

## LAND USE FINDINGS

In accordance with Charter Section 556, the proposed ordinance (Appendix A) is in substantial conformance with the purposes, intent, and provisions of the General Plan in that it supports the General Plan Framework's Livable Neighborhoods subsection (under the Urban Form and Neighborhood Design Section), which provides that "all neighborhoods in the City deserve to have well designed buildings and a safe, secure, and attractive public realm". The proposed ordinance also supports Goal 5A of the Citywide General Plan Framework by helping to further shape "a livable city for existing and future residents and one that is attractive to future investment"; and it is in line with objective 5.5, to "enhance the liveability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm". The ordinance substantially advances a legitimate public interest in that it requires the operators to place their collection bins in safe, appropriate locations, and maintain the bins and the spaces around them so that they are free of graffiti, posted bills, and trash. Therefore, this ordinance helps to protect the integrity and improve the aesthetics of neighborhoods across the City of Los Angeles.

The proposed ordinance also supports Policy Topic 2.9 of the "Plan for a Healthy Los Angeles", an element of the Citywide General Plan which provides that the City "proactively work with residents and public, private, and nonprofit partners to develop, execute, and maintain civic stewardship over community beautification efforts to promote neighborhoods that are clean, healthy, and safe."

In accordance with the Charter Section 558 (b)(2), the proposed ordinance will be in conformance with public necessity, convenience, general welfare, and good zoning practice because the ordinance creates regulations in the Zoning Code pertaining to collection bins. Given that these regulations are necessary to improve the health, safety, and aesthetics of neighborhoods, the Code amendment provides for the general welfare of the community, and implements good zoning practice.

## ENVIRONMENTAL FINDINGS

In accordance with the California Environmental Quality Act (CEQA), this proposed project is exempt pursuant to General Exemption Article 19, Sections:

- **15303, exemption for new construction and location of limited numbers of new, small facilities or structures (Class 3).** This ordinance allows for only one bin per commercial lot that has an operating business. The ordinance will impose limitations on the number and size of the bins.
- **15308, exemption to protect the environment (Class 8).** This ordinance will protect the environment by protecting aesthetics and eliminating blight created by unregulated bins. For example, the ordinance requires a permit system and regulates collection bins for the collection of clothes, shoes, books, and household

items only. Recyclables, such as newspapers, glass, plastics, and metals; toxic materials; and trash and waste are prohibited. Bins must be properly located so as to not violate zoning laws, be maintained in proper working order, and designed so that they are waterproof, tamper proof, and free from trash overflow that creates blight and attracts vermin. Owners of non-compliant bins will be subject to orders to comply, possible penalties and removal of bins. This ordinance will prevent collection bins from storing hazardous and toxic materials and attracting vermin and other pests, and will better the environments they are in.

- **15311, exemption for accessory structures (Class 11).** Collection bins are small receptacles, accessory to main uses on commercial lots. The bin's maximum dimensions may not exceed 82 inches in height, 60 inches in width, and 50 inches in depth. This ordinance will require written permission from lot owners to place bins on commercial lots with a building that contains an operating business. The bins must be properly located so as to not violate zoning laws. Bins must be placed on ground that is paved with Portland cement at least three inches thick. The bins must remain in proper working order and made of waterproof and non-combustible materials. Owners of non-compliant bins will be subject to orders to comply, possible penalties, and removal of the bins.