excess of 20,000 square feet of lot area.
 - e. Pole and Pylon Signs.
 - f. Equine or Motorcycle sales.
 - g. Recreational Vehicles Park.
 - h. Truck Rental Facilities.

3. [Q]C2-1V1-CDO

NOTE: Retain existing Q Conditions from Ordinances No. 173465 and 173540 (One hundred percent residential development prohibited. Residential density limited to the RD1.5 zone), and add the following conditions:

1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair, and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non-automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.

6. Expansion of auto-related establishments listed in Items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
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 - d. Lumber Store or Lumber Yard in excess of 20,000 square feet of lot area,
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park.

4. [a]C2-1VL-CDO

NOTE: Retain existing Q Conditions from Ordinances No. 173540 (One hundred percent residential development prohibited. Residential density limited to the RD1.5 zone), and also retain prohibited uses included in Ordinance No 173552: Adult Entertainment Businesses, Bail Bond Broker, Bath (Turkish and the like), Escort Bureau, Any locker rental when conducted as the primary business, Pawn shops, Any payroll cashing service when conducted as the primary business, Tattoo Studio, Transfer Business, and Massage Parlors, and add the following conditions:

1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
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5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.

To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.

6. Expansion of auto-related establishments listed in Items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
10. The following uses shall be prohibited:
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 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park.

5.
6.
7. [Q] MR1-1-CDO

1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales, Automotive Repair, and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
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 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park,
 - i. Concrete Mixing, Concrete Product Manufacture,
 - j. Recycling Materials Sorting Facilities,
 - k. Scrap Metal Storage, Processing, Baling or Collecting,
 - l. Freight Yards or Terminals,
 - m. Truck Yard and Overhauling,
 - n. Truck Rental Facilities.
8. [Q]M1-1-CDO
1. The following uses shall be prohibited: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Manufacturing and Servicing; Automobile Storage Area; Wholesale Auto Parts and Accessories; Retail Sale or Assembly of Auto Parts and Accessories; Tire and Tube Repair and Retreading; Automobile Laundries (self-served or non-automated); Automobile Hoists and other automotive uses incidental to repair, servicing or manufacturing
 2. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 1, 2.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
 3. The following uses shall be prohibited:
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9. [Q] MR-1-CDO

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- f. Pole and Pylon Signs.
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 - h. Recreational Vehicles Park.
 - i. Concrete Mixing, Concrete Product Manufacture.
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10. The following uses shall be prohibited:
a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks).

10.

[Q]M1-1-CDO

- b. Commercial Shipping
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- 8. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
- 9. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
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 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park
 - i. Concrete Mixing, Concrete Product Manufacture,
 - j. Recycling Materials Sorting Facilities,
 - k. Scrap Metal Storage, Processing, Baling or Collecting,
 - l. Freight Yards or Terminals,
 - m. Truck Yard and Overhauling,
 - n. Truck Rental Facilities.

11. [C]M1-1-CDO

- 1. The following uses shall be prohibited: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Manufacturing and Servicing; Automobile Storage Area; Wholesale Auto Parts and Accessories; Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Laundries (self-served or non automated); Automobile Hoists and other automotive uses incidental to repair, servicing or manufacturing
- 2. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
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12. [C]MR1-1-CDO

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Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.

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 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park,
 - i. Concrete Milking, Concrete Product Manufacture,
 - j. Recycling Materials Sorting Facilities,
 - k. Scrap Metal Storage, Processing, Baling or Collecting,
 - l. Freight Yards or Terminals,
 - m. Truck Yard and Overhauling,
 - n. Truck Rental Facilities.

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14. [Q] M1-1-CDD

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2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
6. Expansion of auto-related establishments listed in Items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.

8. Any project as defined within Section 2 of the Cypress Park and Glasssell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
 9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
 10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park,
 - i. Concrete Mixing, Concrete Product Manufacture,
 - j. Recycling Materials Sorting Facilities,
 - k. Scrap Metal Storage, Processing, Baling or Collecting,
 - l. Freight Yards or Terminals,
 - m. Truck Yard and Overhauling,
 - n. Truck Rental Facilities.
15. [O]M1-1-CDO
1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles, provided that the use is fully contained within a building.
 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
 6. Expansion of auto-related establishments listed in Items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.

7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not hereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks).
 - b. Commercial Shipping.
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically.
 - d. Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs.
 - g. Equine or Motorcycle sales.
 - h. Recreational Vehicles Park.
 - i. Concrete Mixing, Concrete Product Manufacture.
 - j. Recycling Materials Sorting Facilities.
 - k. Scrap Metal Storage, Processing, Baling or Collecting.
 - l. Freight Yards or Terminals.
 - m. Truck Yard and Overhauling.
 - n. Truck Rental Facilities.
16. (c) M1-1-CDO
 1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/or certificate of occupancy

- showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
6. Expansion of auto-related establishments listed in Items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
 7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
 8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
 9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
 10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities, Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park,
 - i. Concrete Mixing, Concrete Product Manufacture,
 - j. Recycling Materials Sorting Facilities,
 - k. Scrap Metal Storage, Processing, Baling or Collecting,
 - l. Freight Yards or Terminals,
 - m. Truck Yard and Overhauling,
 - n. Truck Rental Facilities.
 17. [Q] MR1-1-CDO
 1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales, Automotive Repair, and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station, Battery Servicing.
 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non-automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or

service facility and provide that the hoist is contained completely within an existing building.

5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
 6. Expansion of auto-related establishments listed in Items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
 7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not hereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
 8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
 9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
 10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park,
 - i. Concrete Mixing, Concrete Product Manufacture,
 - j. Recycling Materials Sorting Facilities,
 - k. Scrap Metal Storage, Processing, Baling or Collecting,
 - l. Freight Yards or Terminals,
 - m. Truck Yard and Overhauling,
 - n. Truck Rental Facilities.
18. [Q] M1-1-CDO
1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Rereading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that

- sells new automobiles provided that the use is fully contained within a building.
4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
 6. Expansion of auto-related establishments listed in Items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
 7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
 8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
 9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
 10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area,
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park,
 - i. Concrete Mixing, Concrete Product Manufacture,
 - j. Recycling Materials Sorting Facilities,
 - k. Scrap Metal Storage, Processing, Baling or Collecting,
 - l. Freight Yards or Terminals,
 - m. Truck Yard and Overhauling,
 - n. Truck Rental Facilities.
19. [Q] M1-1-CDO
1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.

3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Landries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
 6. Expansion of auto-related establishments listed in Items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
 7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
 8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment, shall comply with all applicable Design Guidelines and Development Standards of the CDO.
 9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
 10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park,
 - i. Concrete Mixing, Concrete Product Manufacture,
 - j. Recycling Materials Sorting Facilities,
 - k. Scrap Metal Storage, Processing, Baling or Collecting,
 - l. Freight Yards or Terminals,
 - m. Truck Yard and Overhauling,
 - n. Truck Rental Facilities.
20. [Q] CM1-1-CDO
1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station;

Battery Servicing.

2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
6. Expansion of auto-related establishments listed in Items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of ~~existing floor area.~~
7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not hereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
 11. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park.

21. [Q]C2-1VL-CDO

NOTE: Retain existing Q Conditions from Ordinances No. 173540 (One hundred percent residential development prohibited. Residential density limited to the RD1.5 zone), and add the following conditions:

1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance:

- Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
 6. Expansion of auto-related establishments listed in Items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
 7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
 8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
 9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
 10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park.

22.

[Q] M1-1-CDO

1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station;

Battery Servicing.

2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles, provided that the use is fully contained within a building.
4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
8. Any project as defined within Section 2 of the Cypress Park and Glasssell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park,
 - i. Concrete Mixing, Concrete Product Manufacture,
 - j. Recycling Materials Sorting Facilities,
 - k. Scrap Metal Storage, Processing, Baling or Collecting,
 - l. Freight Yards or Terminals,
 - m. Truck Yard and Overhauling,
 - n. Truck Rental Facilities.

23. [Q]C2-1VL-CDO

NOTE: Retain existing Q Conditions from Ordinance No. 173540 (One hundred percent residential development prohibited. Residential density limited to the R03 zone), and add the following conditions:

1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
6. Expansion of auto-related establishments listed in Items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store in excess of 20,000 square feet of lot area,
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park.

24. [Q]C1-1-CDO

1. The following uses shall be prohibited:
 - a. Electronic Message Display Signs or other similar signs were content is displayed electronically.
 - b. Pole and Pylon Signs,

25. [Q]C1.5-1VL-CDO

NOTE: Retain existing Q Conditions from Ordinances No. 173540 (One hundred percent residential development prohibited. Residential density limited to the RD3 zone), and add the following conditions:

1. The following uses shall be prohibited:
 - a. Electronic Message Display Signs or other similar signs were content is displayed electronically.
 - b. Pole and Pylon Signs,

26. [Q]C2-1VL-CDO

NOTE: Retain existing Q Conditions from Ordinances No. 173540 (One hundred percent residential development prohibited. Residential density limited to the RD3 zone), and add the following conditions:

1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
6. Expansion of auto-related establishments listed in Items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.

8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store in excess of 20,000 square feet of lot area,
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status,
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park.

27. [Q]C4-1VL-CDO

NOTE: Retain existing Q Conditions from Ordinances No. 173641 (One hundred percent residential development prohibited. Residential density limited to the RDS zone), and add the following conditions:

1. The following uses shall be prohibited:
 - a. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - b. Pole and Pylon Signs,

28. [Q]MR1-1VL-CDO

NOTE: Retain existing Q Conditions from Ordinances No. 167595 pertaining to landscaping, parking and setbacks, and add the following conditions:

1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy

- showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
 7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not hereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
 8. Any project as defined within Section 2 of the Cypress Park and Glasssell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
 9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
 10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard, or Contractor's Equipment Storage Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park,
 - i. Concrete Mixing, Concrete Product Manufacture,
 - j. Recycling Materials Sorting Facilities,
 - k. Scrap Metal Storage, Processing, Baling or Collecting,
 - l. Freight Yards or Terminals,
 - m. Truck Yard and Overhauling,
 - n. Truck Rental Facilities.
29. [q]C2-1VL-CDO
1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or

service facility and provide that the hoist is contained completely within an existing building.

5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park.

30.

[Q]C4-1VL-CDO

NOTE: Retain existing Q Conditions from Ordinances No. 167395 (One hundred percent residential development prohibited. Residential density limited to the RD1.5 zone), and add the following conditions:

1. The following uses shall be prohibited:
 - a. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - b. Pole and Pylon Signs,

31.

[Q]C4-1VL-CDO

NOTE: Retain existing Q Conditions from Ordinances No. 167595 (One hundred percent residential development prohibited. Residential density limited to the RD3 zone), and add the following conditions:

1. The following uses shall be prohibited:
 - a. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - b. Pole and Pylon Signs,

32A.

[Q]C2-1VL-CDO

NOTE: Retain existing Q Conditions from Ordinances No. 173540-SA4450, SA4440, SA4460, and SA4435 (One hundred percent residential development prohibited. Residential density limited to the RD3 zone), and add the following conditions:

1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
6. Expansion of auto-related establishments listed in Items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
 10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store in excess of 20,000 square feet of lot area,
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Moto-cycle sales,
 - h. Recreational Vehicles Park.

32B.

[Q]C2-1V1-CDO

NOTE: Retain existing Q Conditions from Ordinance 173540-S4445 (One hundred percent residential development prohibited. Residential density limited to the RD1.5 zone); and add the following conditions:

11. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
12. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
13. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non-automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
14. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
15. Auto-related establishments in existence within the subject subarea boundary, upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
16. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
17. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
18. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
19. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
20. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store in excess of 20,000 square feet of lot area
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs.
 - g. Equine or Motorcycle sales.

h. Recreational Vehicles Park.

33. [Q]PF-1-CDO

1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles, provided that the use is fully contained within a building.
4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
6. Expansion of auto-related establishments listed in Items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
8. Any project as defined within Section 2 of the Cypress Park and Glasssell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
 10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs.
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park.

34. [Q]C4-1XL-CDO

NOTE: Retain existing Q Conditions from Ordinances No. 17354.1 (One hundred percent residential development prohibited. Residential density limited to the RD1.5 zone), and add the following conditions:

1. The following uses shall be prohibited:
 - a. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - b. Pole and Pylon Signs,

35. [Q]M1-1-CDO

1. The following uses shall be prohibited: Automobile and Trailer Sales; Automotive Repair, and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust; Test Station; Battery Manufacturing and Servicing; Automobile Storage Area, Wholesale Auto Parts and Accessories, Retail Sale or Assembly of Auto Parts and Accessories, Tire Shops including Tire and Tube Repair and Retreading, Automobile Laundries (self-served or non automated), Automobile Hoists and other automotive uses incidental to repair, servicing or manufacturing
2. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
3. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard, or Contractor's Equipment Yard in excess of 20,000 square feet of lot area,
 - e. New Public Storage facilities, Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park,
 - i. Concrete Mixing, Concrete Product Manufacture,
 - j. Recycling Materials Sorting Facilities,
 - k. Scrap Metal Storage, Processing, Baling or Collecting,
 - l. Freight Yards or Terminals,
 - m. Truck Yard and Overhauling,
 - n. Truck Rental Facilities

36. [Q]M1-1-CDO

1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust; Test Station; Battery Servicing.
2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that

sells new automobiles provided that the use is fully contained within a building.

4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/or certificate of occupancy showing continuous legal operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
 6. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
 7. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
 8. Any City owned land which is under lease agreement with the KIA dealership upon the effective day of this ordinance shall enjoy the same pre-existing use rights granted in this subarea provisions.
 9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
 10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard, or Contractor's Equipment Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs.
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park,
 - i. Concrete Mixing, Concrete Product Manufacture,
 - j. Recycling Materials Sorting Facilities,
 - k. Scrap Metal Storage, Processing, Baling or Collecting,
 - l. Freight Yards or Terminals,
 - m. Truck Yard and Overhauling,
 - n. Truck Rental Facilities.
37. (Q)M1-1-CDO
1. The following uses shall be prohibited: Automobile and Trailer Sales; Automotive Repair, and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Manufacturing and Servicing; Automobile Storage Area, Wholesale Auto Parts and Accessories, Retail Sale or Assembly of Auto Parts and Accessories, Tire Shops including Tire and Tube Repair and Retreading, Automobile Laundries (self-served or non automated), Automobile Hoists and other automotive uses incidental to repair, servicing or manufacturing
 2. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.

3. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks).
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard, or Contractor's Equipment Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities, Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park,
 - i. Concrete Mixing, Concrete Product Manufacture,
 - j. Recycling Materials Sorting Facilities,
 - k. Scrap Metal Storage, Processing, Baling or Collecting,
 - l. Freight Yards or Terminals,
 - m. Truck Yard and Overhauling,
 - n. Truck Rental Facilities.
38. [Q] CM-1-CDO
1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales, Automotive Repair, and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station, Battery Servicing.
 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/ or Automobile Sales (Used); These uses may be allowed in conjunction with a facility that sells new automobiles.
 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair, Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally establishing operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
 6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
 7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
 8. Any project as defined within Section 2 of the Cypress Park and Glasssell Park Community Design Overlay (CDO) and any floor area addition to a pre-

existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.

9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
12. The following uses shall be prohibited:
 - a. The Following Drive-through Establishments: fast food, coffee, and banks.
 - b. Commercial Shipping.
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically.
 - d. Lumber Store or Lumber Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs.
 - g. Equine or Motorcycle sales.
 - h. Recreational Vehicles Park.

39.

[Q] M2-1-CDO

1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.

9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
 10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park.
 - i. Concrete Mixing, Concrete Product Manufacture,
 - j. Recycling Materials Sorting Facilities,
 - k. Scrap Metal Storage, Processing, Baling or Collecting,
 - l. Freight Yards or Terminals,
 - m. Truck Yard and Overhauling,
 - n. Truck Rental Facilities,
 - o. Concrete Batch Plants,
 - p. Junk Yards,
 - q. Rock Gravel and Sand Distribution,
 - r. Stockyards,
 - s. Hazardous Waste Disposal Facilities
40. [Q]PF-1-CDO
 1. The following uses shall be prohibited: Automobile and Trailer Sales; Automotive Repair, and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Manufacturing and Servicing; Automobile Storage Area, Wholesale Auto Parts and Accessories, Retail Sale or Assembly of Auto Parts and Accessories, The Shops including Tire and Tube Repair and Retreading, Automobile Laundries (self-served or non automated), Automobile Hoists and other automotive uses incidental to repair, servicing or manufacturing
 2. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
 3. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks),
 - b. Commercial Shipping,
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically,
 - d. Lumber Store or Lumber Yard, or Contractor's Equipment Yard.
 - e. New Public Storage facilities,
 - f. Pole and Pylon Signs,
 - g. Equine or Motorcycle sales,
 - h. Recreational Vehicles Park.
 - i. Concrete Mixing, Concrete Product Manufacture,
 - j. Recycling Materials Sorting Facilities,
 - k. Scrap Metal Storage, Processing, Baling or Collecting,
 - l. Freight Yards or Terminals,
 - m. Truck Yard and Overhauling,
 - n. Truck Rental Facilities

- h. Recreational Vehicles Park
- i. Concrete Mixing, Concrete Product Manufacture,
- j. Recycling Materials Sorting Facilities,
- k. Scrap Metal Storage, Processing, Baling or Collecting,
- l. Freight Yards or Terminals,
- m. Truck Yard and Overhauling,
- n. Truck Rental Facilities,
- o. Concrete Batch Plants,
- p. Junk Yards,
- q. Rock Gravel and Sand Distribution,
- r. Stockyards,
- s. Hazardous Waste Disposal Facilities

41.

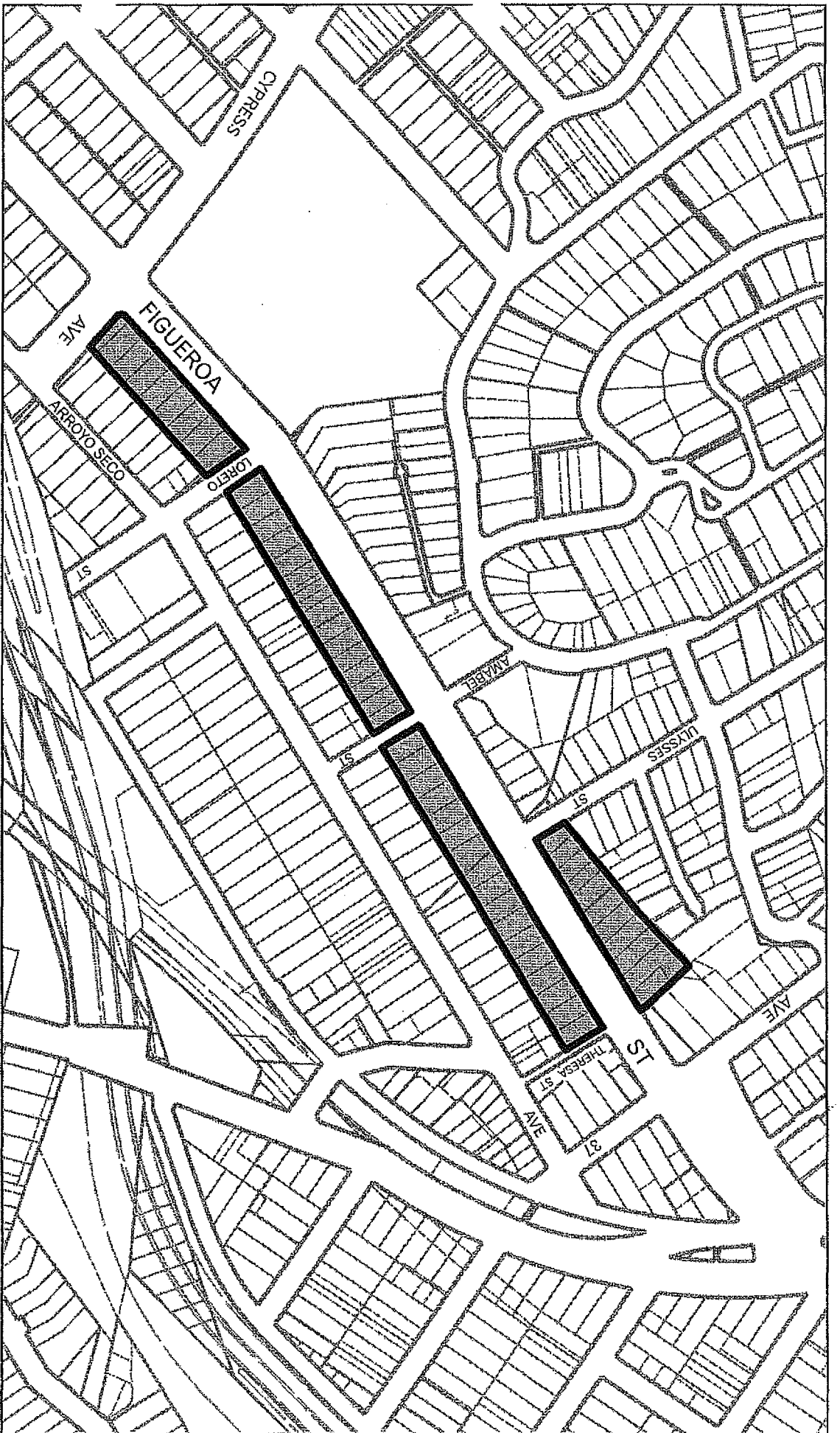
[Q] M1-1-CDO

1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales; Automotive Repair; and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Hoists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the hoist is contained completely within an existing building.
5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
6. Expansion of auto-related establishments listed in Items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment, or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
8. Any project as defined within Section 2 of the Cypress Park and Glassell Park Community Design Overlay (CDO) and any floor area addition to a pre-existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDO.
9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.

10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks).
 - b. Commercial Shipping.
 - c. Electronic Message Display Signs or other similar signs were content is displayed electronically.
 - d. Lumber Store or Lumber Yard, or Contractor's Equipment Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs.
 - g. Equine or Motorcycle sales.
 - h. Recreational Vehicles Park.
 - i. Concrete Mixing, Concrete Product Manufacture.
 - j. Recycling Materials Sorting Facilities.
 - k. Scrap Metal Storage, Processing, Baling or Collecting.
 - l. Freight Yards or Terminals.
 - m. Truck Yard and Overhauling.
 - n. Truck Rental Facilities.
42. [Q]MR1-4-CDO
 1. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile and Trailer Sales, Automotive Repair, and Automotive Use as defined in Section 12.3 of the LAMC; Automotive Exhaust Test Station; Battery Servicing.
 2. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Storage Area and/or Automobile Sales (Used). These uses may be allowed in conjunction with a facility that sells new automobiles.
 3. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Wholesale Auto Parts and Accessories and Retail Sale or Assembly of Auto Parts and Accessories; Tire Shops including Tire and Tube Repair and Retreading; Automobile Repair; Automobile Laundries (self-served or non-automated). These uses may be allowed in conjunction with a facility that sells new automobiles provided that the use is fully contained within a building.
 4. The following uses shall be prohibited, except for those uses in existence within the subject subarea boundary upon the effective day of this ordinance: Automobile Proists. This use may be allowed pursuant to existing zoning provision provided it is in conjunction with an existing automobile repair or service facility and provide that the host is contained completely within an existing building.
 5. Auto-related establishments in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status. To be considered as a pre-existing auto-related establishment, written documentation in the form of business license and/ or certificate of occupancy showing continuous legally established operation and specifically stating an auto-related establishment use shall be submitted to the Director of Planning. Other Documentation will not be deemed adequate proof for the purpose of the proposed ordinance.
 6. Expansion of auto-related establishments listed in items 1, 2, 3, and 4 existing on the effective date of the subject ordinance shall not exceed 20% of existing floor area.
 7. An auto-related establishment which is, has been, or hereafter becomes vacant or unused as an auto-related establishment or unoccupied for a continuous period of one year, shall not thereafter be considered as a pre-existing or continuing auto-related establishment and shall have lost its rights to continue to be permitted within the limitations of this ordinance.
 8. Any project as defined within Section 2 of the Cypress Park and Glasssell Park Community Design Overlay (CDO) and any floor area addition to a pre-

existing auto-related establishment shall comply with all applicable Design Guidelines and Development Standards of the CDD.

9. The following uses shall be prohibited: Automobile Dismantling Yard as defined in Section 12.3 of the LAMC; Auto Wreckage and Auto Salvage uses.
10. The following uses shall be prohibited:
 - a. Drive-through Establishments (including, but not limited to fast food, coffee, drug stores and banks).
 - b. Commercial Shipping.
 - c. Electronic Message Display Signs or other similar signs where content is displayed electronically.
 - d. Lumber Store or Lumber Yard, or Contractor's equipment Yard in excess of 20,000 square feet of lot area.
 - e. New Public Storage facilities. Public Storage in existence within the subject subarea boundary upon the effective day of this ordinance will enjoy a pre-existing status.
 - f. Pole and Pylon Signs.
 - g. Equine or Motorcycle sales.
 - h. Recreational Vehicles Park.
 - i. Concrete Mixing, Concrete Product Manufacture.
 - j. Recycling Materials Sorting Facilities.
 - k. Scrap Metal Storage, Processing, Baling or Collecting.
 - l. Freight Yards or Terminals.
 - m. Truck Yard and Overhauling.
 - n. Truck Rental Facilities.



ALL SUBAREA BOUNDARIES FOLLOW
EXISTING ZONE LINES.

IQIC2-1VL-CDO

Date Sources: Department of City Planning, Bureau of Engineering

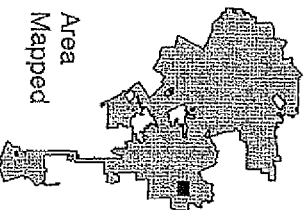
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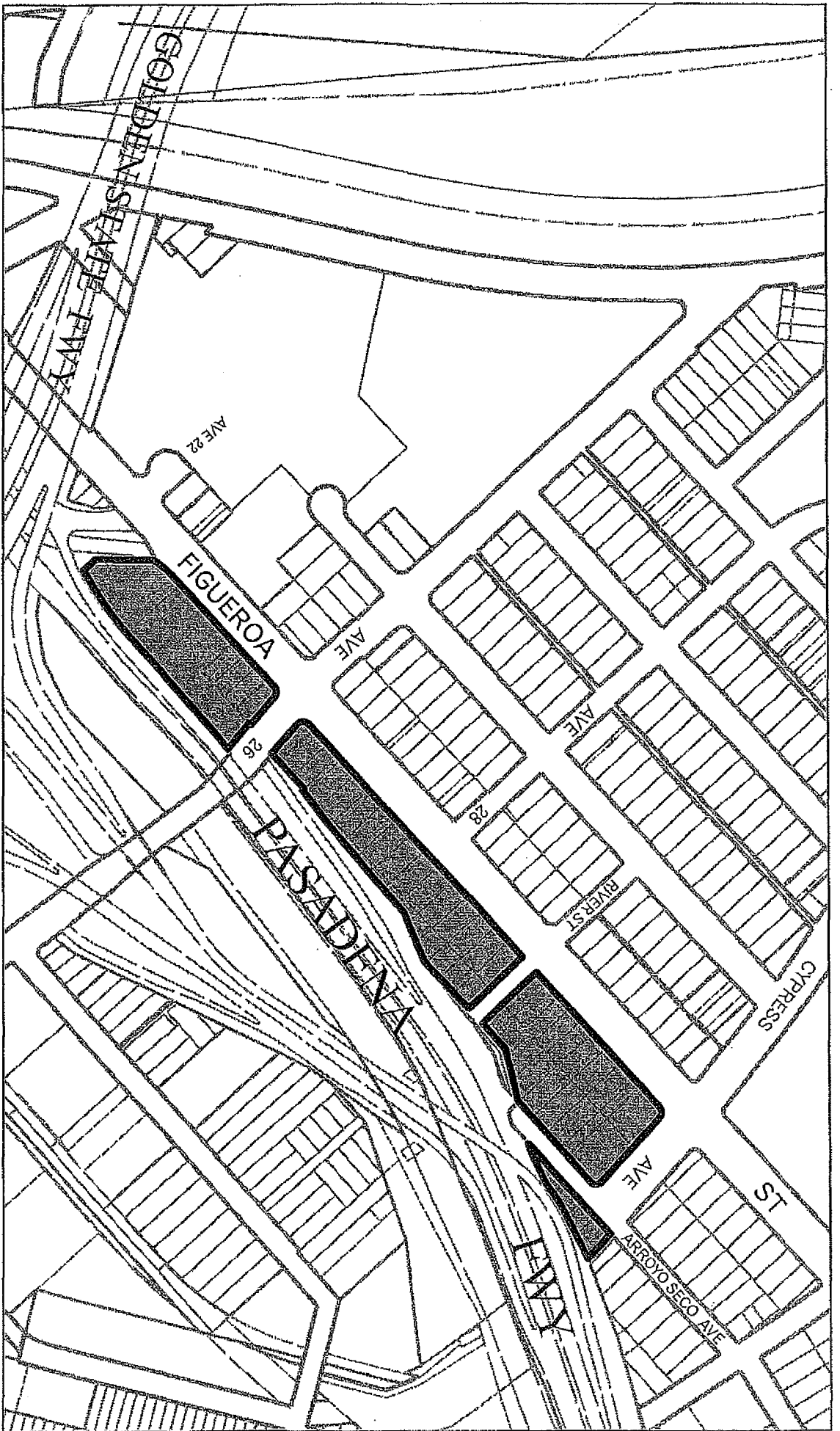
D.M. 142.5 A 221, 144 A 221, 144 A 223

CPC 2008-3991 ZC

CYPRESS PARK - GLASSELL PARK, SA I
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102109



Area
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ALL SUBAREA BOUNDARIES FOLLOW
EXISTING ZONE LINES.

TT10JCM-1-CDO

NOT TO SCALE

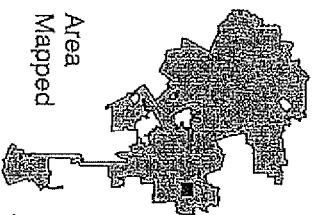


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CPC 2008-3991 ZC

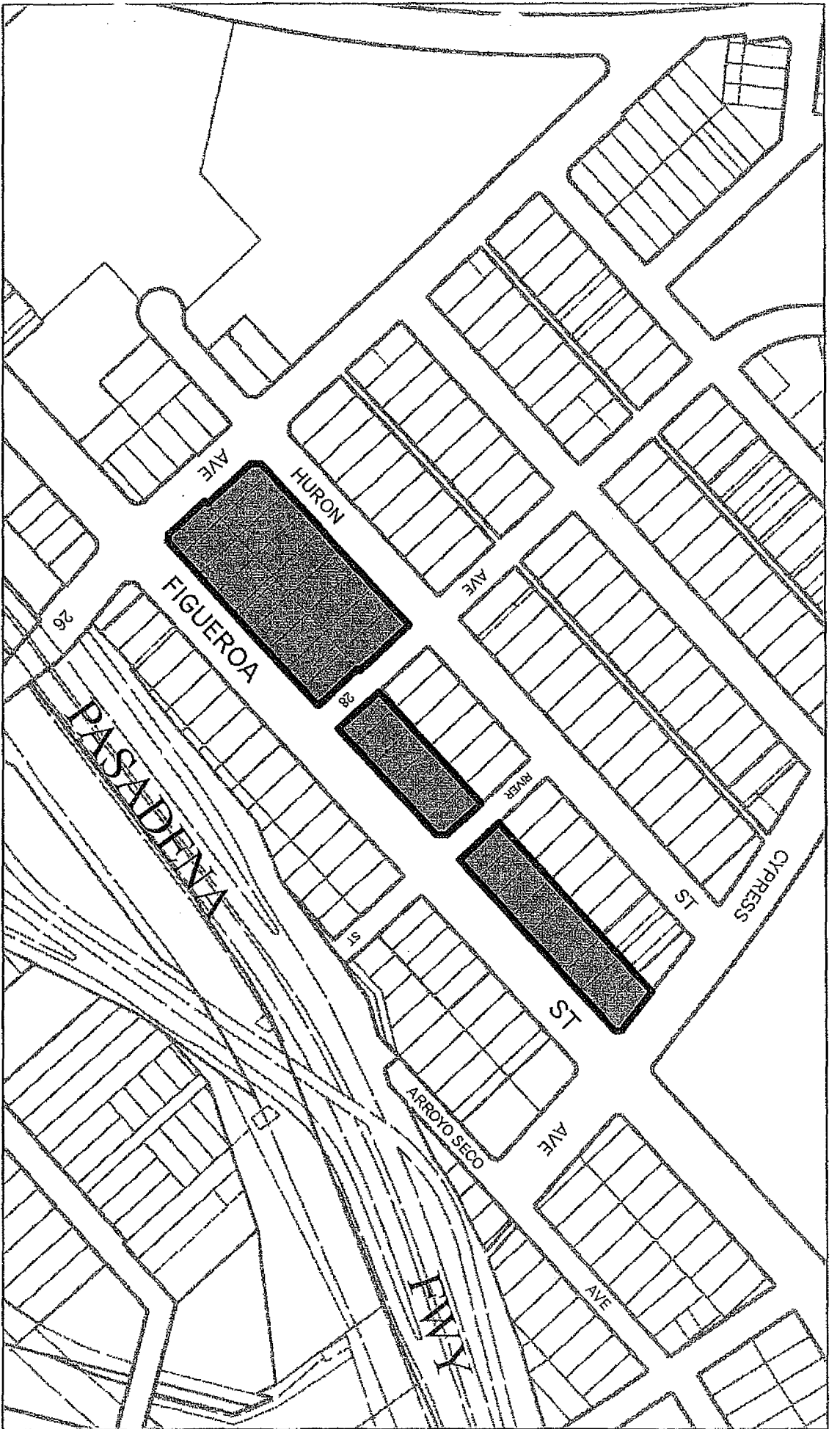
CYPRESS PARK - GLASSSELL PARK, SA 2

AE \ A1

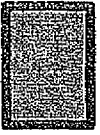
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Area
Mapped



ALL SUBAREA BOUNDARIES FOLLOW
EXISTING ZONE LINES.



IQ1G2-1VL-CDO

NOT TO SCALE



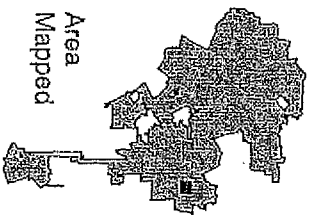
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CPC 2008-3991 ZC

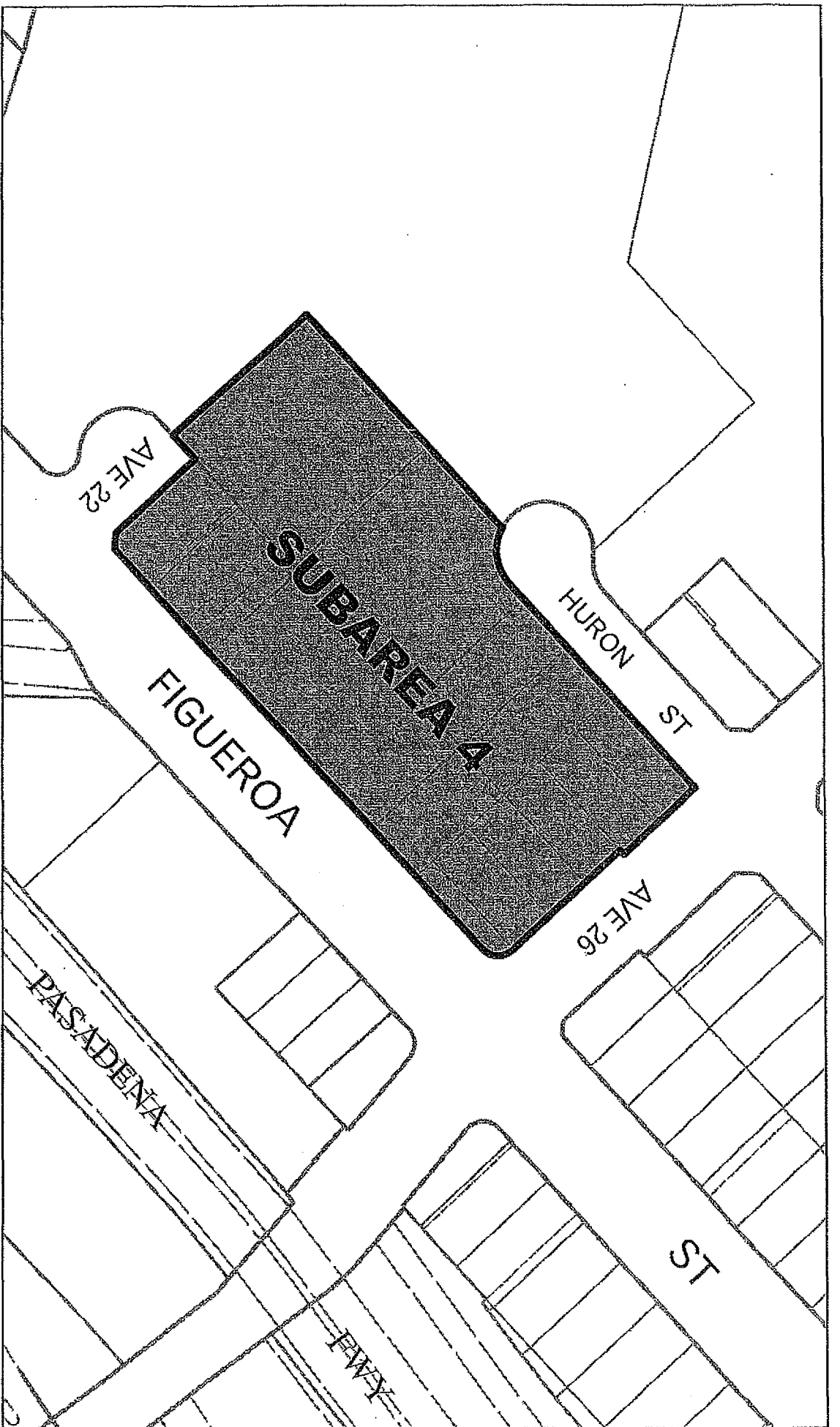
CYPRESS PARK - GLASSELL PARK, SA 3

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Area
Mapped



ALL SUBAREA BOUNDARIES FOLLOW
EXISTING ZONE LINES.

101C2-1VL-CDO

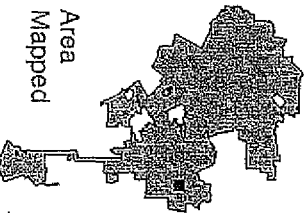
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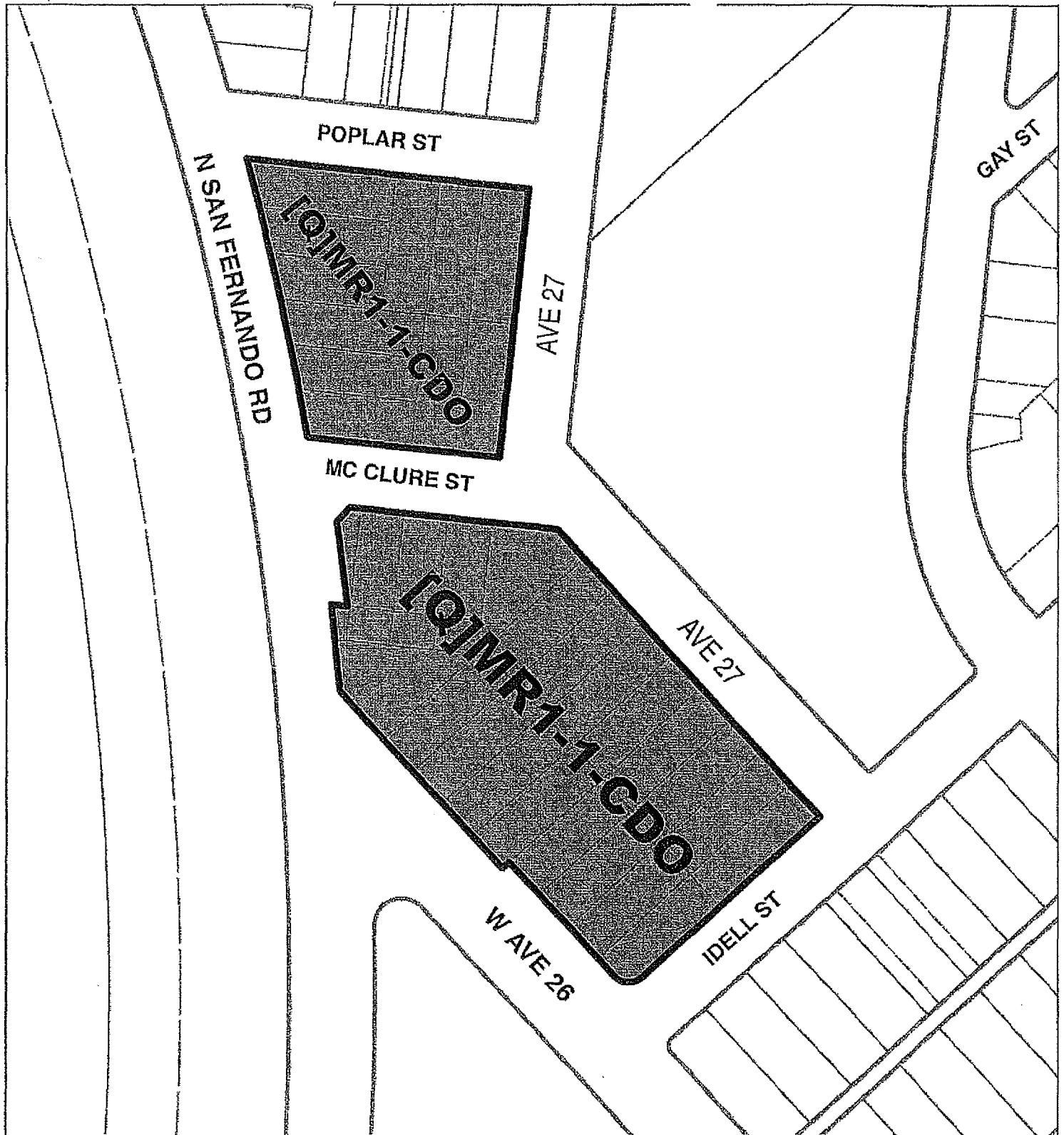
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D.M. 142.5 A 219
CPC 2008-3991 ZC

CYPRESS PARK - GLASSELL PARK
AE, A4
102109





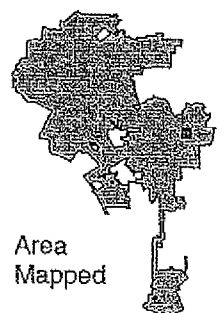
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D.M. 142.5 A 219, 144 A 219	CPC 2008-3991 ZC
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CYPRESS PARK - GLASSELL PARK, SA 7

AE/AA

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ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



[Q]M1-1-CDO



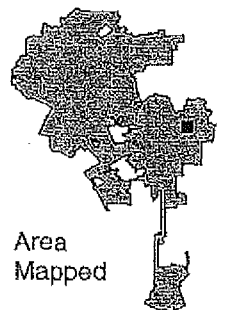
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D.M. 144 A 219, 145.5 A 217, 145.5 A 219	CPC 2008-3991 ZC
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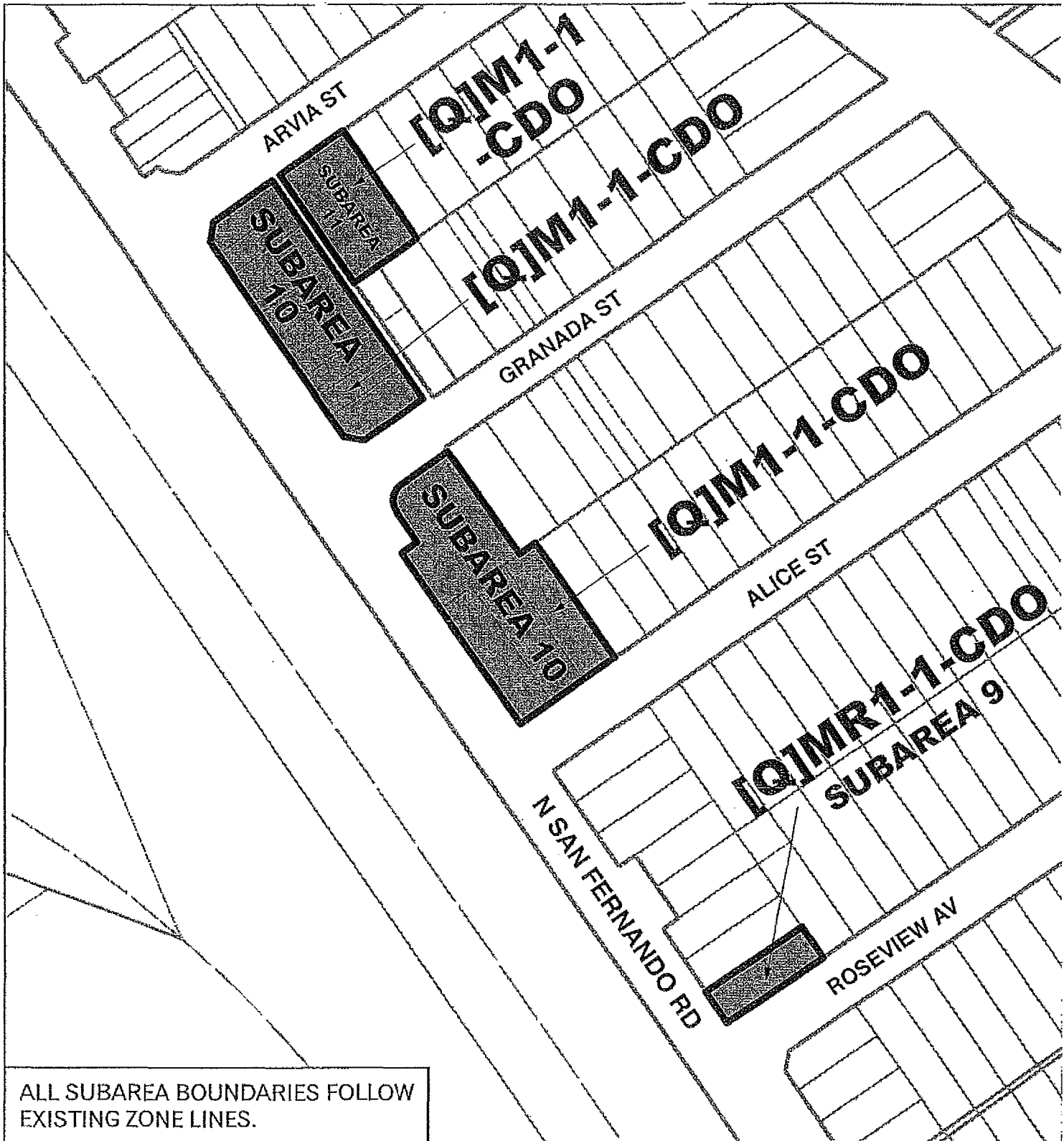
CYPRESS PARK - GLASSELL PARK, SA 8

AE/AA

092409



Area Mapped



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



NOT TO SCALE

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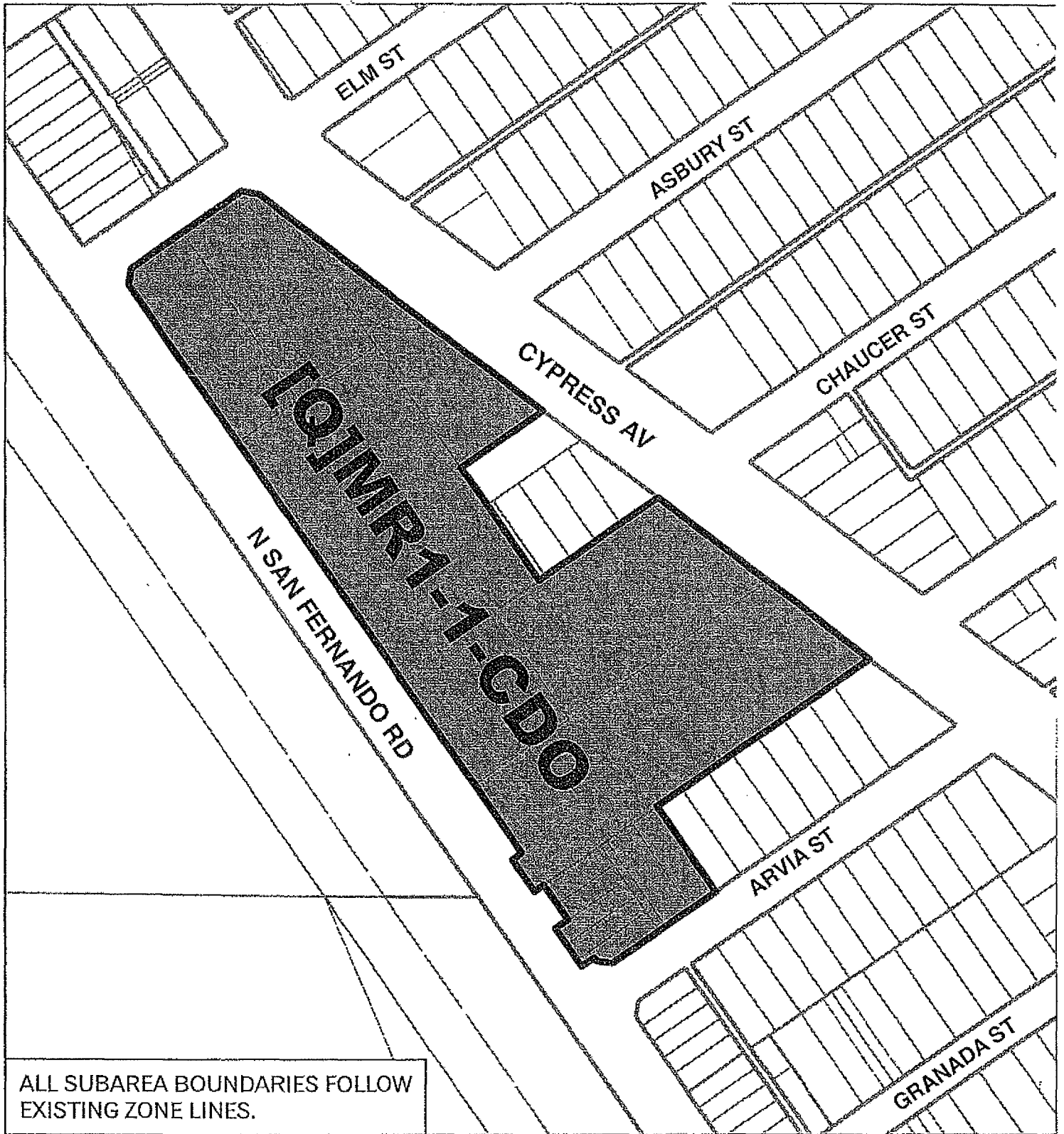
CYPRESS PARK - GLASSELL PARK

AE/AT

092409



Area Mapped



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



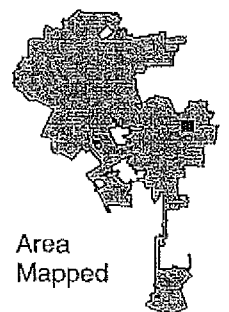
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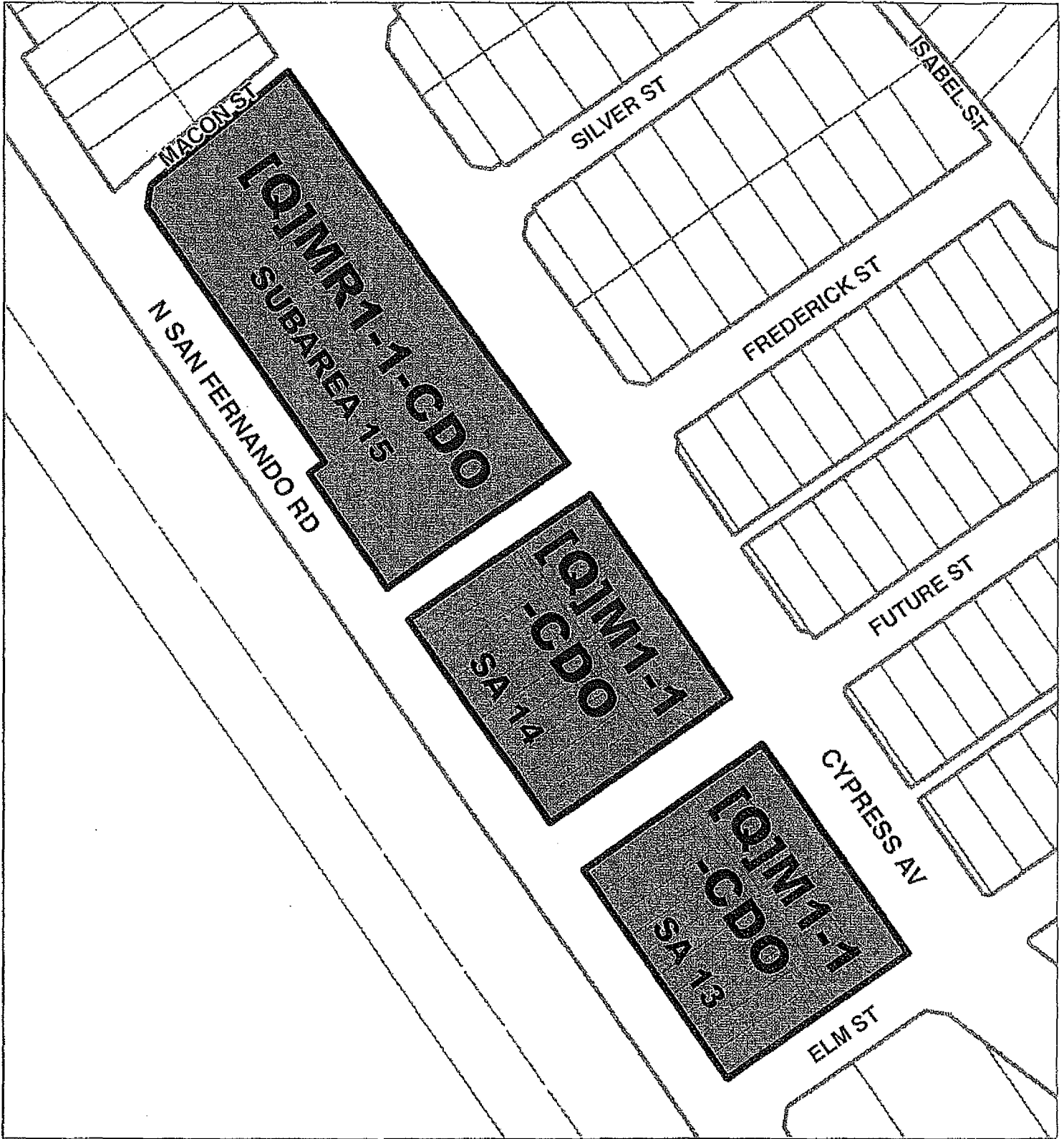
D.M. 147 A 217	CPC 2008-3991 ZC
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CYPRESS PARK - GLASSELL PARK, SA 12

AE/AA

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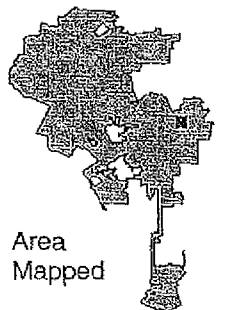
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D.M. 147 A 215, 147 A 217, 148.5 A 215, 148.5 A 217	CPC 2008-3991 ZC
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CYPRESS PARK - GLASSELL PARK

092409



Area Mapped



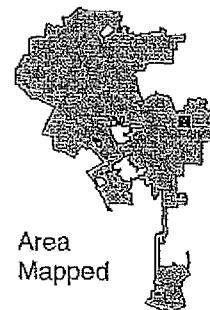
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D.M. 148.5 A 215, 150 B 213	CPC 2008-3991 ZC
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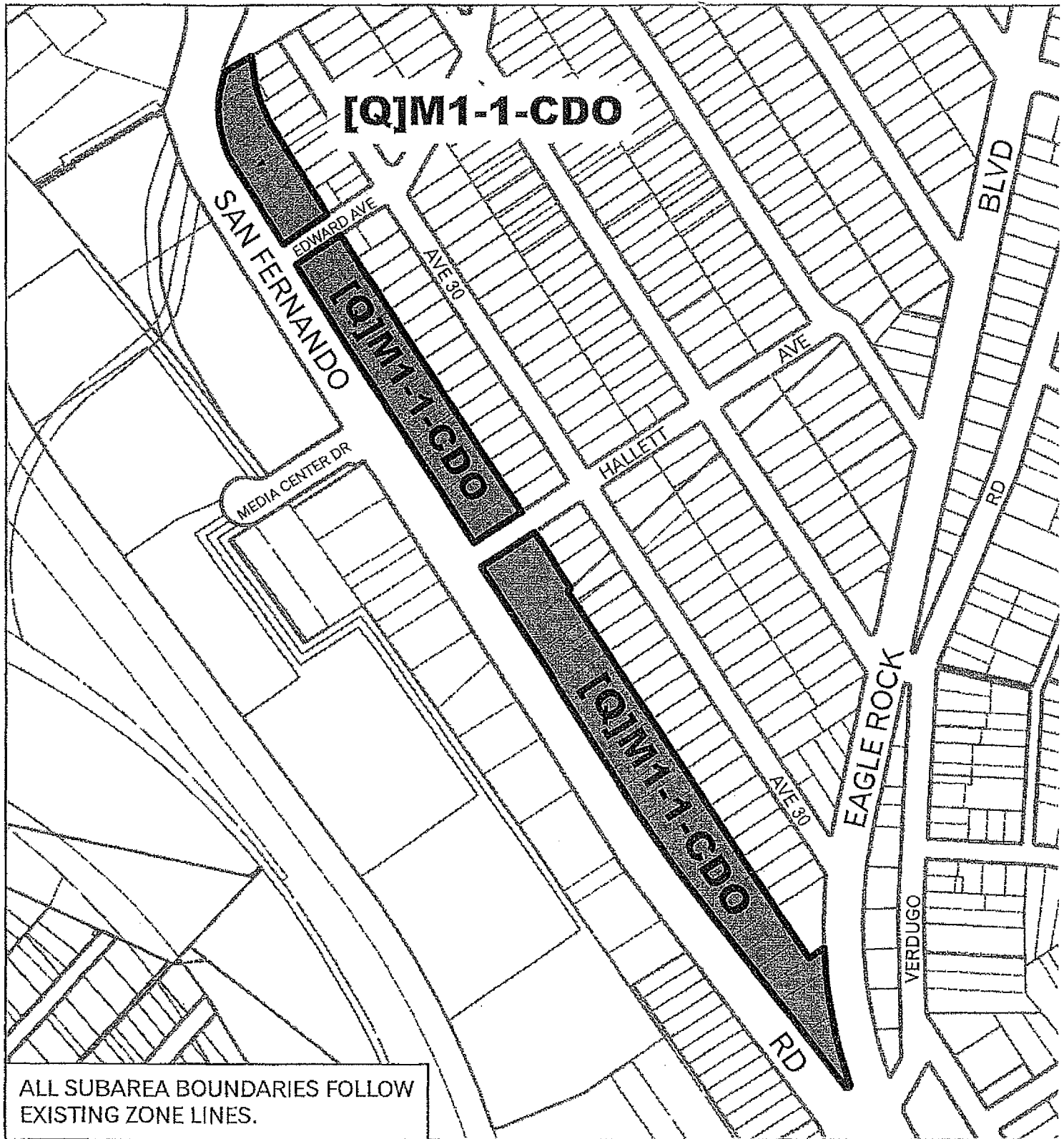
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CYPRESS PARK - GLASSELL PARK

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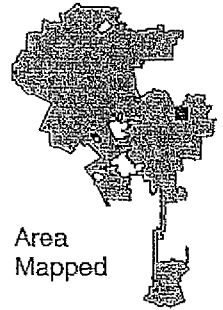
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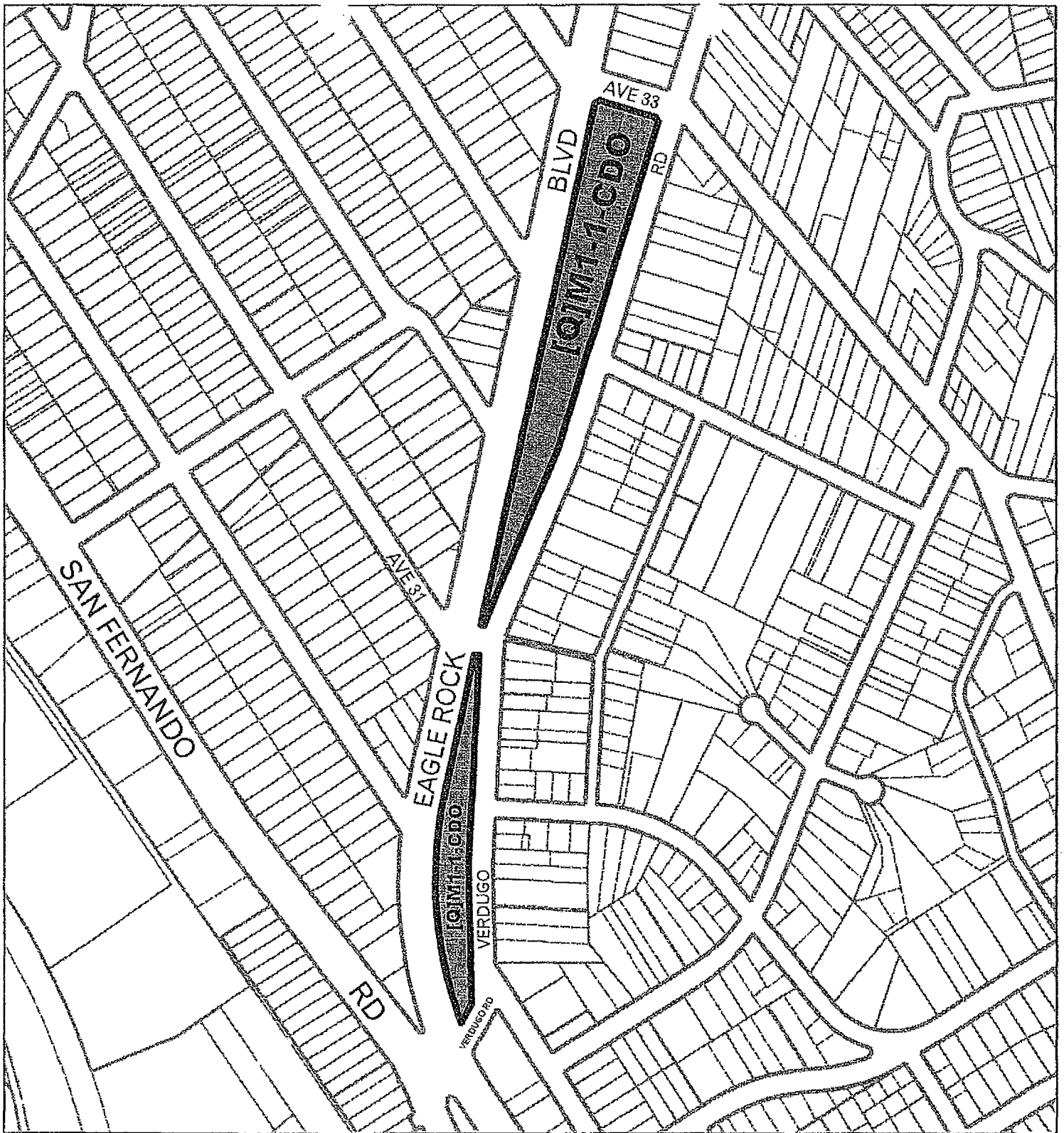
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D.M. 150 B 213, 153 A 213	CPC 2008-3991 ZC
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AE/AA CYPRESS PARK - GLASSELL PARK, SA 18 092409



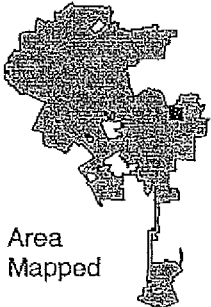
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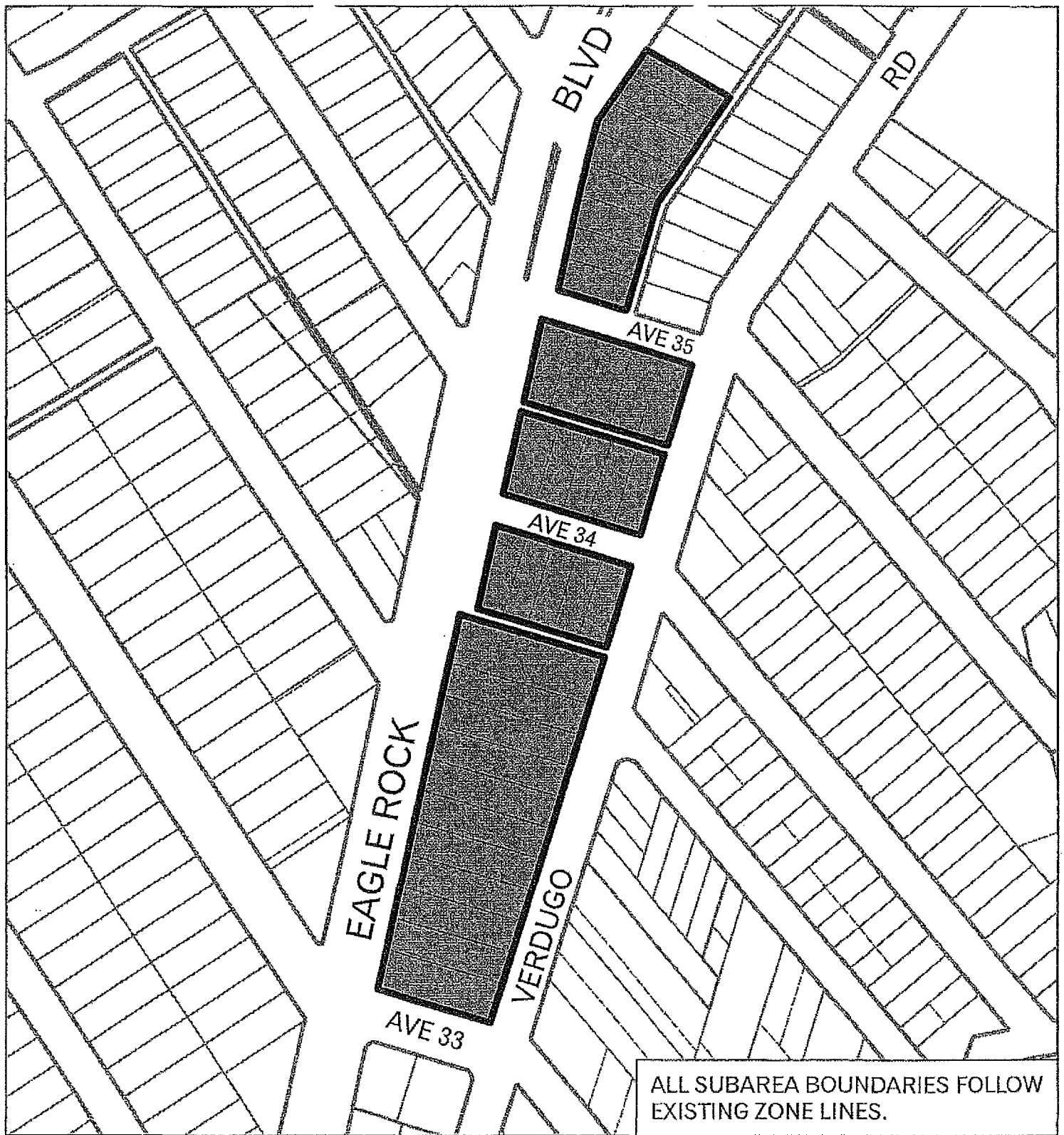
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D.M. 150 B 213, 153 A 215	CPC 2008-3991 ZC
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AE/AA CYPRESS PARK - GLASSELL PARK, SA 19 092409



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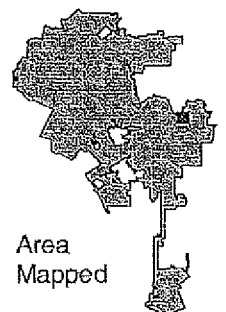
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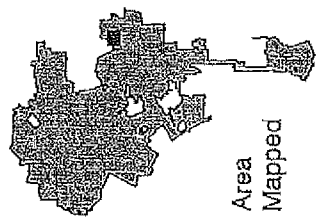


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D.M. 153 A 215, 154.5 A 215	CPC 2008-3991 ZC
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AE/AT CYPRESS PARK - GLASSELL PARK, SA 20 092409





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D.M. 154.5 A 215 - 154.5 A 217, 156 A 217, 156 A 219

CPC 2008-3991 ZC

CYPRESS PARK - GLASSELL PARK, SA 21

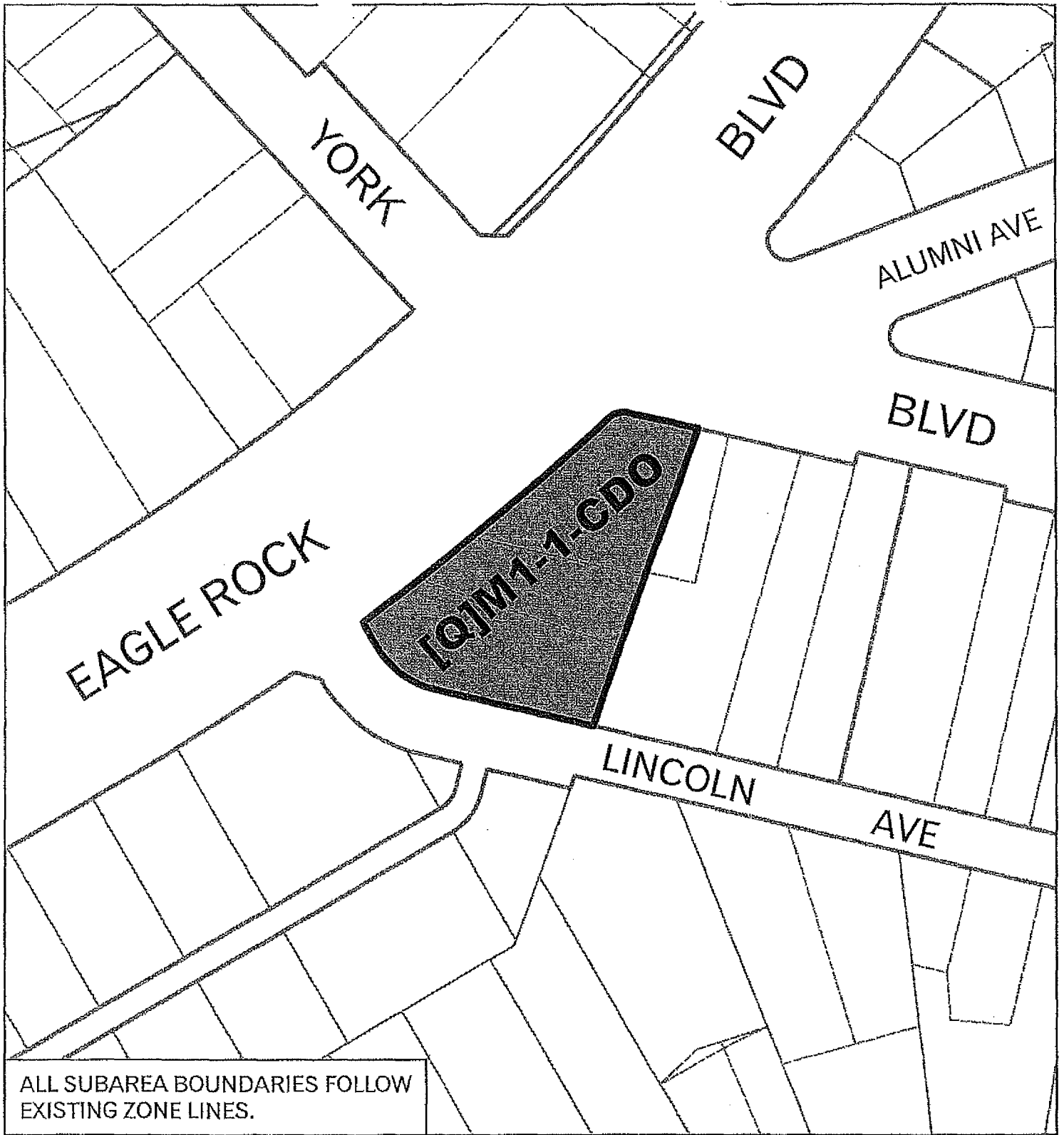
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ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES EXCEPT WHERE DIMENSIONED.



[Q]C2-1VL-CDO



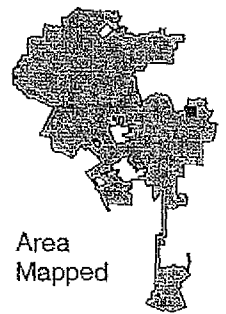
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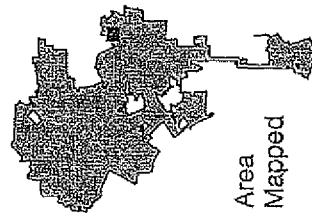
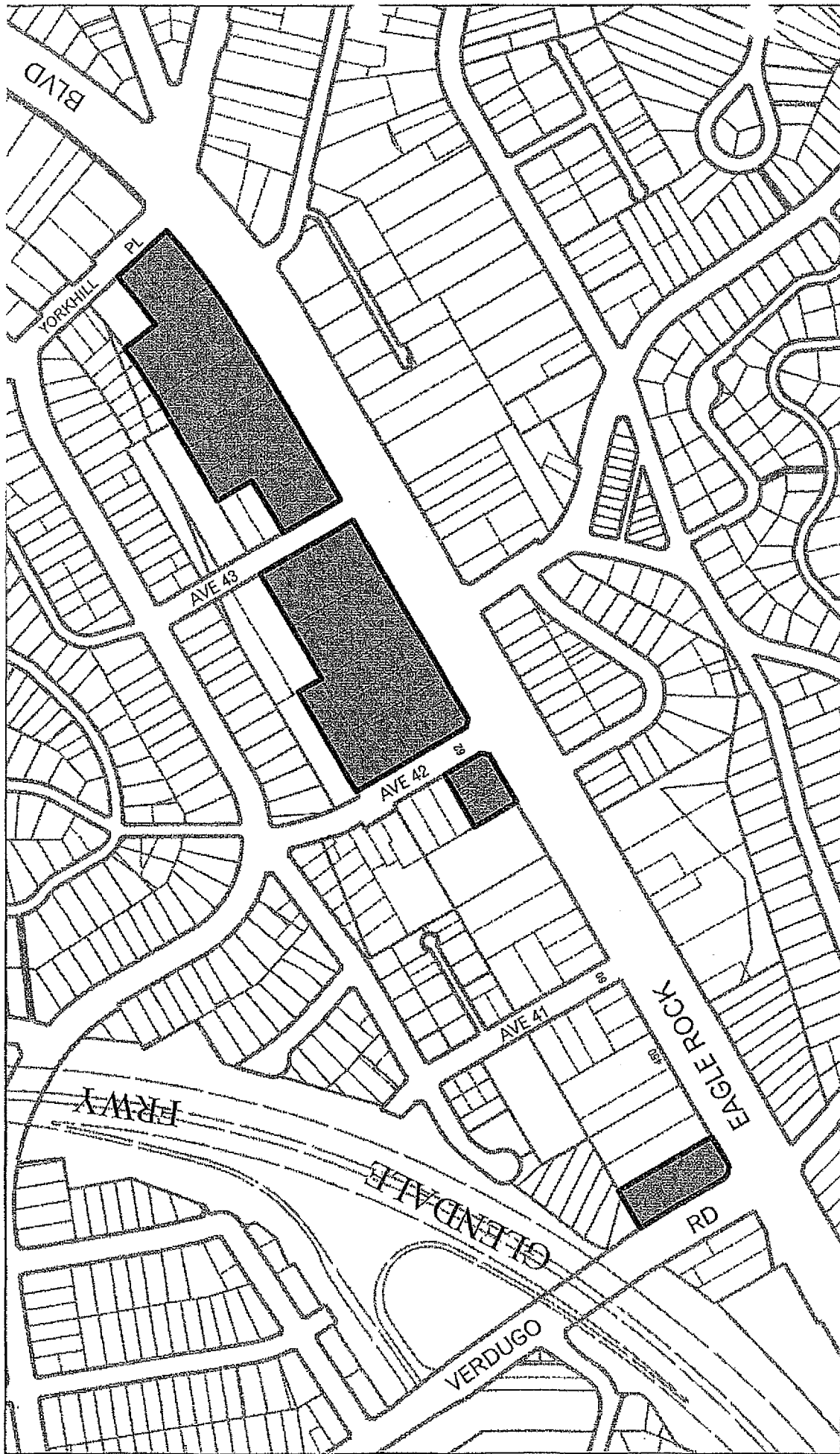
D.M. 156 A 219, 156 A 221, 157.5 A 221	CPC 2008-3991 ZC
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CYPRESS PARK - GLASSELL PARK, SA 22

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Area
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NOT TO SCALE

D.M. 156 A 217, 156 A 219, 157.5 A 219
CPC 2008-3991 ZC

CYPRESS PARK - GLASSELL PARK, SA 23

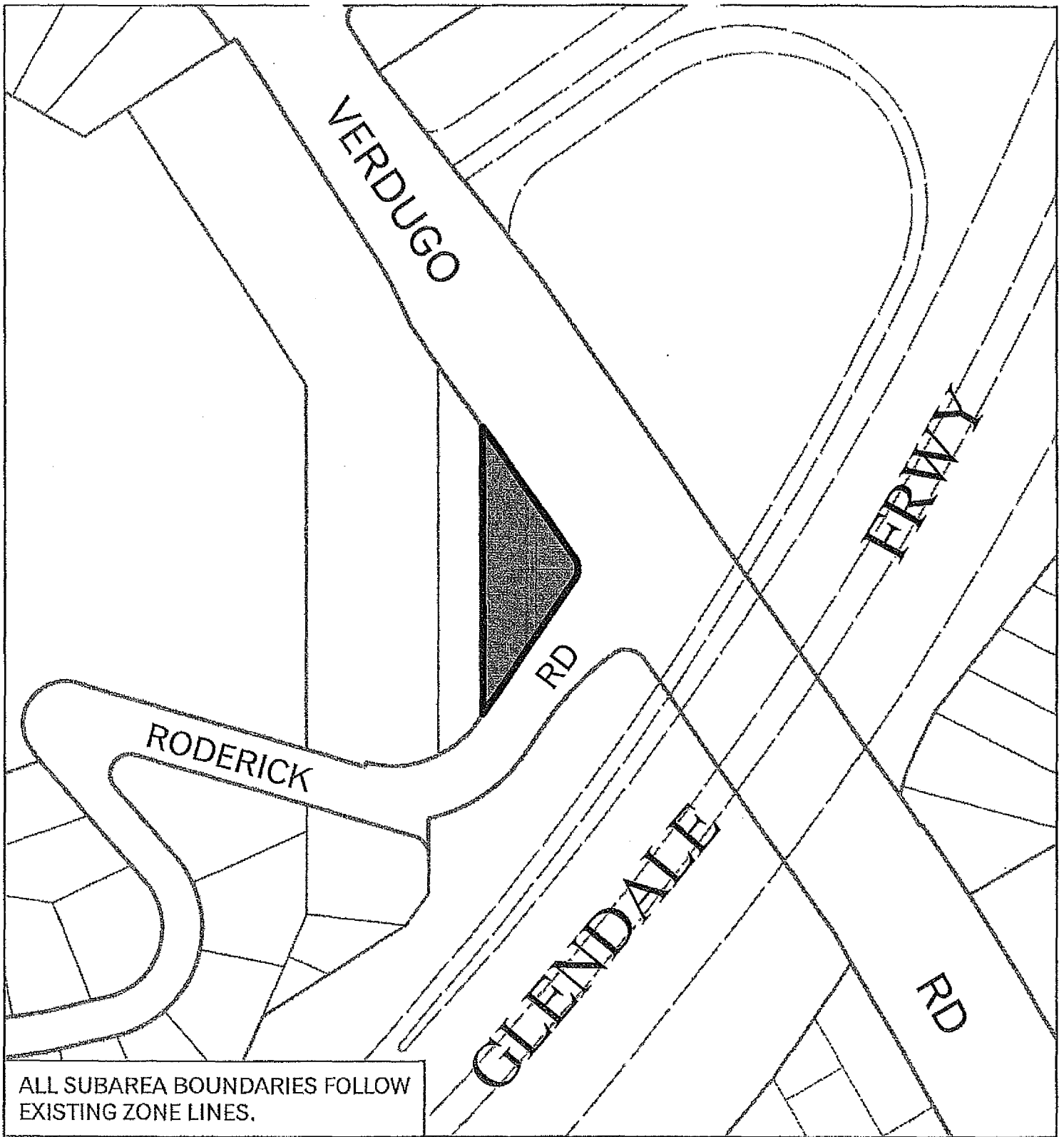
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ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES
EXCEPT WHERE DIMENSIONED.



IQJC2-1VL-CDO



 **[Q]C1-1-CDO**

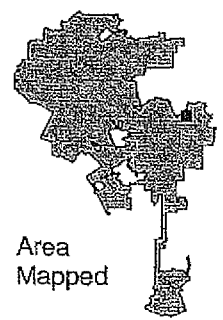

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D.M. 156 A 217	CPC 2008-3991 ZC
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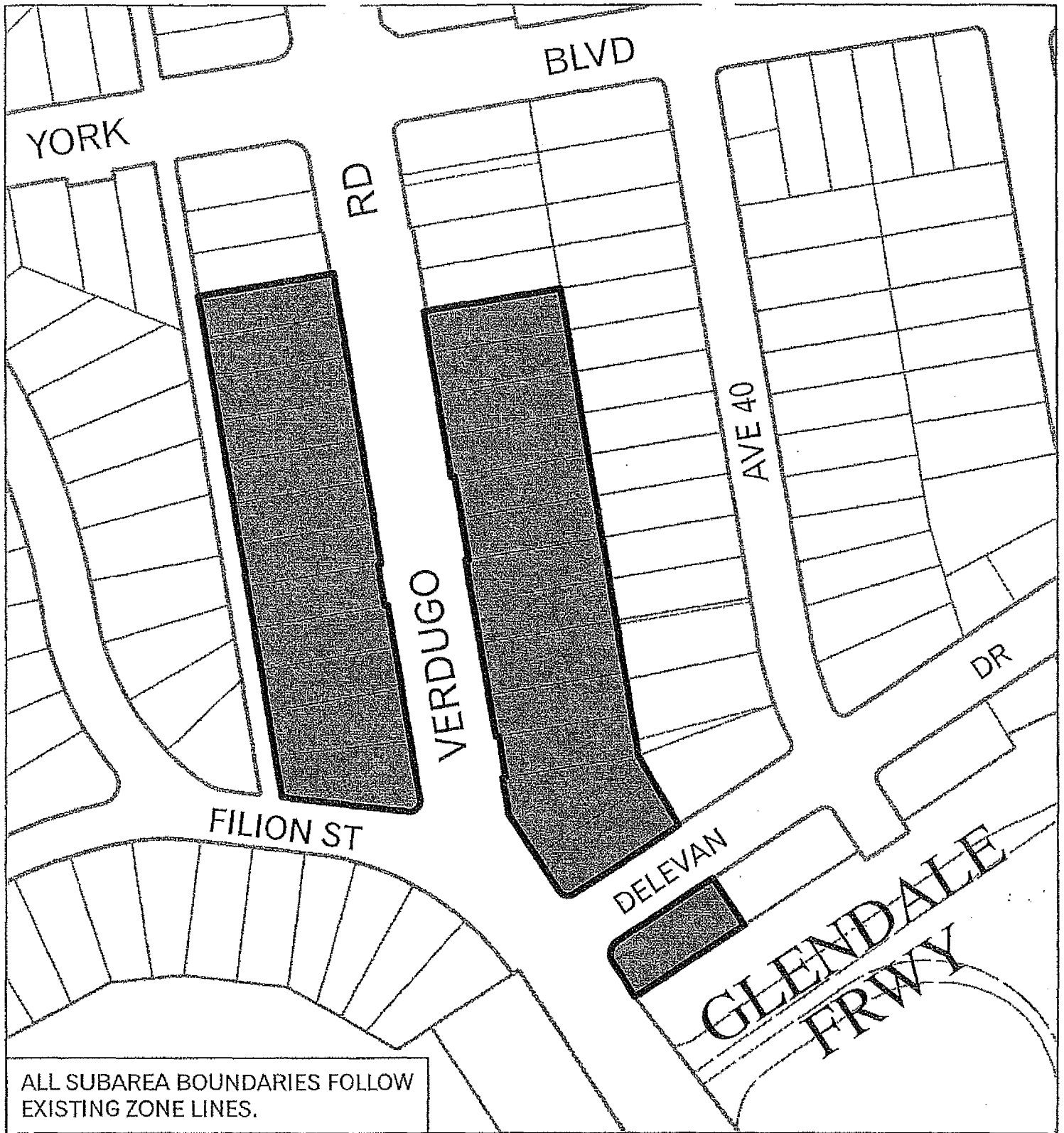
CYPRESS PARK - GLASSELL PARK, SA 24

AE/AA

092409



Area Mapped



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.

 **[Q]C1.5-1VL-CDO**



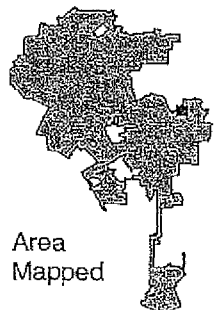
NOT TO SCALE

D.M. 156 A 217, 157.5 A 217	CPC 2008-3991 ZC
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CYPRESS PARK - GLASSELL PARK, SA 25

AE/AA

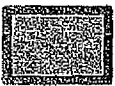
092409



Area Mapped



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



[Q]C2-1VL-CDO



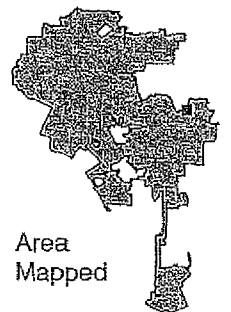
NOT TO SCALE

D.M. 157.5 A 217	CPC 2008-3991 ZC
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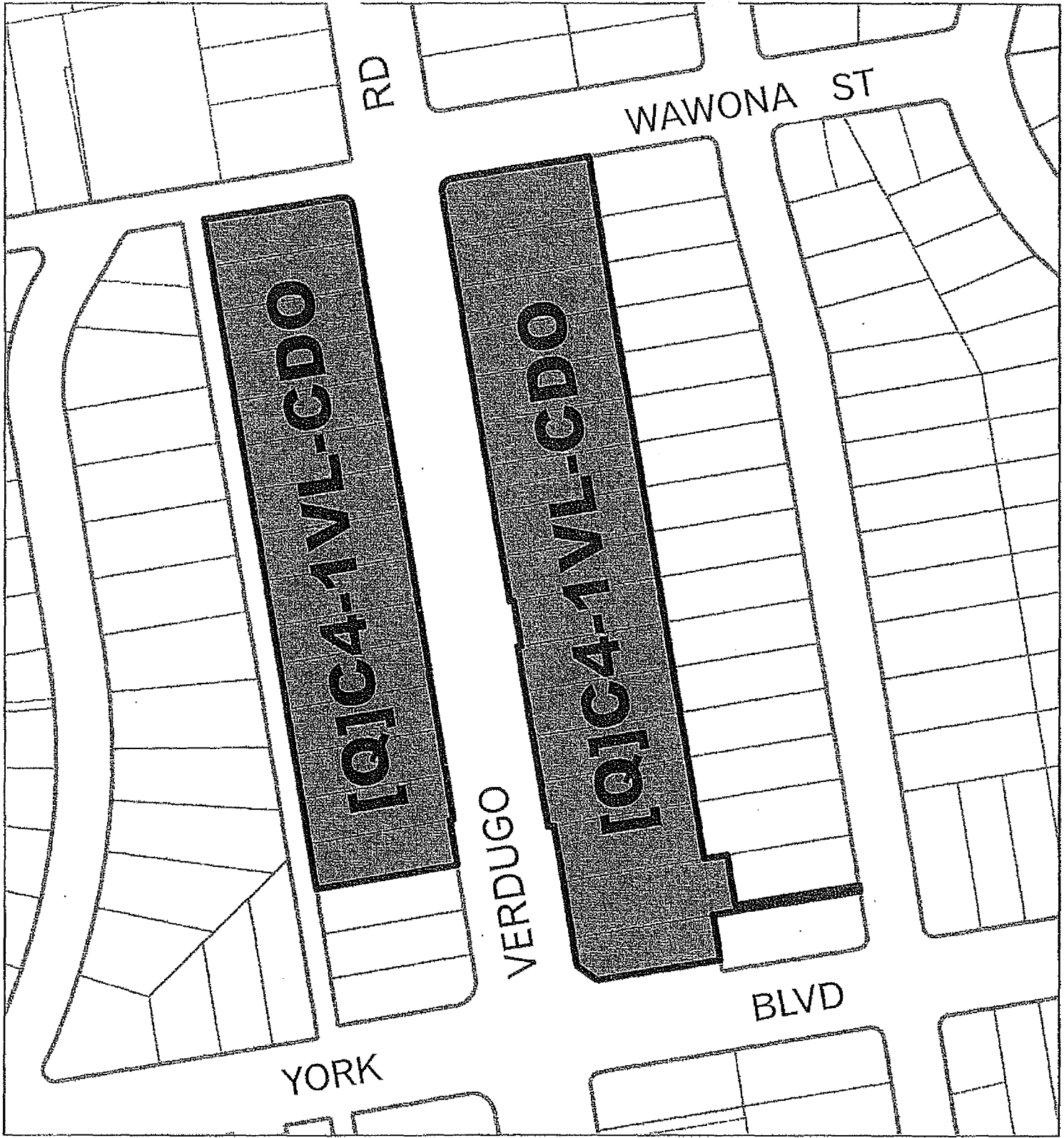
CYPRESS PARK - GLASSELL PARK, SA 26

AE/AA

092409



Area Mapped



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



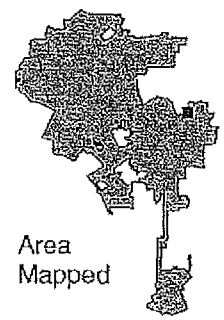
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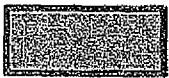
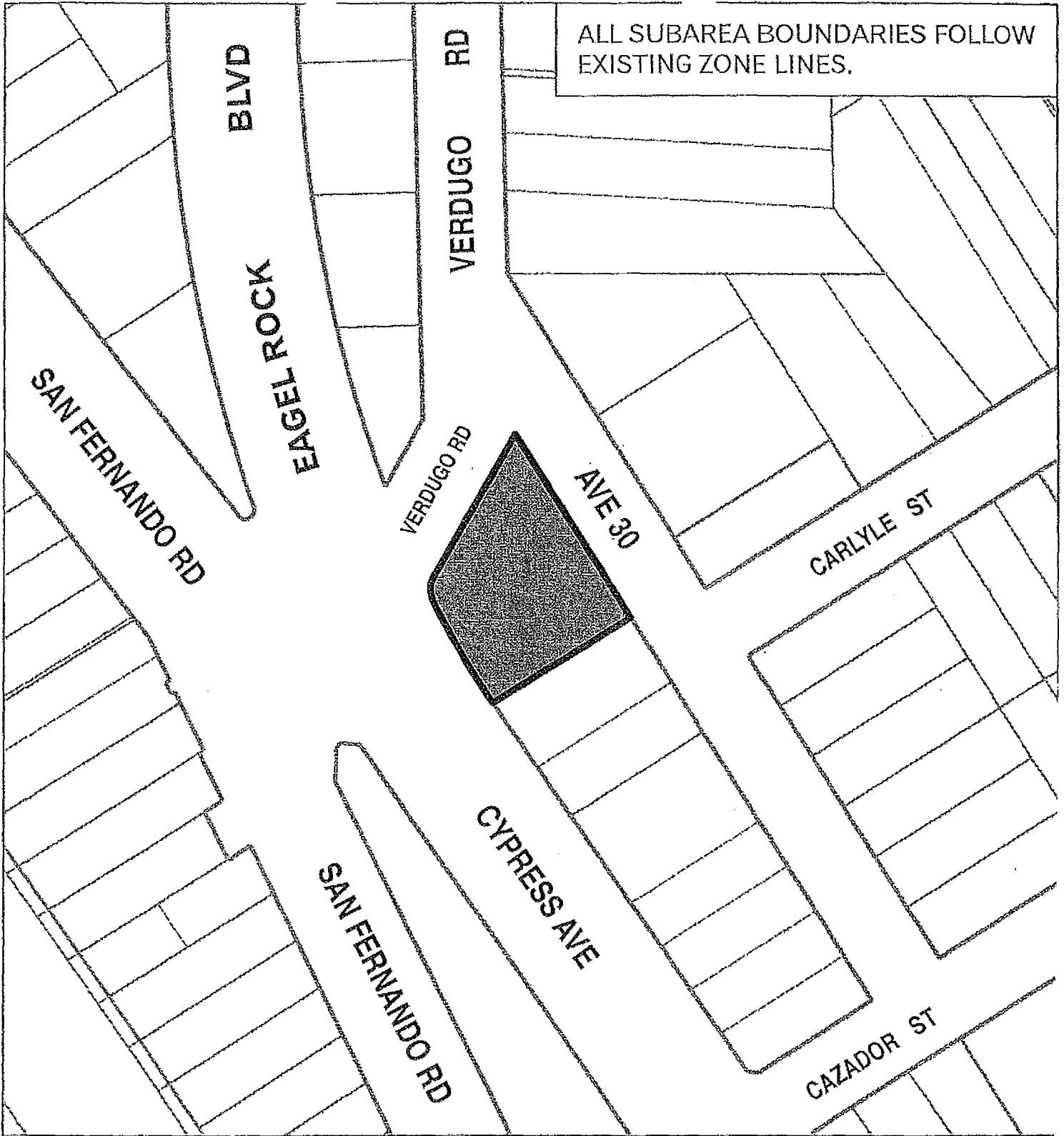
D.M. 157.5 A 217	CPC 2008-3991 ZC
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CYPRESS PARK - GLASSELL PARK, SA 27

AE/AA

092409





[Q]MR1-1VL-CDO



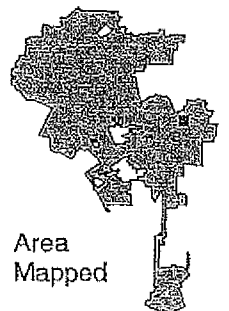
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D.M. 150 B 213	CPC 2008-3991 ZC
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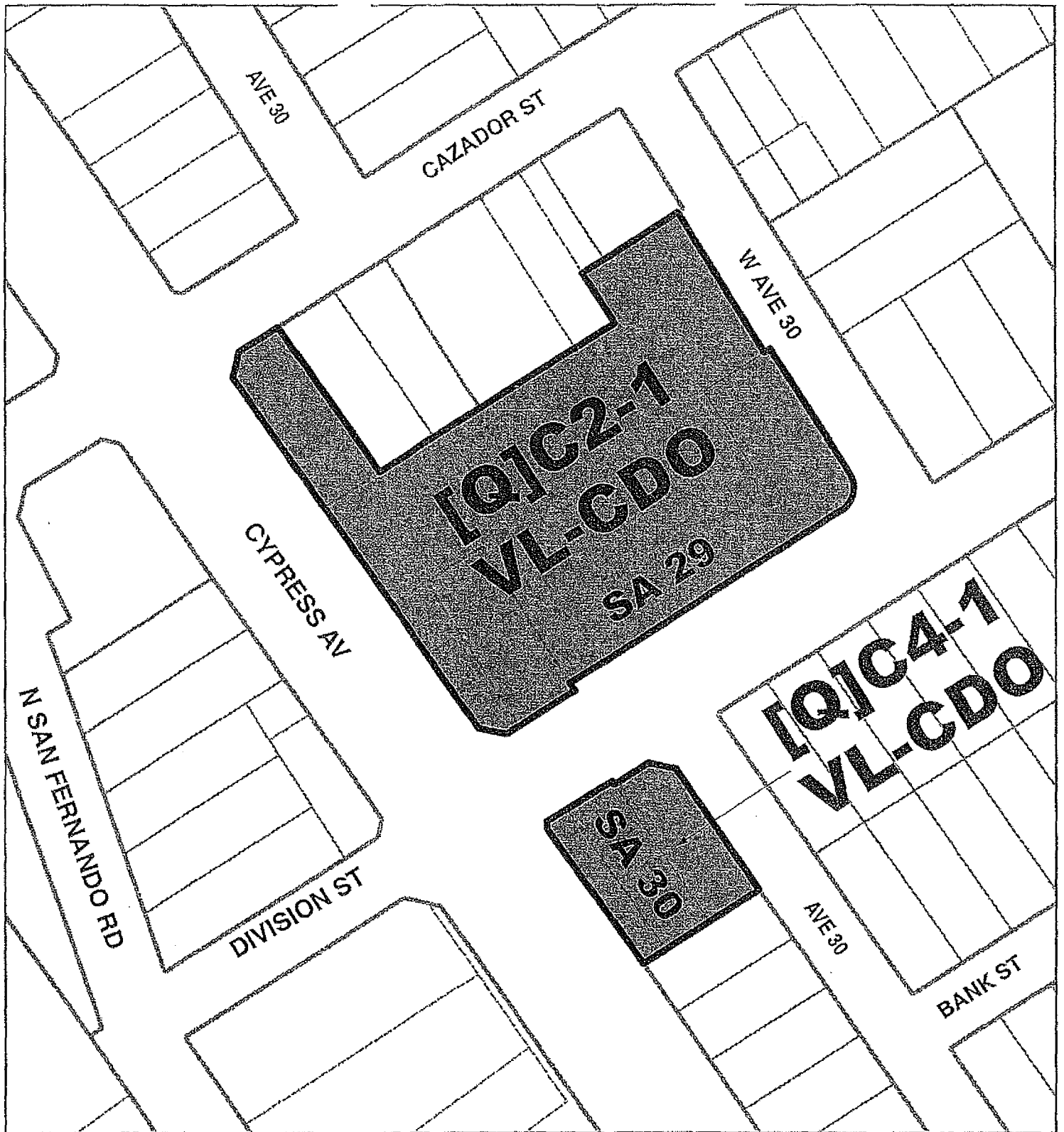
CYPRESS PARK - GLASSELL PARK, SA 28

AE/AA

092409



Area Mapped



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



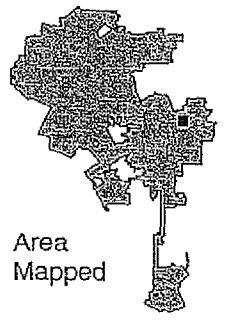
NOT TO SCALE

D.M. 148.5 A 215, 150 B 213	CPC 2008-3991 ZC
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CYPRESS PARK - GLASSELL PARK

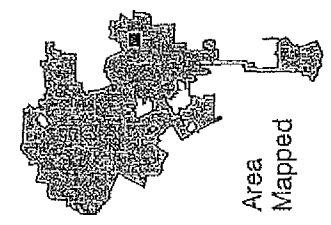
AE/AA

092409



Area Mapped

Data Sources: Department of City Planning, Bureau of Engineering

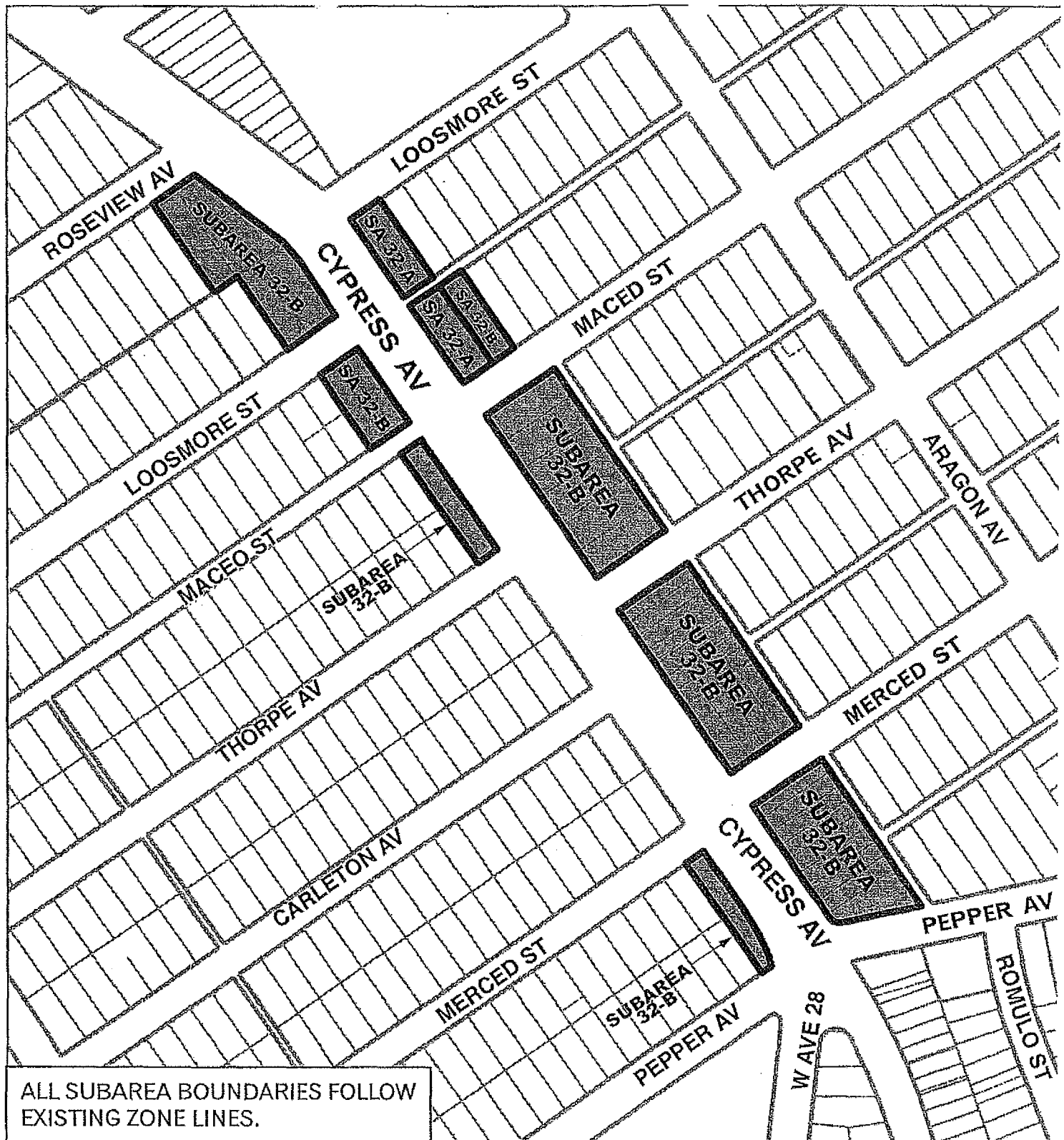


NOT TO SCALE

D.M. 145.5 A 217, 145.5 A 219, 147 A 217, 147 A 219
 CPC 2008-3991 ZC
 CYPRESS PARK - GLASSELL PARK, SA 31
 AEVAA 102109

ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINE.

IQJC4-1XL-CDO



 **[Q]C2-1XL-CDO**



NOT TO SCALE

D.M. 144 A 219, 145.5 A 219	CPC 2008-3991 ZC
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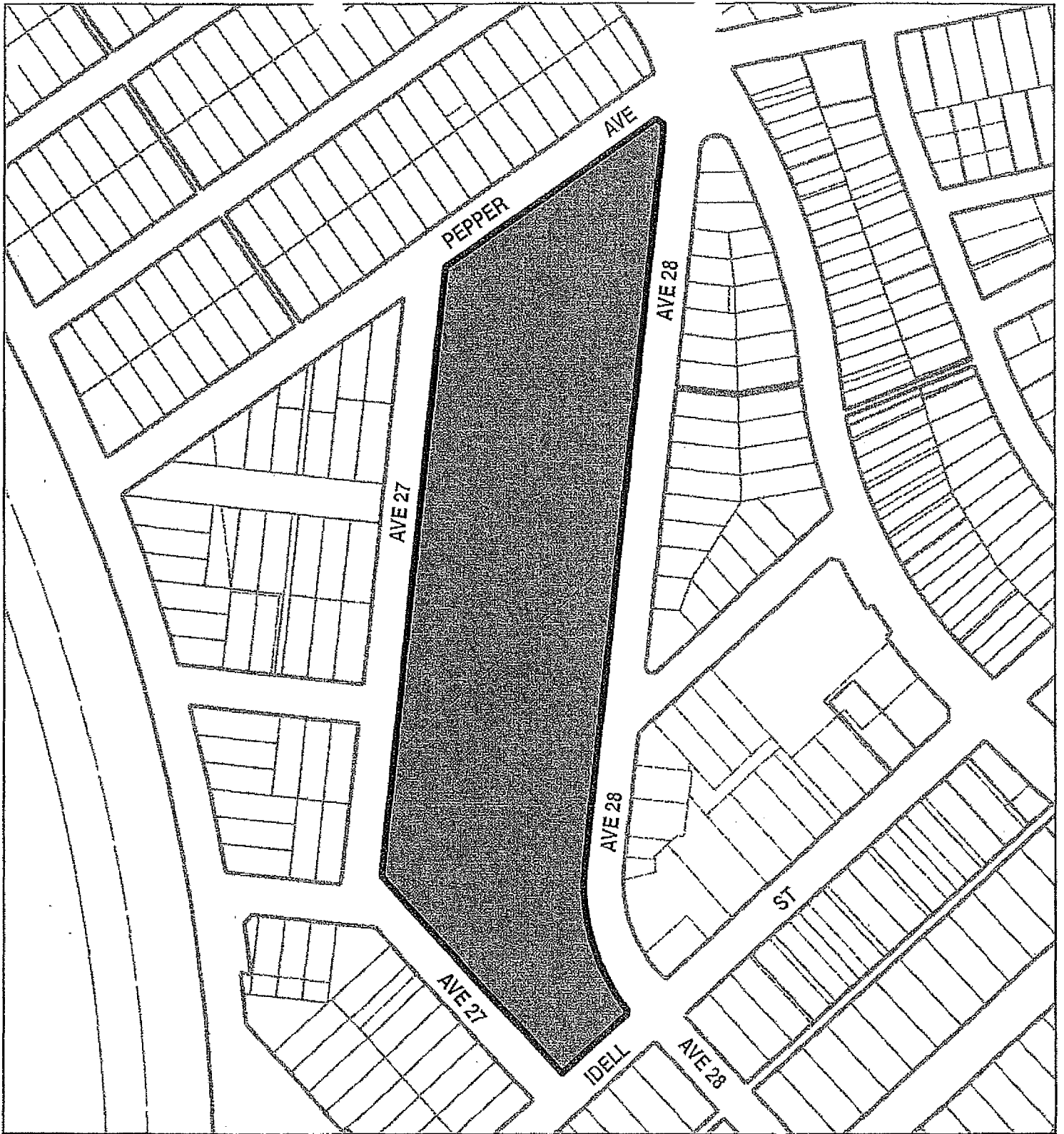
CYPRESS PARK - GLASSELL PARK

AE/AA

092409



Area Mapped



[Q]PF-1-CDO



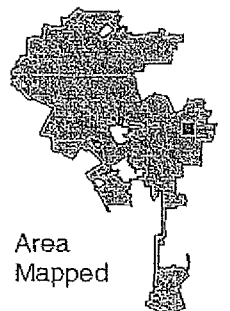
NOT TO SCALE

D.M. 142.5 A 219, 144 A 219	CPC 2008-3991 ZC
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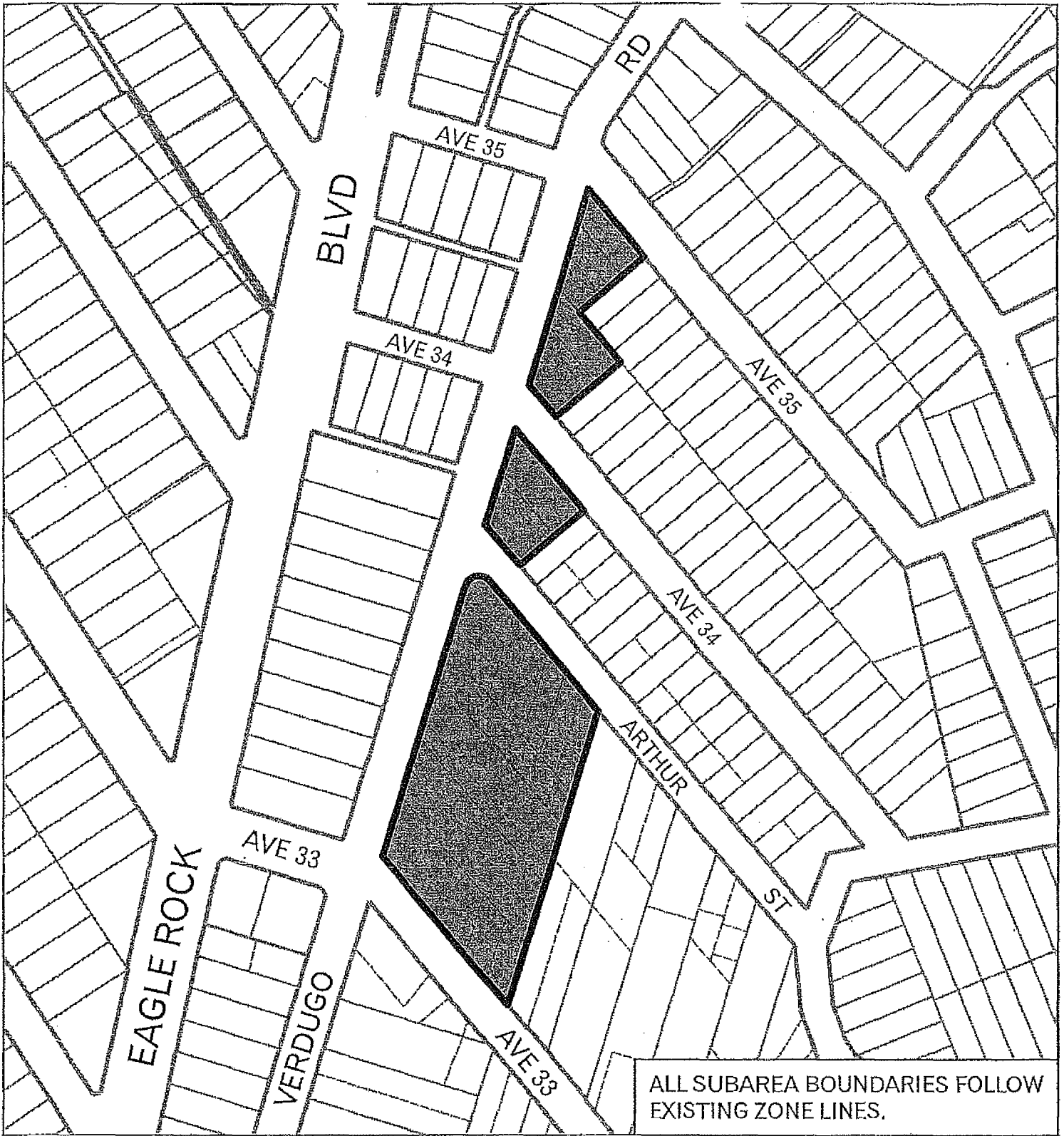
CYPRESS PARK - GLASSELL PARK, SA 33

AE/AA

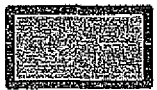
092409



Area Mapped



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES.



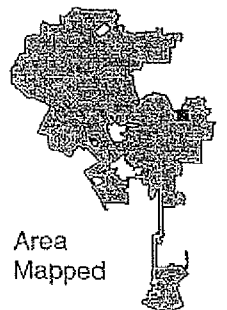
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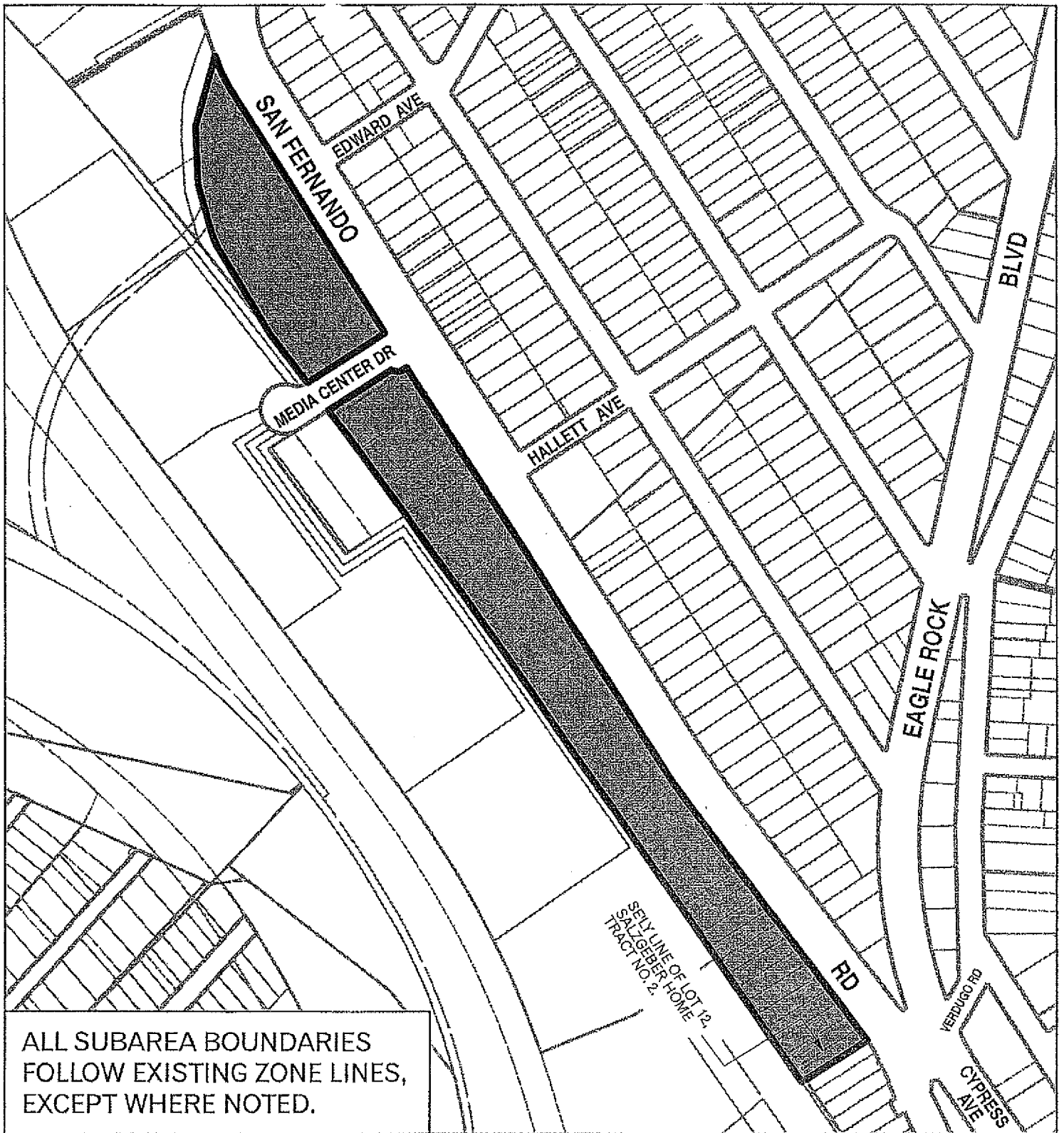


NOT TO SCALE

D.M. 150 B 213, 153 A 215	CPC 2008-3991 ZC
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AE/AA CYPRESS PARK - GLASSELL PARK, SA 34 092409





[Q]M1-1-CDO



NOT TO SCALE

D.M. 150 B 213	CPC 2008-3991 ZC
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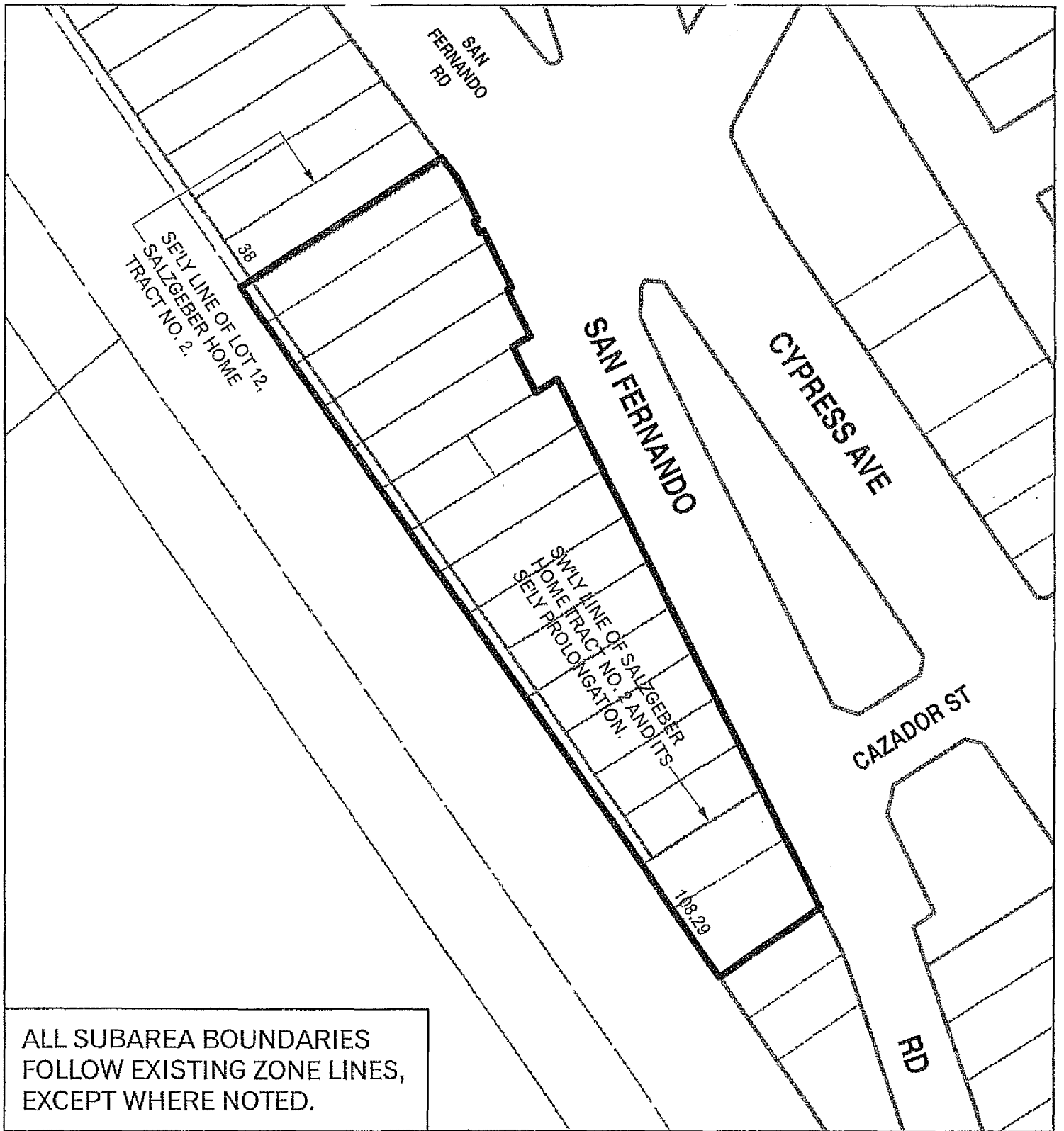
CYPRESS PARK - GLASSELL PARK, SA 35

AE/AA

092409



Area Mapped



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES, EXCEPT WHERE NOTED.



[Q]M1-1-CDO



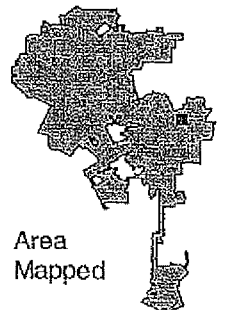
NOT TO SCALE

D.M. 148.5 A 215, 150 B 213	CPC 2008-3991 ZC
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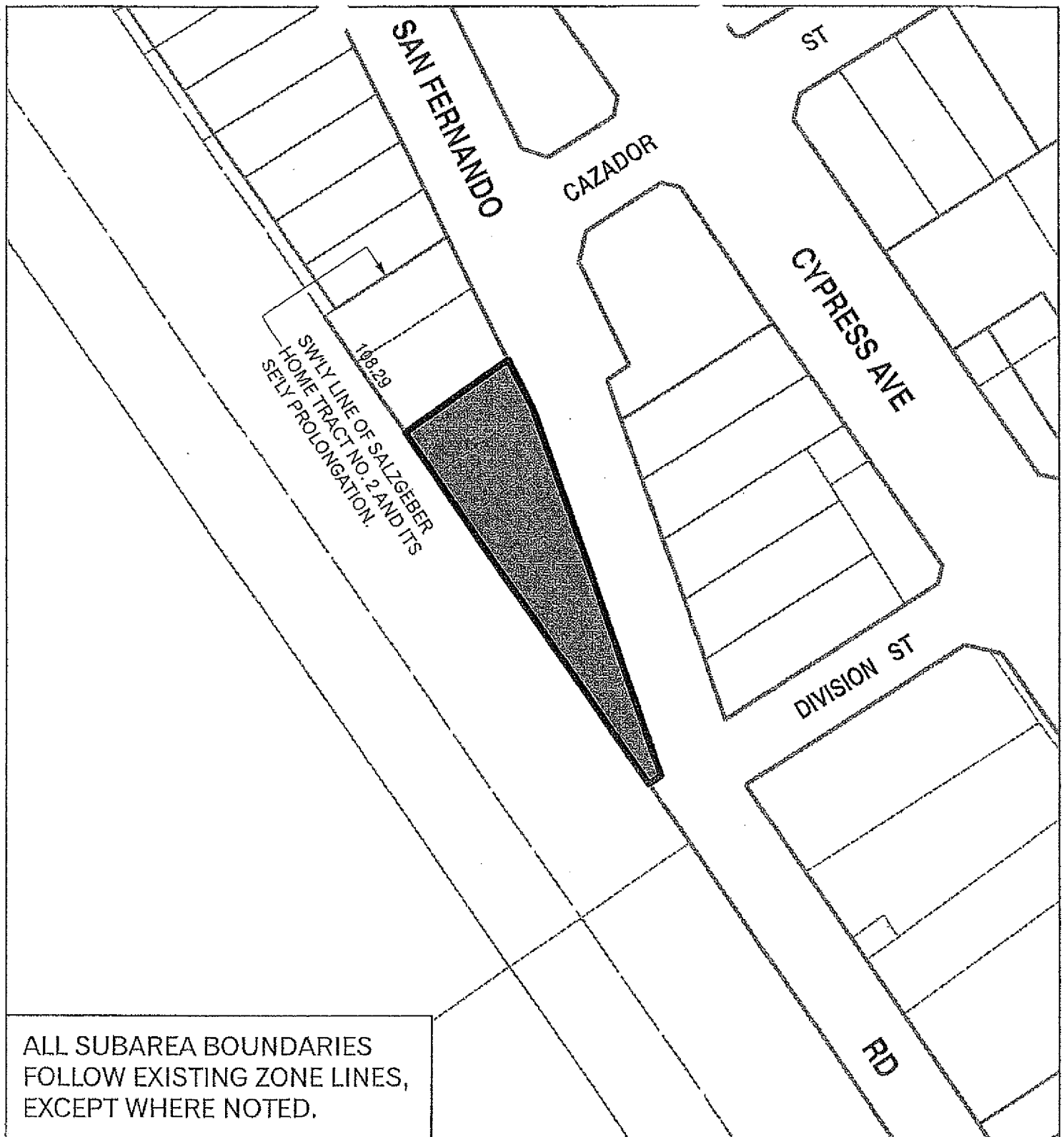
CYPRESS PARK - GLASSELL PARK, SA 36

AE/AA

092409



Area Mapped



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES, EXCEPT WHERE NOTED.



[Q]M1-1-CDO



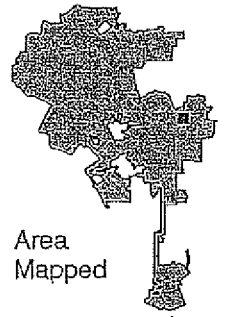
NOT TO SCALE

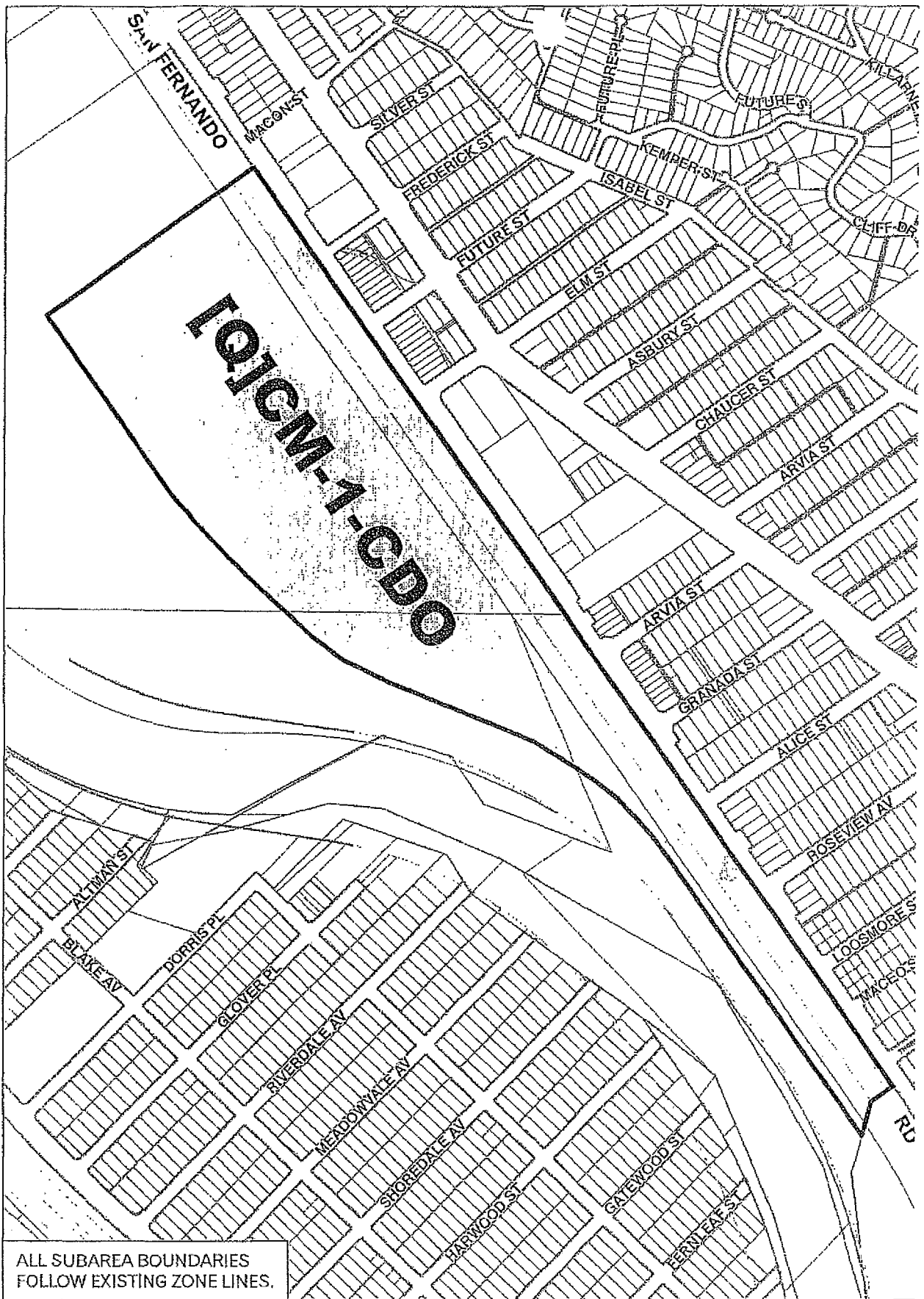
D.M. 148.5 A 215	CPC 2008-3991 ZC
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CYPRESS PARK - GLASSELL PARK, SA 37

AE/AA

092409





ALL SUBAREA BOUNDARIES
FOLLOW EXISTING ZONE LINES.



NOT TO SCALE

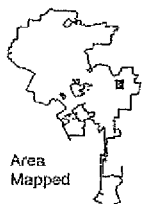
CPC 2008-3991 ZC

AE/AA

092409

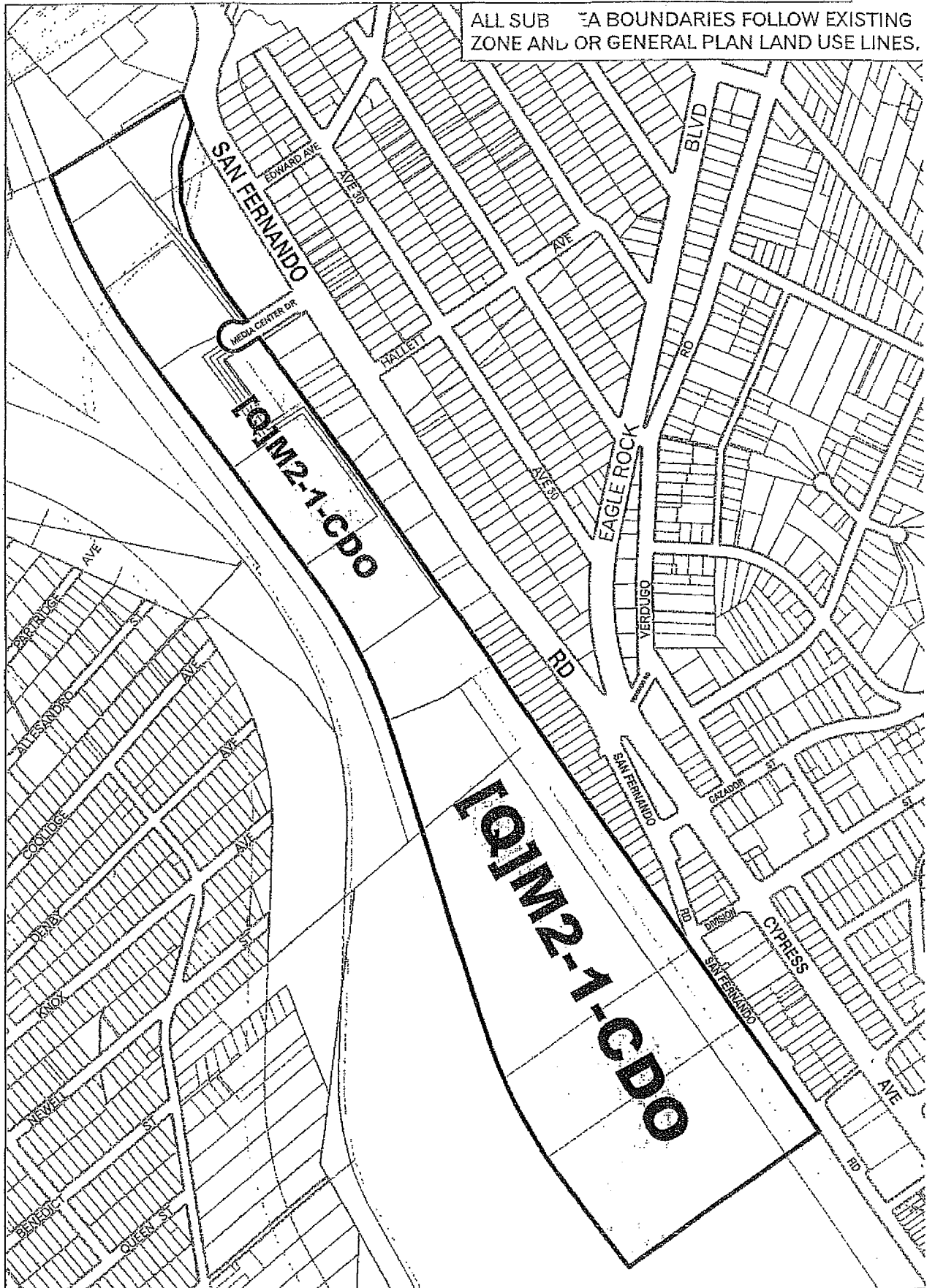
D.M. 144 A 217
145.5 A 217
147 A 215
147 A 217
148.5 A 215

CYPRESS PARK
GLASSELL PARK
SUBAREA 38



Area
Mapped

ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE AND/OR GENERAL PLAN LAND USE LINES.



NOT TO SCALE

CPC 2008-3991 ZC

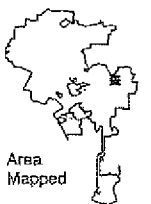
AE/AA

092409

D.M. 147 A 215
148.5 A 215
150 B 213
153 A 213

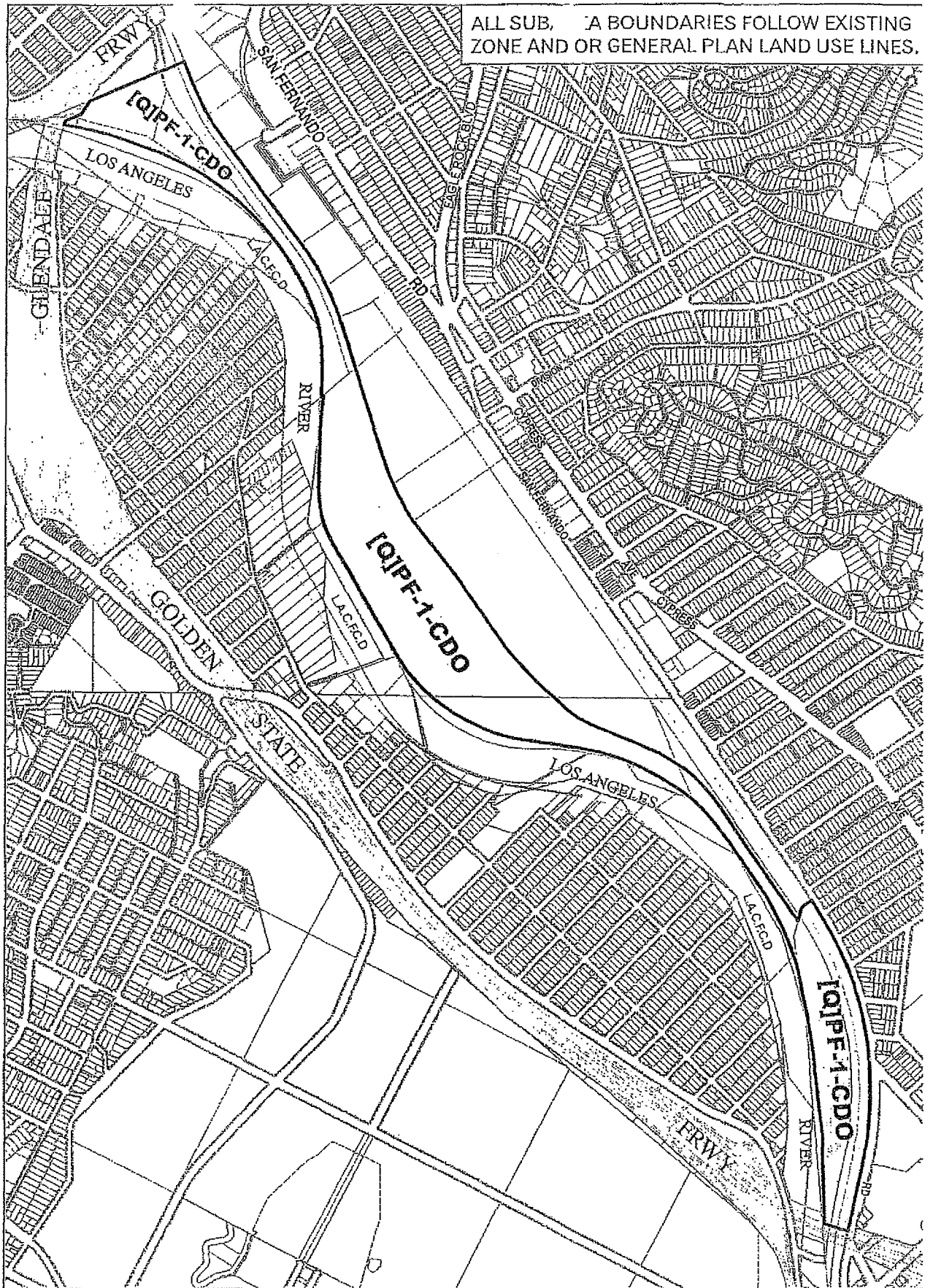
CYPRESS PARK
GLASSELL PARK

SUBAREA 39



Area Mapped

ALL SUB, 'A' BOUNDARIES FOLLOW EXISTING ZONE AND OR GENERAL PLAN LAND USE LINES.



NOT TO SCALE

CPC 2008-3991 ZC

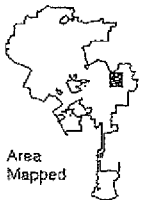
AE/AA/LH

092409

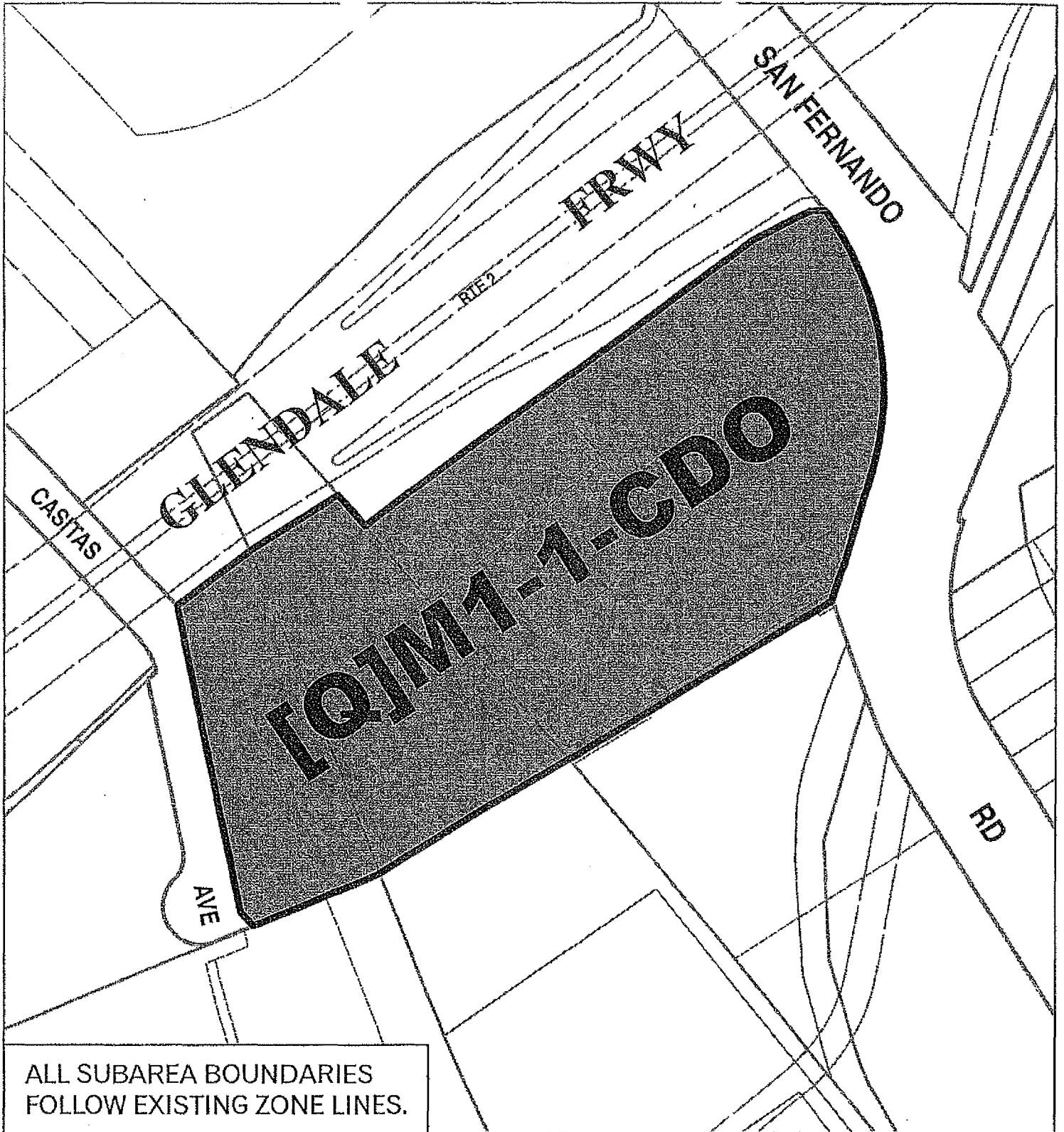
D.M. 142.5 A 219, 144 A 217,
144 A 219, 144 B 213,
145.5 A 217, 147 A 213,
147 A 215, 148.5 A 213,
148.5 A 215, 150 B 213,
151.5 A 211

CYPRESS PARK
GLASSELL PARK

SUBAREA 40



Area
Mapped



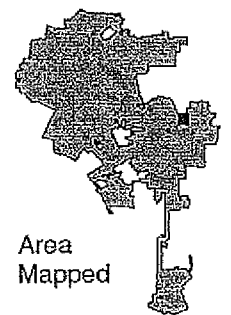
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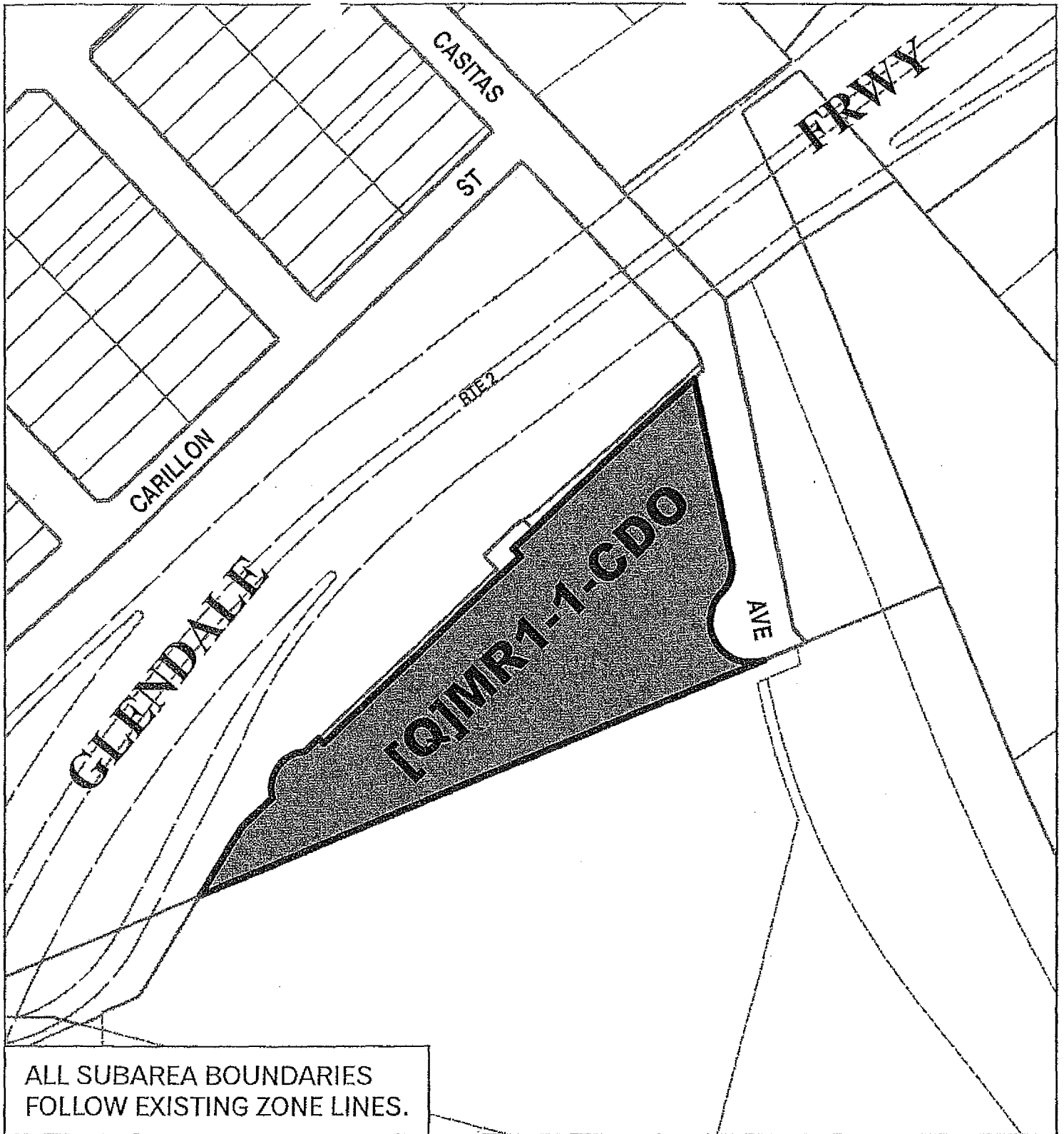
D.M. 150 B 213, 153 A 213	CPC 2008-3991 ZC
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CYPRESS PARK - GLASSELL PARK, SA 41

AE/AA

092409





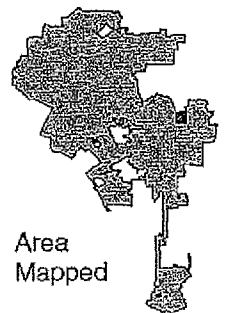
NOT TO SCALE

D.M. 151.5 A 211, 150 B 213	CPC 2008-3991 ZC
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CYPRESS PARK - GLASSELL PARK, SA 42

AE/AA

092409



CONDITIONS OF APPROVAL

Section 2. Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

Note: Please refer to the attached [Q] Conditions Table (Exhibit B) which will co-relate to the proposed Ordinance Map Subareas.

Section 3. The prohibitions specified in Section 2 of this Ordinance shall not apply to any building permit for which a vested right has accrued prior to the effective date of this Ordinance.

Sec. _____. 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, at its meeting of _____.

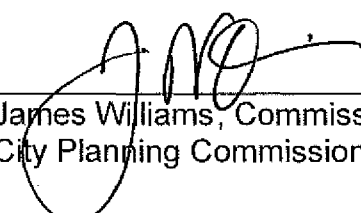
JUNE LAGMAY, City Clerk

By _____
Deputy

Approved _____

Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on November 12, 2009,
recommended this ordinance be adopted by the City Council.



James Williams, Commission Executive Assistant I
City Planning Commission

File No. _____

FINDINGS

General Plan Findings

1. **General Plan Land Use Designation.** The subject property is located within the Northeast Community Plan area which, was adopted on June 15, 1999 (pursuant to Council File 99-0711). The Northeast Community Plan gives various land use designations to the subject target subareas, including Commercial Manufacturing, Limited Manufacturing, Neighborhood Commercial, Community Commercial, and Public Facilities, each with their corresponding zones. The proposed Zone Changes which include adding or modifying Q Condition language to specific subareas as depicted in the attached Ordinance Maps are consistent with the existing General Plan Goals, Objectives and Policies.
2. **General Plan Text.** The following Northeast Community Plan's land use objectives are consistent with the proposed project:

Objective 2-3: To minimize conflicts between auto-related and pedestrian-oriented activities.

Policy 2-3-1: Allow for adequate allocation of land for auto-related uses.

Policy 2-3-2: Encourage the formation of pedestrian-friendly environments.

Objective 3-2: To provide for existing and future uses that contribute job opportunities for residents and minimize adverse environmental and visual impacts on the community.

Policy 3-2.2: Require compatibility through design treatments, compliance with environmental protection standards, and health and safety requirements for industrial uses that adjoin residential neighborhoods and commercial uses.

The Northeast Los Angeles Community Plan sets forth and calls for zoning actions to "*minimize conflicts between auto-related and pedestrian-oriented activities*" (Objective 2-3). The subject project allows for adequate allocation of land for auto-related uses (Policy 2-3-1) by regulating incompatible auto-related and auto-oriented uses with existing adopted programs which promote a pedestrian environment. Furthermore, the Q Conditions constitute a significant step in eliminating blight, eliminates drive-through development in a pedestrian oriented area, and seek to improve the quality of life in the Cypress Park and Glassell Park communities.

3. The **Transportation Element** of the General Plan will not be affected by the recommended action herein.
4. The **Sewerage Facilities Element** of the General Plan will not be affected by the recommended action.

5. Zone Change Findings

The adoption of the zone changes which include adding or modifying Q Condition language to specific subareas as depicted in the Ordinance Map are consistent with the existing General Plan Goals, Objectives and Policies, and are in conformance with public necessity, convenience and general welfare, because the Q Conditions seek to further the Northeast Community Plan objectives and policies.

The proposed Q Conditions are consistent with existing programs that promote a pedestrian friendly environment such as the Cypress Park & Glassell Park, the Fletcher Square Community Design Overlay District, and the River Improvement Overlay or RIO, a tool that addresses land use, landscape and watershed issues along the LA River corridor. There is a general public benefit from providing a consistent zoning that furthers objectives and policies of the Northeast Los Angeles Community Plan as well as existing programs that foster and promote a friendly pedestrian environment.

A significant number of existing auto-related and auto-oriented uses are in conflict with a pedestrian oriented environment because they are incompatible with existing programs, many of these businesses operate in ways that create visual blight, incur in various code violations.

Commercial Zones. Q Conditions in commercial zones will prevent the establishment of new auto-related uses. Zones C1, C1.5 and C4 already prohibit auto-related uses, but other incompatible uses such as undesirable signage (Electronic Message Display Signs and Pole and Pylon Signs), and therefore further the Cypress Park & Glassell Park CDO and the objectives and purposes of the Northeast Community Plan.

Subareas with a C2 Zone include existing Q Conditions which prohibit 100 percent residential development and limit densities to the RD1.5 and R3 Zones. New Q Conditions prohibiting auto-related, auto-oriented and other incompatible uses are imposed in all parcels or subareas containing the C2 Zone, therefore furthering the objectives and policies of the Northeast Community Plan.

Commercial Manufacturing and Manufacturing Zones. Two subareas contain CM Zones, one along North Figueroa Street and Avenue 26, and the second one on Eagle Rock Boulevard and Verdugo Road. CM Parcels along North Figueroa Street include existing Q Conditions which prohibit auto-related uses, and additional Q Conditions prohibiting incompatible uses will be imposed. This action will minimize the conflicts between pedestrian activities and incompatible uses as set forth in the Northeast Community Plan Objectives and Policies. New Q Conditions are added to Commercial Manufacturing parcels along Eagle Rock Boulevard will be consistent with the Northeast Community Plan objectives and policies.

Manufacturing Zones (MR1, M1, M2 and M3) are located primarily along San Fernando Road (both sides) towards the Los Angeles River and along Verdugo Road. These Zones are the primary target of this case because, historically, uses on these parcels are incompatible with residential areas in both Cypress Park and Glassell Park communities, create visual blight and thus their uses are incompatible with pedestrian activities, and also because the bulk of these zones are located in close proximity to the Los Angeles River. Prohibition of auto-related, auto oriented, and other incompatible uses are outlined in most of the subareas containing these zones.

Staff took exception on two areas that provide a significant number of jobs and constitute a backbone for the local economy in terms of employment; these two sites are the Home

Depot site, and the KIA site. Upon request of community members and stakeholders, the Home Depot site was exempted from any Q Condition. The Home Depot site is located North of North Figueroa Street, east of Avenue 26 and southeast of San Fernando Road. The Home Depot facility is well maintained and in close proximity to the major thoroughfares, including the 110 FREEWAY.

The KIA dealership site is located on San Fernando Road and North Cazador Street. Currently, this site operates as a non-conforming use. The KIA site leases portions of adjoining properties to the north for business operations. Currently, KIA is in negotiations with the City of Los Angeles to lease City owned property south of the subject site to expand business operations, thereby creating job opportunities for local residents. Modification of existing Q Conditions language to the KIA site and a portion of the City owned property to the south to allow for business expansion and thus the provision of additional job opportunities for local residents, is in conformance with Policy 2-3-1 "Allow for adequate allocation of land for auto-related uses," and Objective 2-3-2 "To provide for existing and future uses that contribute job opportunities for residents and minimize adverse environmental and visual impacts on the community." Therefore, such action furthers the intent and purposes of the Northeast Community Plan.

8. **Environmental Findings (CEQA)** - For the reasons set forth in the proposed Mitigated Negative Declaration number ENV-2008-3992-ND, the project will not have a significant effect on the environment.