

APPENDIX A

ORDINANCE NO. _____

An ordinance adopted to address cumulative health impacts resulting from a legacy of incompatible land use patterns for certain neighborhoods within the City.

WHEREAS, this ordinance covers the neighborhoods identified below and delineated in map areas 1-3

1. Pacoima/Sun Valley- map area 1
2. Boyle Heights- map area 2
3. Wilmington –map area 3

WHEREAS, the cumulative environmental impacts resulting from concentrated industrial land use, on-road vehicle travel, and heavily freight-dominated transportation corridors in close proximity to homes, schools and other sensitive uses is a pervasive problem in Los Angeles;

WHEREAS, extensive research shows that the burden of cumulative environmental impacts are primarily borne by communities with concentrated poverty and associated socio-economic stresses, often referred to as “Environmental Justice Communities,” which concurrently contain high concentrations of industrial and related land uses;

WHEREAS, the identified neighborhoods score in the top 25 percent of overburdened census tracts according to the California Environmental Screening Tool 2.0 developed by CalEPA Office of Environmental Health Hazard Assessment, and are referred to as Disadvantaged Communities;

WHEREAS, the South Coast Air Basin is in Non-Attainment status for three of the seven criteria pollutants established by the Environmental Protection Agency, including Particulate Matter 2.5, Lead, and 8- Hour Ozone;

WHEREAS, local land use regulations can be an effective tool to address multiple emitting sources and foster community transformation with new development standards;

WHEREAS, improved environmental performance to air and water quality can increase business growth and spur economic innovation in Los Angeles;

WHEREAS, many businesses in the most adversely affected communities would greatly benefit from an ombudsperson assisting with environmental regulation compliance and applying financial incentives and technical support programs; and,

WHEREAS, the Clean Up Green Up initiative is stated as an implementation program in the Health and Wellness Element of the General Plan, and as a priority initiative in the Sustainable City pLAN.

NOW, THEREFORE,

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

ORDINANCE NO. _____

An ordinance amending Sections 12.04, 12.20, 12.24, 12.32, 13.03, 13.18 and 13.19 of Chapter 1 of the Los Angeles Municipal Code in order to authorize the establishment of a Clean Up Green Up Supplemental Use District within Boyle Heights, Pacoima/Sun Valley, and Wilmington to reduce cumulative health impacts resulting from incompatible land uses, establish a citywide Conditional Use for asphalt manufacturing and refinery facilities, and increase the notification requirement for projects within a surface mining district.

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

Section 1. Subsection D of Section 12.04 of the Los Angeles Municipal Code is hereby amended to read:

D. Certain portions of the City are also designated as being in one or more of the following districts, by the provisions of Article 3 of this chapter.

“O”	Oil Drilling District
“S”	Animal Slaughtering District
“G”	Surface Mining District
“RPD”	Residential Planned Development District
“K”	Equinekeeping District
“CA”	Commercial and Artcraft District
“POD”	Pedestrian Oriented District
“CDO”	Community Design Overlay District
“MU”	Mixed Use District
“FH”	Fence Height District
“SN”	Sign District
“RFA”	Residential Floor Area District
“NSO”	Neighborhood Stabilization Overlay District
“CPIO”	Community Plan Implementation Overlay District
“RIO”	River Improvement Overlay District
“CUGU”	<u>Clean Up Green Up Overlay District</u>

The “Zoning Map” is amended to indicate these districts and the boundaries of each district.

Land classified in an “O” Oil Drilling District, “S” Animal Slaughtering District, “G” Surface Mining District, “RPD” Residential Planned Development District, “K” Equinekeeping District, “CA” Commercial and Artcraft District, “POD” Pedestrian

Oriented District, "CDO" Community Design Overlay District, "MU" Mixed Use District, "FH" Fence Height District, "SN" Sign District, "RFA" Residential Floor Area District, "NSO", "CPIO" Community Plan Implementation Overlay District, or "RIO" River Improvement Overlay District, or "CUGU" Clean Up Green Up Overlay District is also classified in one or more zones, and land classified in the "P" Automobile Parking Zone may also be classified in an "A" or "R" Zone.

These classifications are indicated on the "Zoning Map," with a combination of symbols, e.g., R2-2-O, C2-4-S, M1-3-G, M1-1-P and R2-O, C2-G, etc., where height districts have not been established.

Section 2. Subdivision 5 of Subsection A of Section 12.20 of the Los Angeles Municipal Code is hereby deleted:

5) ~~Asphalt manufacture or refining.~~

Section 3. Subdivision 29 of Subsection U of Section 12.24 of the Los Angeles Municipal Code is hereby added to read:

29. Oil refineries (production of petroleum, various oils, butanes, fuels, asphalt, petroleum coke, or similar products) in an M3 Zone:

(a) Project Types:

(1) New refineries;

(2) Existing refineries expanding operations beyond the current property lines;

(b) Limitations.

(1) Current compliance with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program), California Environmental Reporting System (CERS) database submittals may serve as proof of compliance.

(2) Submittal of a health impact assessment of the project for the surrounding vicinity identifying the number of people affected, short term or permanent impacts, likelihood that impacts will occur, how the project will contribute to the existing disproportionate burdens, and recommended mitigation measures.

(3) Submittal of a truck routing plan that minimizes the incidences of commercial trucks that traveling past residences, churches, schools, hospitals, public playgrounds, nursing homes, day care centers, and other similar uses.

Section 4. The district listing in Subdivision 2 of Subsection S of Section 12.32 of the Los Angeles Municipal Code is hereby amended to read as follows:

(b) **Districts.** In order to carry out the provisions of this article, the following districts are established:

“O”	Oil Drilling District
“S”	Animal Slaughtering District
“G”	Surface Mining District
“RPD”	Residential Planned Development District
“K”	Equinekeeping District
“CA”	Commercial and Artcraft District
“POD”	Pedestrian Oriented District
“CDO”	Community Design Overlay District
“MU”	Mixed Use District
“FH”	Fence Height District
“SN”	Sign District
“NSO”	Neighborhood Stabilization Overlay District
“RFA”	Residential Floor Area District
“CPIO”	Community Plan Implementation Overlay District
“RIO”	River Improvement Overlay District
“CUGU”	<u>Clean Up Green Up Overlay District</u>

Section 5 Paragraph (b) of Subdivision 3 of Subsection S of Section 12.32 of the Los Angeles Municipal Code is amended to read as follows:

(2) **Additional Requirements for Application.** Except for CPIO Districts, which may not be established through the application procedure, one or more of the owners or lessees of property within the boundaries of the proposed district may submit a verified application for the establishment of a district. An application for the establishment of a Commercial and Artcraft District, a Pedestrian Oriented District, an Equinekeeping District, a Community Design Overlay District, a Mixed Use District, a Sign District, a Residential Floor Area District, a Neighborhood Stabilization Overlay District, ~~or a RIO Districts,~~ or Clean Up Green Up Overlay District shall contain the signatures of at least 75 percent of the owners or lessees of property within the proposed district. An application for the establishment of a Fence Height District shall contain the signatures of at least 50 percent of the owners or lessees of property within the proposed district. An application shall be accompanied by any information deemed necessary by the Department.

If establishment of a district is initiated by the City Council, City Planning Commission or Director of Planning, the signatures of the property owners or lessees shall not be required.

Section 6. Subparagraph (3) of Paragraph (c) of Subdivision 3 of Subsection S of Section 12.32 of the Los Angeles Municipal Code is hereby amended to read:

(3) **Time for Commission to Act on Application.** The City Planning Commission shall act on an application to establish an "O", "S", "G", "K", "CA", "POD", "CDO", "MU", "FH", "SN", "RFA", "NSO", "CPIO", "HS", "MRP", or "RIO" or "CUGU" District within 75 days from the date of the filing of the application. The City Planning Commission shall act on an application to establish an "RPD" District within 75 days from receipt of the Subdivision Committee report and recommendation. The City Planning Commission shall act on proceedings initiated by the Council within 75 days of receipt of that action from the Council, or within the time that the Council may otherwise specify.

Section 7. Paragraph (c) of Subdivision 4 of Subsection S of Section 12.32 of the Los Angeles Municipal Code is amended to read as follows:

(c) **Procedures.** Applicants for Projects that comply with the provisions of an adopted Commercial and Aircraft District, Pedestrian Oriented District, Community Design Overlay District, ~~or~~ River Improvement Overlay District, or Clean Up Green Up Overlay District shall submit plans to the Director for an Administrative Clearance. The Director or his/her designee shall review the Project for compliance with the applicable Supplemental Use District development regulation. Projects that do not qualify for Administrative Clearance shall follow the procedures set forth in the applicable Supplemental Use District.

Section 8. The Section list of Article 3 of Chapter 1 of the Los Angeles Municipal Code is hereby amended to read:

Section	
13.01	"O" Oil Drilling Districts
13.02	"S" Animal Slaughtering Districts
13.03	"G" Surface Mining Operations Districts
13.04	"RPD" Residential Planned Development Districts
13.05	"K" Equinekeeping Districts
13.06	Commercial and Aircraft Districts
13.07	Pedestrian Oriented District
13.08	"CDO" Community Design Overlay District
13.09	Mixed Use District
13.10	Fence Heights District

13.11	"SN" Sign District
13.12	"NSO" Neighborhood Stabilization Overlay District
13.13	"RFA" Residential Floor Area District
13.14	"CPIO" Community Plan Implementation Overlay District
13.15	"MRP" Modified Parking Requirement District
13.16	"HS" Hillside Standards Overly District
13.17	"RIO" River Improvement Overlay District
13.18	Violation "CUGU" Clean Up Green Up Overlay District
13.19	<u>Violation</u>

Section 9. Subdivision 1 of Subsection F of Section 13.03 of the Los Angeles Municipal Code is hereby added to read as follows:

1. The application for Permit shall be processed as provided in Section 12.24 of this Code for conditional uses under the jurisdiction of the Commission, except that the notification radius shall be 1,500 feet of the exterior perimeter of the proposed project site. The application is further subject to the exceptions of Subdivisions 2 through 5 of this subsection (procedures for state review).

Section 10. Section 13.18 of the Los Angeles Municipal Code is hereby deleted:

~~SEC. 13.18. VIOLATION.~~

~~———— The violation of any condition imposed by a Zoning Administrator, Director of Planning, the Area Planning Commission, City Planning Commission or Council in approving the site requirements, methods of operation, development plans or other actions taken pursuant to the authority contained in this article shall constitute a violation of this article and shall be subject to the same penalties as any other violation of this Code.~~

Section 11. Section 13.18 of the Los Angeles Municipal Code is hereby amended to read as follows:

SEC. 13.18. “CUGU” CLEAN UP GREEN UP DISTRICT.

- A. **Purpose.** This section sets forth procedures and standards for the establishment of the CUGU District. The purpose of the CUGU District is to reduce cumulative health impacts resulting from incompatible land uses.
- B. **Relationship to other Zoning Regulations.** Wherever the provisions of the CUGU District conflict with any provisions of other Supplemental Use Districts, the underlying zone, or any other regulation, the more restrictive provision will prevail.
- C. **District Identification.** The provisions of this ordinance shall apply to all properties identified on the zoning map with a “CUGU” suffix on the zone classification. The CUGU District shall include all public and private land uses.
- D. **Definitions.** For the purposes of this section, the following words and phrases are defined as follows:

Adjacent Property. Properties next to, across the street or alley from, or having a common corner with the subject property.

Abutting Property. Properties sharing a parcel or lot line.

Freeway. A divided arterial highway with full control of access and with grade separation at intersections.

Fugitive Emissions. Emissions of gases or vapors from pressurized equipment due to leaks and other unintended or irregular releases of gases, mostly from industrial activities which contribute to air pollution as defined.

Hedge. A row of bushes or small trees planted close together, especially when forming a fence or boundary; hedgerow.

Landscape Practitioner. Any person licensed by the State of California to design, install or maintain landscape or irrigation systems. Any person specifically exempted by the State from the licensing requirements in the field of landscape or land management.

Publicly Habitable Spaces. All uses containing one or more dwelling units or guest rooms and schools, parks, recreation centers, day care centers, hospitals, medical buildings, and nursing homes.

E. **Qualifying Criteria.** Projects that meet at least one criteria in both 1. and 2. below are required to comply with the provisions in this Section.

1. **Project type**

- (a) **NEW-** Construction of a new standalone building.
- (b) **MAJOR IMPROVEMENT-** Improvement to an existing building or structure in which the total aggregate value of work, in any 24 month period, is more than 50% of the replacement cost for improvements on the entire project site before the proposed work, as determined by the Department of Building and Safety. Non-conforming rights shall not be retained for Major Improvements, therefore the entire project site shall be upgraded to conform to all applicable provisions in Section 13.18 of the Code.
- (c) **ADDITION-** Addition to an existing building or structure in which the total aggregate value of work, in any 24 month period, is equal to or less than 50% of the building or structure replacement cost before the proposed work, as determined by the Department of Building and Safety, shall retain their non-conforming rights for any portion of the building or structure that remains unchanged. Should the value of the total aggregate work exceed the 50% valuation, the existing building or structure shall then be upgraded to conform to all provisions in Section 13.18 of the Code.
- (d) **CHANGE of USE-** Addition of or change to a use on the Subject Use list.

2. **Project context**

- (a) Projects within 1,000 feet of a Freeway or specified State Route
- (b) Publically Habitable Space adjacent to a Subject Use
- (c) Subject Use adjacent to a Publicly Habitable Space
- (d) Subject Uses (primary use of a site):

Subject Use List:

AUTOMOTIVE USES

Automobile Dismantling Yard
Automobile Impound Yard
Automobile Parts
Automobile Parts, repairing or
rebuilding for wholesale

Automobile Rebuilding or
Reconditioning, wholesale
Automobile Rental
Automobile Sales, used
Automobile Storage Area
Automobile Storage Garage

Automobile Window Tinting
Automobile Wrecking
Automotive Assembly, wholesale
Automotive Exhaust Test Station
Automotive Fueling and Service
Station and Fuel Store
Automotive Refueling Station
Automotive Glass Shop
Automotive Painting
Automotive Painting, wholesale
Automotive Repair
Automotive Sound Shop
Automotive Undercoat Spraying,
wholesale
Automotive Upholstering
Automotive Upholstering, wholesale
Automotive Uses, other
Body and Fender Repairing,
automotive
Body and Fender Repairing,
automotive, wholesale
Bus Storage or Operating Yard
Car Wash
Commercial Vehicle Rental and
Storage
Engine Testing
Gasoline Station
House Mover or Wrecker
Household Moving Rental Trucks
and Trailers, rental, storage,
or storage for rental purposes
Household Moving Truck Repair and
Storage
Motor Coach Repairing or
Overhauling
Motorcycle or Motor Scooter Repair
Motorcycle or Motor Scooter Repair,
wholesale
Motorcycle or Motor Scooter Sales,
new
Motorcycle or Motor Scooter Sales,
used
Motorcycle Storage Garage
Moving Van Storage or Operating
Yard
Recreational Vehicle Sales, new
Recreational Vehicle Sales, used
Recreational Vehicle Storage
Tank Truck Parking or Storage

Temporary Storage of Abandoned,
Partially Dismantled, Obsolete, or
Wrecked Automobiles
Tire Retreading or Recapping
Tow Truck Dispatching
Tractor Rental Yard
Trailer (utility) Rental and Storage
Trailer Rental
Trailer Sales, new
Trailer Sales, used
Truck Rental
Truck Repairing or Overhauling
Truck Sales or Storage Yard
Trucking Yard or Terminal
U-Drive Business

FABRICS

Carpet and Rug Cleaning Plant
Cloth Shrinking, Sponging, or
Waterproofing
Dry Cleaning Plant
Dry Cleaning Plant, wholesale
Dyeing Works Plant
Fabric Shrinking, Sponging,
Waterproofing, or Dyeing
Flocking and Silk Screen Processing
Fur Cleaning
Garneting or Carding of Previously
Produced Fibrous Materials
Knitting Mill
Laundry Plant
Laundry Plant, wholesale
Rug Cleaning Plant
Silk Screen Printing

FOOD & ANIMAL

Cannery (except fish products or
sauerkraut)
Cannery, fish or sauerkraut
Composting Facility
Curing Facility
Dehydrating of Food
Feeding Pen, stock
Fish Canning, Cleaning, or Curing
Fish Distributing, wholesale or stock
wagon operators
Fish Smoking
Flour Mill
Food Commissary

Food Dehydrating Plant
Frozen Food Locker Rental
Fruit Cannery
Fruit Preserving
Grain Drying or Fermenting
Grain Elevator
Hatchery, poultry or fish
Hides (raw) Curing, Tanning, or
Storage
Hog Ranch, Feed, or Sales Yard
Honey Processing and Packing
Kenel
Livestock Exhibition, Sale, or Stable
Meat Cutting Plant
Menagerie
Nut Roasting, Frying, or Candy
Coating
Olive Oil Extraction
Packing Plant, fruit or vegetable
Pet Animal Crematory
Potato Chip Factory
Poultry Killing
Poultry Slaughterhouse, wholesale
Produce Market, wholesale
Produce Yard or Terminal
Rabbit Killing
Rabbit Slaughterhouse, wholesale
Retinning and Reconditioning of Milk
Shrimp (frozen) Cleaning, Breeding,
Packaging, and Refreezing
Stockyard or Feeding Pen
Swine Ranch
Tanning, Curing, or Storing of Raw
Hides or Skins
Vegetable Cannery

MANUFACTURING USES

Abrasives Manufacturing
Acetylene Gas Manufacturing or
Storage
Acid Manufacturing
Adhesive Manufacturing, liquid
Advertising Structures
Manufacturing
Agar-Agar Manufacturing
Alcohol Manufacturing
Ammonia Manufacturing
Ammunition Manufacturing
Anti-Knock Compound (for gasoline)

Manufacturing
Asbestos Product Manufacturing
Asphalt Roofing Paper or Shingle
Manufacturing
Automotive Body and Frame
Manufacturing
Awning Manufacturing
Babbitt Metal Manufacturing
Barrel or Drum (steel) Manufacturing
or Reclaiming
Bathing Cap Manufacturing
Bathtub Manufacturing
Battery Manufacturing
Billboard Manufacturing
Bleach Manufacturing
Bolt Manufacturing
Bone Products Manufacturing
Boneblack Manufacturing
Bottle Manufacturing
Box Spring Manufacturing
Brick Manufacturing
Briquette Manufacturing
Broom Manufacturing
Brush Manufacturing
Building Block Manufacturing
By-Product Products Manufacturing,
from fish, meat, or animals
Can Manufacturing or
Reconditioning
Canvas Manufacturing
Canvas Products Manufacturing,
Cap Manufacturing
Carbon Paper Manufacturing
Carpet and Rug Manufacturing
Cattle or Sheep Dip Manufacturing
CD, DVD, Video Tape, or Cassette
Manufacturing
Cellophane Products Manufacturing
Cellulose Compound Manufacturing
Cellulose Nitrate Products
Manufacturing
Cellulose Products Manufacturing
Cement Manufacturing
Cement Products Manufacturing
Cesspool Block Manufacturing
Chamois Skins Manufacturing
Charcoal Manufacturing
Chemical Manufacturing
Chewing Tobacco Manufacturing

Chlorine Gas Manufacturing
Cigar Manufacturing
Cigarette Manufacturing
Cloth Manufacturing
Cloth Products Manufacturing
Clothing Manufacturing
Coil Manufacturing, small
Coil Spring Manufacturing
Computer Manufacturing
Concrete Products Manufacturing
Condenser Manufacturing, small
Cork Manufacturing
Cork Products Manufacturing
Cosmetics Manufacturing
Creosote Manufacturing, Bulk
Storage, or Treatment
Creosote Products Manufacturing
Crystal Holder Manufacturing
Dextrin Manufacturing
Disinfectant Manufacturing
Dog and Cat Food Manufacturing
Door Manufacturing
Dress Manufacturing
Drug Manufacturing
Dye Stuff Manufacturing
Electric Generator or Motor
Manufacturing
Assembly and Manufacturing
Electric Parts
Electrical Equipment Manufacturing
Electrical Sign Manufacturing
Electronic Instruments and Devices
Manufacturing
Electronic Products Assembly and
Manufacturing
Emery Cloth Manufacturing
Excelsior Manufacturing
Explosives Manufacturing
Feather Products Manufacturing
Felt Manufacturing, burlap, fur, hair,
or wood
Felt Manufacturing, cotton
Felt Products Manufacturing
Fencing (wire) Manufacturing
Fertilizer Manufacturing, liquid
Fertilizer Manufacturing, Processing,
or Packaging
Fiber Manufacturing
Firearm Manufacturing

Fireworks Manufacturing or Storage
Fish Oil or Fishmeal Manufacturing
Food Products Manufacturing
Frit or Glaze Manufacturing
Fiber Products Manufacturing
Fur Products Manufacturing
Furniture Manufacturing
Garment Manufacturing
Gas Manufacturing
Gelatin Manufacturing
Glass Fiber Manufacturing
Glass Manufacturing
Glass Products Manufacturing
Glove Manufacturing
Glucose Manufacturing
Glue Manufacturing
Golf Balls Manufacturing
Graphite Manufacturing
Grease Manufacturing or Refining
Guncotton Products Manufacturing
Gunpowder Manufacturing and
Storage
Gutta-perche, treating or
manufacturing products
therefrom
Gypsum Manufacturing, Processing,
or Grinding
Hair Care Products Manufacturing
Hat Manufacturing
Heating Equipment Manufacturing
Heating Gas Manufacturing
Horn Products Manufacturing
Hosiery Manufacturing
Hydrochloric Acid Manufacturing
Ice Cream Manufacturing
Ice Manufacturing or Distributing
Incinerator Manufacturing
Ink Manufacturing
Inner Spring Manufacturing
Jewelry Manufacturing
Juice Manufacturing
Jute Products Manufacturing
Lacquer Manufacturing
Lampblack Manufacturing
Lard Manufacturing
Leather Machine Belt Manufacturing
Leather Products Manufacturing
Light Sheet Metal Products
Manufacturing

Lime Manufacturing
Linoleum Manufacturing
Linseed Oil Manufacturing
Liquid Fertilizers Manufacturing
Liquid Coating for Beverage Tanks,
_____ manufacturing of
Machine Belt Manufacturing
Machinery Manufacturing
Mannequin Manufacturing
Mat Manufacturing
Match Manufacturing
Match Manufacturing, safety paper
Metals (precious or semi-precious),
_____ manufacturing products of
Metal Stamp Manufacture
Musical Instrument Manufacturing
Nail Manufacturing
Neon Light Manufacturing
Neon Sign Manufacturing
Nitric Acid Manufacturing
Nitrogen Manufacturing,
_____ Compressing, and Bulk Storage
Novelties Manufacturing
Oil Manufacture (vegetable)
Optical Goods Manufacturing
Orthopedic or Surgical Supplies
_____ Manufacturing
Oxygen Manufacturing, Compressing,
and Bulk Storage
Paint Manufacturing
Paint Products Manufacturing
Paper Manufacturing or Converting
Paper Products Manufacturing
Pectin Manufacturing
Perfume Manufacturing
Perfumed Toilet Soap Manufacturing
Petroleum Manufacturing
Pharmaceuticals Manufacturing
Phenol Manufacturing
Phenol Products Manufacturing
Pickle Manufacturing
Pie Manufacturing
Plaster of Paris Manufacturing
Plastic Manufacturing
Plastic Products Manufacturing
Point Manufacturing
Polish Manufacturing
Potash Manufacturing
Pottery Manufacturing

Powdered Metal Parts or Articles
_____ Manufacturing
Pulp or Paper Manufacturing
Pyrotechnics Manufacturing
Pyroxylin Manufacturing
Rubber Cement Manufacturing
Rubber Products Manufacturing
Rubber Stamp Manufacturing
Rug Manufacturing
Sandpaper Manufacturing
Sash Manufacturing
Sauerkraut Manufacturing
Sausage Manufacturing
Scientific Instrument and Equipment
_____ Manufacturing
Screw Machine Products
_____ Manufacturing
Sheet Metal Products
_____ Manufacturing, light
Shell Manufacturing
Shellac Manufacturing
Shoddy Manufacturing
Shoe Manufacturing
Shoe Polish Manufacturing
Sign Manufacturing
Size Manufacturing
Soap Manufacturing
Sodium Compounds Manufacturing
Stamp Manufacturing
Starch Manufacturing
Statuary Manufacturing
Steel Pipe Manufacturing
Stencil Manufacturing
Stereo Equipment Manufacturing
Stones (Precious or Semi-Precious),
_____ manufacturing products of
Stove Manufacturing
Stove Polish Manufacturing
Sulfuric Acid Manufacturing
Sulfurous Acid Manufacturing
Synthetic Rubber Products
_____ Manufacturing
Tallow Manufacturing
Tank Coating Manufacturing
Tank Retinning and Manufacturing
Tar Products Manufacturing
Tar Roofing Manufacturing
Tar Waterproofing Manufacturing
Textile Manufacturing

Textile Product Manufacturing
Tire Manufacturing
Tobacco Products Manufacturing
Toiletries Manufacturing
Tool Manufacturing
Toy Manufacturing
Trailer Manufacturing
Transformer Manufacturing, small
Turpentine Manufacturing
Typewriter Ribbon Manufacturing
Varnish Manufacturing
Vegetable Oil Manufacturing
Venetian Blind Manufacturing
Ventilating Duct Manufacturing
Vinegar Manufacturing
Wall Board Manufacturing
Washer Manufacturing
Waterproofing Compound
Manufacturing
Window Manufacturing
Window Shade Manufacturing, cloth
Window Shade Manufacturing, wood
or metal
Wire Fencing Manufacturing
Wire Manufacturing
Wood Products Manufacturing
Wool Products Manufacturing
Woven Wire Manufacturing
Yarn Products Manufacturing
Yeast Manufacturing

METALS

Blacksmith Shop
Blast Furnace
Blending and Mixing of Compounds
for Case Hardening, Tempering
Boiler Works
Bolt or Screw Thread Rolling or
Cutting
Brass Foundry
Bronze Casting
Case Hardening
Casting, heavyweight
Die Casting
Drop Forge Industry
Fabrication of Iron or Steel
Fabrication of Light Weight Steel
Forge Plant
Foundry (except iron, steel, brass,

manganese, bronze and zinc)
Foundry, iron, steel, brass,
manganese, bronze and zinc
Galvanizing of Metal or Metal
Products
Heat Treating
Iron Foundry or Fabrication Plant
Iron Ore Pellet Loading and
Unloading Facility
Iron Storage, Sorting, Collecting, or
Baling
Iron Works, ornamental
Metal Products Inspection by X-Ray
Metal Roll Forming
Metal Spinning
Ore Reduction Plant
Quarry
Roll Forming of Metals, cold process
Rolling Mill
Screw Thread Rolling or Cutting
Sharpening or Grinding of Tools or
Cutlery
Smelter, tin, copper, zinc, or iron
ores
Steel Foundry or Fabrication Plant
and Heavyweight Casting
Steel Mill
Tempering
Welding, acetylene or electric

OTHER

Aerosol Packaging
Asbestos Processing or Grinding
Battery Rebuilding
Blending and Mixing of Compounds
for Water Softening, Boiler Cleaning
Book Bindery
Bottling Plant
Box and Crate Assembly
Box Factory or Cooperage
Building Materials Sales Yard
Cement Mixer Rental
Central Steam (heated, or chilled
water)
Concrete Batching Plant
Cooperage Works
Cornice Works
Distillation of Bones
Earth or Soil Stockpiling,

Distribution, or Excavating
Electric Appliance Assembly
Electric Foundry
Electric Motor Repair
Electronic Instruments and Devices
Assembly
Electroplating of Small Articles
Electroplating Works
Embalming
Enameling Works
Engraving
Film Development / Printing
Machines
Film Laboratory
Fumigating Plant
Funeral Parlor
Furniture Assembly Plant
Furniture Cleaning
Granite (decomposed) Excavating or
Stockpiling
Granite Grinding, Dressing, or
Cutting
Gravel Plant
Insecticide or Pesticide Blending or
Mixing
Lapidary Shop
Liquor or Spirits Rectifying
Lubricating Oil Canning and
Packaging
Lumber Yard, retail
Machine Shop
Machine Shop, precision
Machinery (farm) Repairing and
Overhauling
Marble Grinding, Dressing, or
Cutting
Mattress Factory or Renovating
Mausoleum
Monument Works
Morgue
Mortuary or Mortuary School
Oxygen, storage of compressed
Packaging Business
Paint Mixing
Phonograph Assembly
Photo Developing and Finishing
Pipe Reclaiming
Pipe Storage Yard
Planing Mill

Plaster Staff Works
Polish Mixing, automobile or
furniture
Printing Establishment
Printing Establishment, wholesale
Printing or Stenciling Designs on
Fabric, Cloth, or Wallpaper
Public Utilities Service Yard
Publishing Establishment
Publishing Establishment, wholesale
Pumping Plant
Radio and Television Assembly
Railroad Repair Shop
Repair Garage
Repair Shop
Research and Development Center
Containers
Rock, Sand, Gravel, or Earth
Distribution or Storage
Roofing Material Factory
Rope Factory
Roundhouse
Safe and Vault Repairing and
Servicing
Salt Works
Salvage Business
Sand Blasting
Sand Pit
Saw Mill
Secondhand Box or Container
Storage, Display, Processing, or
Sales
Secondhand Furniture and
Appliance Storage, Display,
Processing, or Sales
Shellac Mixing
Shingle Mill
Starch (liquid) Mixing and Bottling
Stereo Equipment Assembly
Stone Mill or Quarry
Stone Monument Works
Sugar Refining
Testing Laboratory
Top Soil Stripping, Removing, or
Stockpiling
Tree Wrecking Yard
Undertaking
Upholstery Shop
Water Softening Unit, servicing and

refrigeration plant
Wax Polish Blending, Mixing, and
Packaging
Wiping Rag Storage
Wire, application of rubber to
Wood Pulling or Scouring
Wood Yard
Woodworking Equipment Rental
Shop
Woodworking Shop
Xeroxing

OTHER TRANSPORTATION

Aircraft Engine or Aircraft Part
Repairing, Reconditioning, or
Rebuilding
Aircraft Engine Testing
Aircraft Factory
Aircraft Fueling Station
Aircraft Hangar
Aircraft Landing Field
Aircraft Repairing
Airport
Boat Building, small
Draying Yard or Terminal
Electric Railroad Yard
Freight Classification Yard, railroad
Freight Forwarding Station or
Terminal
Freighting Yard or Terminal
Marine Cargo Loading or Unloading,
wharf or dock
Parcel Delivery Service
Railroad Yard
Shipbuilding
Train Station
Wharf or Dock for Marine Cargo

PETROLEUM-RELATED USES

Booster Pump Station, with in-line
heater system for oil pipeline
Butane Gas Filling Station
Compressed Natural Gas
Automotive Refueling Station
Fuel Yard
Gas Storage
Oil Drilling Equipment Yard
Oil Drilling or Pumping and
Oil Pipeline Booster Pump

Station
Oil Reclaiming
Petroleum Product Bulk
Distributing Station
Petroleum Pumping

WAREHOUSE / DISTRIBUTION

Agricultural Equipment Sales Yard,
wholesale
Appliances (secondhand) Storage,
Display, Processing, or Sales
Barrel or Drum (secondhand)
Storage, Display, Processing, or
Sale
Barrel Storage, empty
Bottle Washing, Collection, or
Storage
Boxes and Crates (secondhand)
Storage, Display, Processing, or
Sales
Cement (bulk) Transfer
Cement (bulk) Unloading and
Distribution
Distributing Plant
Equipment Storage Yard
Clay Products Storage
Clay Products Storage Yard
Cold Storage Plant
Contractor's Equipment Rental Yard
or Plant
Contractor's Equipment Storage
Yard or Plant
Distribution Center, Plant, or
Warehouse
Egg Candling and Distribution
Electric Motor Repair, wholesale
Feed Storage and Sales Yard
Fertilizer Sales, wholesale
Furniture (secondhand) Storage,
Display, Processing, or Sales
Gravel Distribution
Hay Barn
Ice and Cold Storage Plant
Ice Storage Plant
Lumber Yard, wholesale
Milk Bottling or Distributing Station
Open Storage
Paper Collecting, Sorting, Storage,
or Baling

Refrigeration Plant, storage
Sack Storage, Sorting, Collection, or
 Baling
Sand Distribution Plant
Storage Building
Storage Building for Household
 Goods, including truck rentals
Storage, open
Warehouse

WASTE DISPOSAL / MANAGEMENT

Building Materials Salvage Yard
Cesspool Pumping, Cleaning, and
 Draining
Chipping and Grinding Activities
Garbage Incineration, Reduction, or
 Dumping
Garbage, Fat, Offal, or Dead Animal
 Reduction or Rendering
Gardener's Refuse Collection Yard
 or Station
Hazardous Waste Facility, disposal
Hazardous Waste Facility, storage
 and/or treatment
Junk Yard
Junk Collection, Sorting, Storage, or
 Baling
Leaf Mold Storage, Composting, and
 Packaging

Lumber Yard, used materials and
 salvaging
Machinery Wrecking or Storage
 Yard
Manure Storage or Processing
Medical Waste Treatment
Mulching Facility
Offal or Dead Animal Dumping
Paper Scrap or Waste Storage
Storage, Sorting, Collecting, or
 Baling
Recyclable Materials Collection,
 Buyback Centers, Mobile Recycling
Centers
Recycling Material Processing
 Facility
Refuse Dump
Refuse Transfer Station
Rubbish Incinerator or Storage
Sanitary Landfill
Scrap Iron Collection, Sorting,
 Storage, or Baling
Scrap Metal Collection, Sorting,
 Storage, or Baling
Scrap Metal Processing Yard
Sewage Treatment Facility
Sewage Disposal or Treatment Plant
Solid Waste Alternative Technology
 Processing Facility

- F. **Development Regulations.** Projects submitted and received by the Department of City Planning case submittal, or Department of Building and Safety plan check submittal after the date of CUGU adoption (XX.XX.XXXX) shall conform to all the relevant development regulations below.

Table 1 below provides a cross reference of development regulations by applicable project context. The regulation for projects within 1,000 feet of a Freeway or specified State Route shall be found in Section 13.18 F.4.

Table 1: Development Regulations by Applicable Project Context

	Subject Use		Subject Use Adjacent to Publicly Habitable Spaces		Publicly Habitable Spaces Adjacent to Subject Use	
	Applicability	Reference	Applicability	Reference	Applicability	Reference
Site Planning	✓	13.18 F.1(a)	✓	13.18 F.2(a)	✓	13.18 F.3(a)
Signage			✓	13.18 F.2(b)		
Lighting	✓	13.18 F.1(b)	✓	13.18 F.2(a)		
Enclosure	✓	13.18 F.1(c)	✓	13.18 F.2(c)		
Fencing			✓	13.18 F.2(d)		
Distancing Requirement			✓	13.18 F.2(e)		
Building Height			✓	13.18 F.2(f), 13.18 F.2(g)		
Yard Setback			✓	13.18 F.2(h)		
Landscaping			✓	13.18 F.2(i)	✓	13.18 F.3(b)
Parking Design			✓	13.18 F.2(j)	✓	13.18 F.3(c)
Driveway			✓	13.18 F.2(k)		
Noise			✓	13.18 F.2(l)		
Storage of Merchandise			✓	13.18 F.2(m)		

1. **Subject Use** pursuant to Section 13.18 E.2(c) of this provision.

(a) **Site Planning** (Applies to project types: NEW, ADDITION, MAJOR IMPROVEMENT, CHANGE of USE)

(1) All trash receptacles shall be located within a gated, covered enclosure at least six feet in height.

(2) Chain link, barbed wire, and concertina wire fences are prohibited at the perimeter of the property.

(b) **Lighting** (Applies to project types: NEW, ADDITION, MAJOR IMPROVEMENT, CHANGE of USE)

All outdoor lighting systems shall be directed away from the window of a residential uses and shall be in accordance with the non-residential Light Pollution Reduction standards in the Green Building Code of the LAMC.

(c) **Enclosure** (Applies to project types: NEW, ADDITION, CHANGE of USE)

Materials and equipment that emit dust, smoke, gas, fumes, cinder, or refuse matter shall be completely enclosed and mechanically ventilated to prevent fugitive emissions unless another regulatory agency requires natural

ventilation. Stacks, vents, and flares are exempt from the enclosure requirement.

2. Subject Use adjacent to Publicly Habitable Spaces

(a) All the standards in Section 13.18 F.1(a) and 13.18 F.1(b)

(b) **Signage** (Applies to project types: NEW, ADDITION, MAJOR IMPROVEMENTS, CHANGE of USE)

Uses adjacent to Publicly Habitable Spaces with commercial vehicle, as defined by California Code of Regulations Title 13 Chapter 10 Section 2480 and 2485, shall post "No Idling" compliant signage onsite at the back of the curb and adjacent to the entrance of at least one driveway where there is truck loading, staging, or parking.

(c) **Enclosure** (Applies to project types: NEW, ADDITIONS, MAJOR IMPROVEMENT, CHANGE of USE)

Uses that generate dust, smoke, gas, fumes, cinder, or refuse matter shall be completely enclosed with mechanical ventilation for the improved portions of their project to prevent fugitive emissions unless another regulatory agency requires natural ventilation. Stacks, vents, and flares are exempt from enclosure requirements.

(d) **Fencing** (Applies to project types: NEW, ADDITIONS, MAJOR IMPROVEMENT, CHANGE of USE)

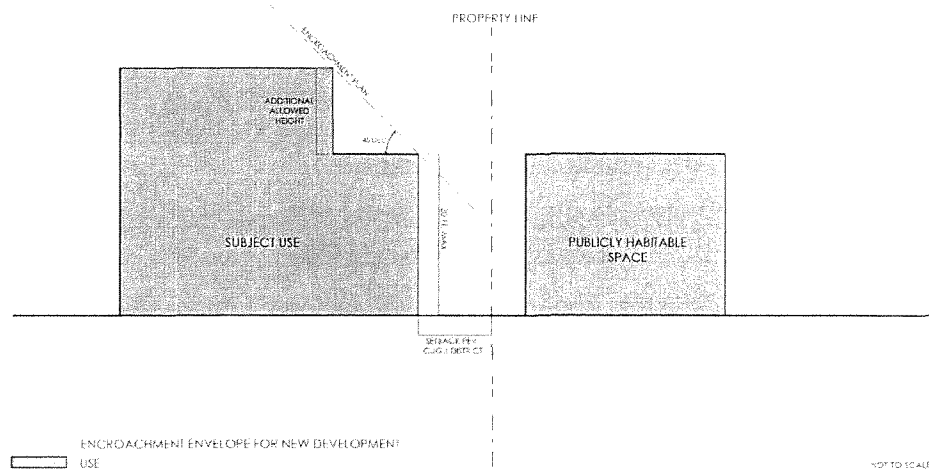
Uses that abut a Publicly Habitable Space shall construct a six-foot high solid concrete or masonry wall for the entire length of the property line in the following zones: C2, C4, CM, MR1, M1, MR2, M2, and M3. The wall shall be without openings and shall have a minimum nominal thickness of 6 inches.

(e) **Distancing Requirement** (Applies to project types: NEW, CHANGE of USE)

Any new automobile dismantling yard, exhaust test station, automobile laundries (car wash), automotive repair, used auto retail sales, assembly of auto parts and accessories, tire shop, tire repair, and wholesale auto parts and accessory facilities are prohibited within 500 feet of a residential zone.

(f) **Building Height** (Applies to project types: NEW)

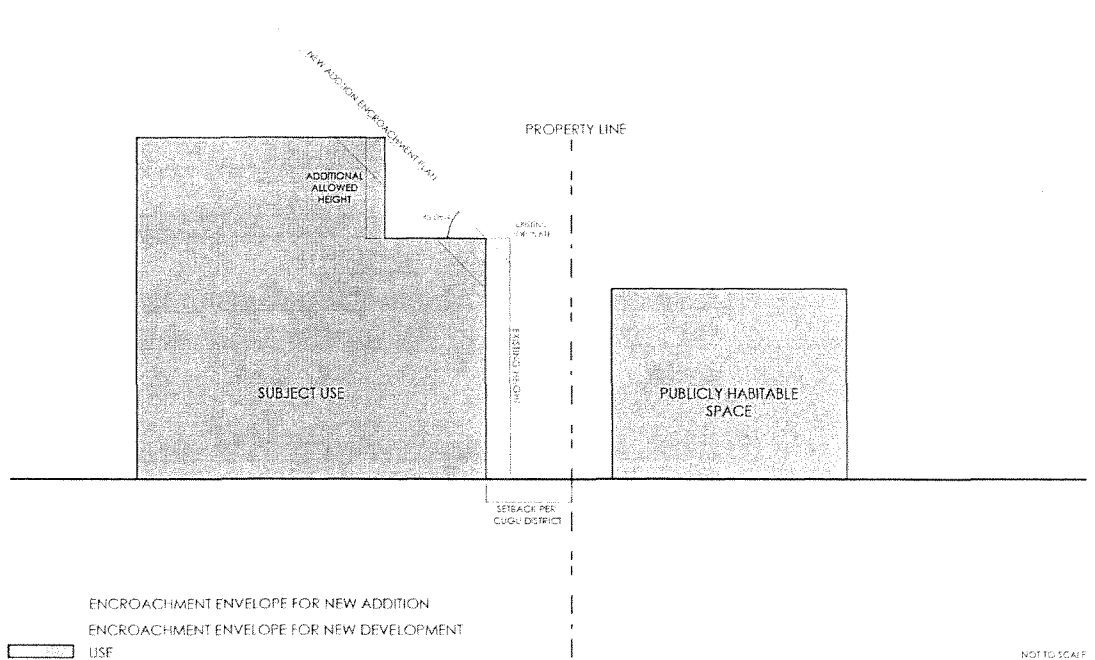
Any new building or structure shall be within an encroachment plane sloping upward and inward at a 45 degree angle commencing 20 feet above the existing grade at the inside line of the side yard setback as illustrated below:



Encroachment plane standards shall be required only when a Subject Uses is abutting a Publicly Habitable Space.

(g) **Building Height** (Applies to project types: ADDITIONS)

Any additions to an existing building or structure shall be within an encroachment plane sloping upward and inward at a 45 degree angle commencing above the existing roof at the inside of the side yard setback as illustrated below:



Encroachment plane standards shall only be required when a Subject Use is abutting a Publicly Habitable Space.

(h) **Yard Setback** (Applies to project types: NEW, ADDITION)

A new building, structure, or addition shall provide the following setbacks indicated in Table 2 when abutting a Publicly Habitable Space. This regulation is not eligible for an Adjustment pursuant to Subsection G.3 (c).

Table 2: Manufacturing Zone Setbacks

	MR1 M1 MR2 M2	M3
Front	lot depth ≤ 100 ft: 5 ft lot depth > 100 ft: 15 ft	5% of lot depth, 5% of lot width; no less than 15 ft if within 500 ft if a PHS
Side	lot width ≤ 30 ft: 3 ft lot width > 30, < 50 ft: 5 ft lot width ≥ 50: 15 ft	
Rear	lot depth ≤ 100 ft: 5 ft lot depth > 100 ft: 15 ft	

- (i) **Landscaping** (Applies to project types: NEW, ADDITION, MAJOR IMPROVEMENT, CHANGE of USE)
 - (1) Setbacks. All required side and back yard setbacks in Section 13.18 F.2 (h) abutting a Publicly Habitable Space shall be landscaped to provide a buffer.
 - (2) Planting. A Landscape Practitioner shall select trees or hedges that are between six and eight feet high, low in water use, low in biogenic emissions, high in carbon and Particulate Matter filtration qualities, and retains foliage for most months of the year. Trees may be selected from the Department of Public Works Bureau of Street Services, Street Tree Selection Guide, except non-drought tolerant trees and Palms shall be prohibited. A minimum of one tree shall be planted and maintained every 10 linear feet within the setback. A list of preferred trees is also provided in the CUGU application packet. Landscape Plans shall be submitted to the Department of City Planning for approval.
 - (3) Irrigation. Project applicants shall design and install irrigation systems pursuant to Guidelines BB- Irrigation Specification of Section 12.41 B.2 of the LAMC.
- (j) **Surface Parking Lot Design** (Applies to project types: NEW, ADDITION, MAJOR IMPROVEMENT, CHANGE of USE)
 - (1) Layout. New on-site parking and loading areas (including service bays) shall be at the rear or side of the building.
 - (2) Screening. Existing or new parking lots that abut a public right-of-way with five or more new spaces shall be screened at the perimeter by either landscape or hardscape.

- (i) Landscaped screens shall be a combination of trees and shrubs. One tree shall be planted and maintained every 15 linear feet in accordance with Section 13.18 F.2 (i) (2) within this Section. Shrubs shall be planted and maintained between trees to create a visual screen. Illustrations of this standard are provided in the CUGU application packet.
 - (ii) Hardscape screens shall be a wall, barrier, or fence of uniform appearance that is opaque or perforated (provided no more than 50 percent of the face is open). The structure shall be no less than three-foot six inches in height. Chain link, barbed wire, and concertina wire fences are prohibited.
- (3) Tree Planting. One tree for every 4 new parking space shall be planted within the surface parking lot. When the application of these regulations results in the requirement of a fractional of a tree, any fraction over one-half shall be construed as requiring a whole tree. Parking spaces covered by solar carports functioning as shade structures may be exempt from the calculation. Non-solar carports are not exempt from the calculation.
- (i) The surface lot shall be graded to allow for ground water recharge into a minimum 3 foot by 3 foot unpaved planting area. This unpaved area shall be concave in design to receive runoff per Bureau of Engineering specifications.
- (k) **Driveway** (Applies to project types: NEW, ADDITION, MAJOR IMPROVEMENT, CHANGE of USE)
- (1) New driveways shall maintain the minimum width required in Section 12.21 A.5 (f) of the LAMC, unless otherwise required by the Department of Transportation or Fire Department.
 - (2) For parcels less than 100 feet in width, the total sum of all new and existing driveways shall be no more than 30% of the total street frontage of the property. If existing conditions exceed 30%, no new driveways shall be added.
 - (3) For parcels equal to or greater than 100 feet in width, the total sum of all new and existing driveways shall be no more than 20% of the total street frontage of the property. If existing conditions exceed 30%, no new driveways shall be added.
- (l) **Noise** (Applies to project types: NEW, ADDITION, MAJOR IMPROVEMENT, CHANGE of USE)

- (1) Noise generating uses or activities shall not exceed the presumed ambient noise level specified by zone in Table II of Section 111.03 of the LAMC.
 - (i) Applicants shall submit to the Department of City Planning an acoustic evaluation report issued by a licensed noise consulting professional which identifies compliance options for noise mitigation. Applicants shall comply with the stated performance-based mitigation measures.
 - (ii) Baseline and other ambient noise levels shall be measured at the property line. If the ambient sound levels at the site exceed the allowable ambient levels in Table II, the existing site's ambient level becomes the new allowable baseline and no increase in that level shall be allowed.
- (2) Noise generating uses or activities shall submit an acoustic evaluation report prepared by a licensed consulting professional which includes current and projected noise levels at the site. The report shall include compliance options for noise mitigation measures. Applicants shall comply with all mitigated measures. Noise level shall be measured per Section 13.18 F.2 (l) (1) (ii) of this Paragraph.
- (m) **Storage of Merchandise and Materials** (Applies to project types: NEW, ADDITION, MAJOR IMPROVEMENT, CHANGE of USE)
 - (1) All open air storage of merchandise or materials shall be confined within a storage area enclosed by a solid, non-combustible wall with self-closing gates, except for construction equipment.
 - (i) All outdoor storage shall comply with the height restrictions for materials and equipment per Section 12.19 A.4 (b) (3) of the LAMC.
 - (2) Cover or completely enclose materials that are subject to blowing dust or particulate matter.
 - (3) Barbed wire, chain linked, and concertina wire fences are prohibited at the perimeter of the property.

3. **PUBLICLY HABITABLE SPACES ADJACENT TO SUBJECT USES**

(a) **Site Plan** (Applies to project types: NEW)

Required or voluntary common open space shall be fully buffered from a Subject Use or freeway by a building on the same project site.

(b) **Landscaping** (Applies to project types: NEW, ADDITION, MAJOR IMPROVEMENT, CHANGE of USE)

(1) Except for front yards, all required yards abutting a Subject Use shall be landscaped as follows:

(i) A Landscape Practitioner shall select trees or shrubs that is between six and eight feet high, low in water use, low in biogenic emissions, high in carbon and Particulate Matter filtration qualities, and retains foliage for most months of the year. Trees may be selected from the Department of Public Works Bureau of Street Services, Street Tree Selection Guide, except for non-drought tolerant trees and Palms. A list of preferred trees is also provided in the CUGU application packet.

(ii) Irrigation. Project applicants shall design and install irrigation systems pursuant to Guidelines BB- Irrigation Specification of Section 12.41 B.2 of the LAMC.

(c) **Parking Design** (Applies to project types: NEW, ADDITIONS, MAJOR IMPROVEMENT, CHANGE of USE)

All parking lots with five or more parking stalls shall follow the provisions per Section 13.18 F.2 (j).

4. **Freeway Adjacent and State Route 47**

Signage (Applies to project types: NEW, ADDITIONS, MAJOR IMPROVEMENT, CHANGE of USE)

All municipal buildings open to the public and located within 1,000 feet of a freeway shall post a sign to notify the public as described below. The sign shall be posted at a shared main entrance or shared facility. Public parks shall post signage in restrooms. The sign must meet the following requirements:

- (1) A minimum size of 8.5" x 11"
- (2) Garamond bold condensed font type at 28 point font size
- (3) English or English/Spanish
- (4) Durable sign made from plastic or aluminum or other hard surface
- (5) Fixed to a wall, door, other physical structure

“NOTICE: Air pollution studies show a strong link between the chronic exposure of populations to vehicle exhaust and particulate matter from major roads and freeways and elevated risk of adverse health impacts, particularly in sensitive populations such as young children and older adults. Areas located within 500 feet of the freeway are known to experience the greatest concentration of ultrafine particulate matter and other pollutants implicated in asthma and other health conditions.”

- F. **Issuance of Building Permits.** For all Projects within a CUGU District, the Department of Building and Safety shall not issue any permits including, but not limited to, grading, shoring, or building unless an Administrative Clearance, CUGU Adjustment, or CUGU Exception has been obtained pursuant to the applicable procedures in Subsection G.
- G. **Review Procedures for Projects within CUGU District**
1. **Application.** All Projects proposed within a CUGU District shall be submitted for approval with a CUGU Application and Checklist provided by the Department of City Planning. Prior to deeming the application complete, the Director shall determine and advise the applicant, if necessary, of the processes to be followed, materials to be submitted, and fees to be paid. The granting of the CUGU approval shall not imply, or be deemed to constitute, compliance within any other applicable provisions of this Code.
 2. **Administrative Clearance- Authority of the Director.** An applicant that complies with the CUGU District regulations shall submit plans to the Director for an Administrative Clearance pursuant to Section 12.32 S.4. Projects requesting Adjustments shall submit plans per Subsection 3 below. Projects which cannot comply with the requirements of the CUGU District may request relief through the Exception procedures set forth in Subsection 4 of this Section.
 3. **Adjustments-Director Authority with Appeal to the Area Planning Commission.** The Director or the Director's designee shall have initial decision-making authority to grant a CUGU Adjustment with an appeal to the Area Planning Commission in accordance with the procedures set forth in Section 11.5.7 C.4.-6 of this Code.
 - (a) **Limitations.** Unless otherwise limited by the CUGU District, a CUGU Adjustment shall be limited to deviations of up to 20 percent from the quantitative development regulations.

If applicable, each adopted CUGU District shall indicate those development regulations which are not eligible for an Adjustment through this Section. If

an application requests more than one CUGU Adjustment, the Director may advise the applicant, prior to the application being deemed complete, that the request be filed and processed as a CUGU Exception, pursuant to Subsection 4 of this Section.

- (b) **Findings.** The Director may grant an Adjustment upon making all of the following findings:
 - (1) There are special circumstances applicable to the Project or project site which make the strict application of the CUGU regulation(s) impractical;
 - (2) The Project, as approved, is consistent with the purpose and intent of the CUGU District and substantially complies with the applicable CUGU regulations;
 - (3) In granting the Adjustment, the Director has considered and found no detrimental effects of the Adjustment on surrounding properties, the public, or public rights-of-way.
- (c) All Projects seeking relief from any development regulation which is designated in the CUGU District as not eligible for Adjustment, shall be processed through the CUGU Exception procedures listed under Subsection 4 of this Section.

4. **Exceptions– Zoning Administrator Authority with Appeals to the City Planning Commission.**

- (a) **Authority.** The Zoning Administrator shall have initial decision-making authority for granting Exceptions from the CUGU District regulations with an appeal to the City Planning Commission in accordance with those procedures set forth in Section 11.5.7 F.3-8 of this Code.

In granting an Exception from CUGU regulations, the Zoning Administrator shall impose conditions to remedy any resulting disparity of privilege, to protect the public health, safety, and welfare, and to assure compliance with the objectives of the General Plan and the purpose and intent of the CUGU District. An Exception from a CUGU regulation shall not be used to grant a special privilege, nor to grant relief from a self-imposed hardship.

- (b) **Findings.** The Zoning Administrator may permit an Exception from a CUGU regulation if it makes all the following findings:
 - (1) The strict application of the CUGU regulations to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the CUGU District and its regulations;
 - (2) There are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other properties in the CUGU District;

- (3) An Exception from the CUGU regulation is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the CUGU District and in the same zone and vicinity but which, because of special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question;
- (4) The granting of an Exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to, or in the vicinity of, the subject property; and
- (5) The granting of an Exception will be consistent with the principles, intent and goals of the CUGU District and any applicable element of the General Plan.

H. **Severability.** If any provision of this Ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this Ordinance, which can be implemented without the invalid provisions and, to this end, the provisions of this Ordinance are declared to be severable.

Section 11. Section 13.19 of the Los Angeles Municipal Code is hereby added to read as:

SEC. 13.19. VIOLATION.

The violation of any condition imposed by a Zoning Administrator, Director of Planning, the Area Planning Commission, City Planning Commission or Council in approving the site requirements, methods of operation, development plans or other actions taken pursuant to the authority contained in this article shall constitute a violation of this article and shall be subject to the same penalties as any other violation of this Code.

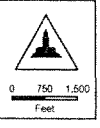
Section 12. The City Clerk shall certify to...



CM:
 186 B 165, 186 B 169, 186 B 173, 189 B 165, 189 B 169, 189 B 173,
 192 B 165, 192 B 169, 192 B 173, 192 B 177, 195 B 161, 195 B 165,
 195 B 169, 195 B 173, 195 B 177, 198 B 161, 198 B 165, 198 B 169,
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 207 B 153, 207 B 157, 207 B 161, 207 B 165, 210 B 149, 210 B 153,
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 213 B 161, 213 B 165, 216 B 157, 216 B 161, 216 B 165, 219 B 161


ALL ZONING AND HEIGHT DISTRICTS IN THE AFFECTED AREA REMAIN THE SAME. SUFFIX **-CUGU** WAS ADDED BECAUSE THE AREA IS NOW INCLUDED IN THE CLEAN UP GREEN UP (CUGU), CPC-2015-1462-CA. ALL BOUNDARIES FOLLOW EXISTING ZONES, EXCEPT WHERE NOTED OR DIMENSIONED. FREEWAY RIGHT OF WAY ARE A PART OF THIS CUGU OVERLAY.

- CUGU
- CLEAN UP GREEN UP BOUNDARY
- CITY BOUNDARY



CLEAN UP GREEN UP (CUGU)

CPC-2015-1462-CA



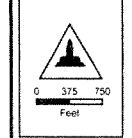
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SHEET 1 OF 3



-CUGU

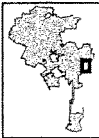
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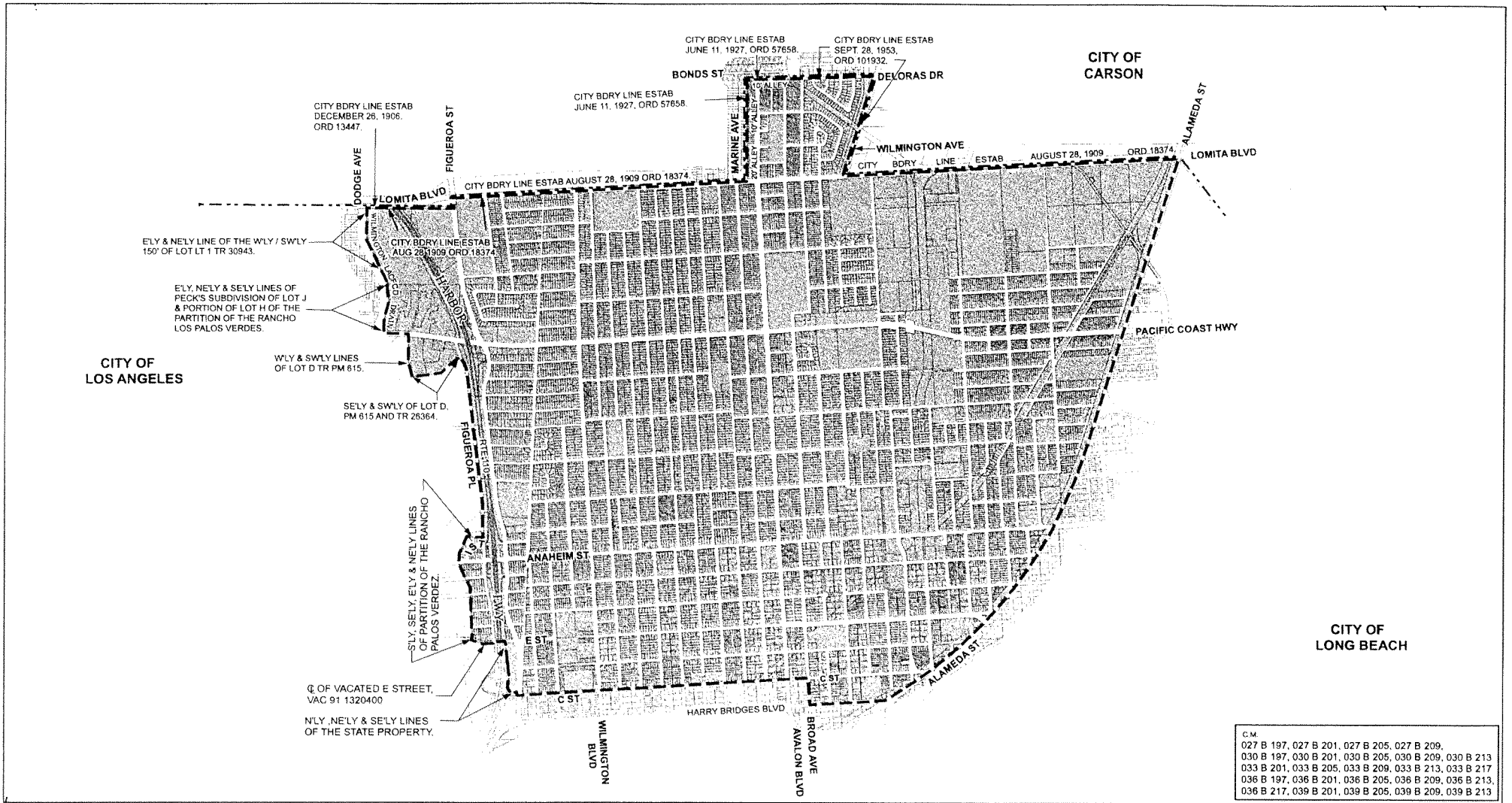
----- CITY BOUNDARY



CLEAN UP GREEN UP (CUGU)

CPC 2015-1462 CA






CITY OF LOS ANGELES

CITY OF CARSON

CITY OF LONG BEACH

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 030 B 197, 030 B 201, 030 B 205, 030 B 209, 030 B 213
 033 B 201, 033 B 205, 033 B 209, 033 B 213, 033 B 217
 036 B 197, 036 B 201, 036 B 205, 036 B 209, 036 B 213,
 036 B 217, 039 B 201, 039 B 205, 039 B 209, 039 B 213


- CUGU
- CLEAN UP GREEN UP BOUNDARY
- CITY BOUNDARY



CLEAN UP GREEN UP (CUGU)

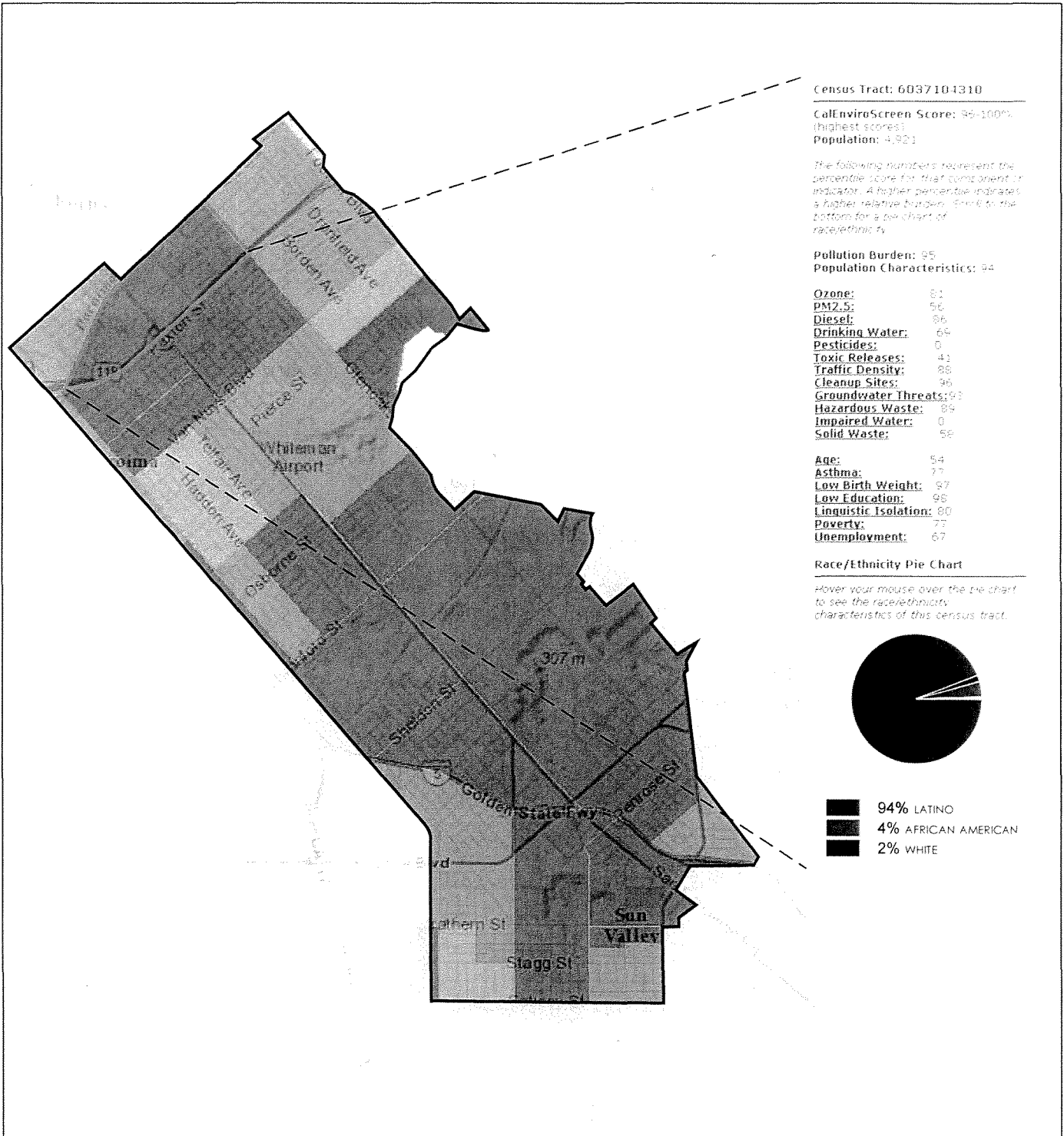
CPC-2015-1462-CA

LH/SD 070815 SHEET 3 OF 3



ALL ZONING AND HEIGHT DISTRICTS IN THE AFFECTED AREA REMAIN THE SAME. SUFFIX -CUGU WAS ADDED BECAUSE THE AREA IS NOW INCLUDED IN THE CLEAN UP GREEN UP (CUGU), CPC-2015-1462-CA. ALL BOUNDARIES FOLLOW EXISTING ZONES, EXCEPT WHERE NOTED OR DIMENSIONED. FREEWAY RIGHT OF WAY ARE A PART OF THIS CUGU OVERLAY.

CalEnviroScreen 2.0 results



Census Tract: 6037104310

CalEnviroScreen Score: 99-100%
(Highest scores)
Population: 4,921

The following numbers represent the percentile score for that component or indicator. A higher percentile indicates a higher relative burden. Click to the bottom for a pie chart of race/ethnicity.

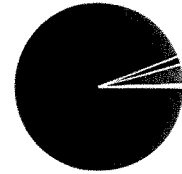
Pollution Burden: 95
Population Characteristics: 94

Ozone:	81
PM2.5:	56
Diesel:	86
Drinking Water:	64
Pesticides:	0
Toxic Releases:	41
Traffic Density:	98
Cleanup Sites:	96
Groundwater Threats:	93
Hazardous Waste:	84
Impaired Water:	0
Solid Waste:	58

Age:	54
Asthma:	77
Low Birth Weight:	97
Low Education:	98
Linguistic Isolation:	80
Poverty:	77
Unemployment:	67

Race/Ethnicity Pie Chart

Hover your mouse over the pie chart to see the race/ethnicity characteristics of this census tract.



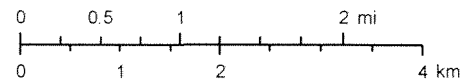
94% LATINO
4% AFRICAN AMERICAN
2% WHITE

July 7, 2015

CalEnviroScreen 2.0 Results

21 - 30%	71 - 80%
41 - 50%	81 - 90%
51 - 60%	Highest Scores (91 - 100%)
61 - 70%	High pollution, low population

1:72,224



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

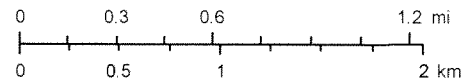
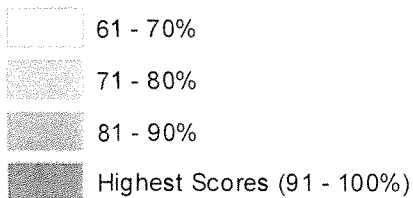
CalEnviroScreen 2.0 results



July 7, 2015

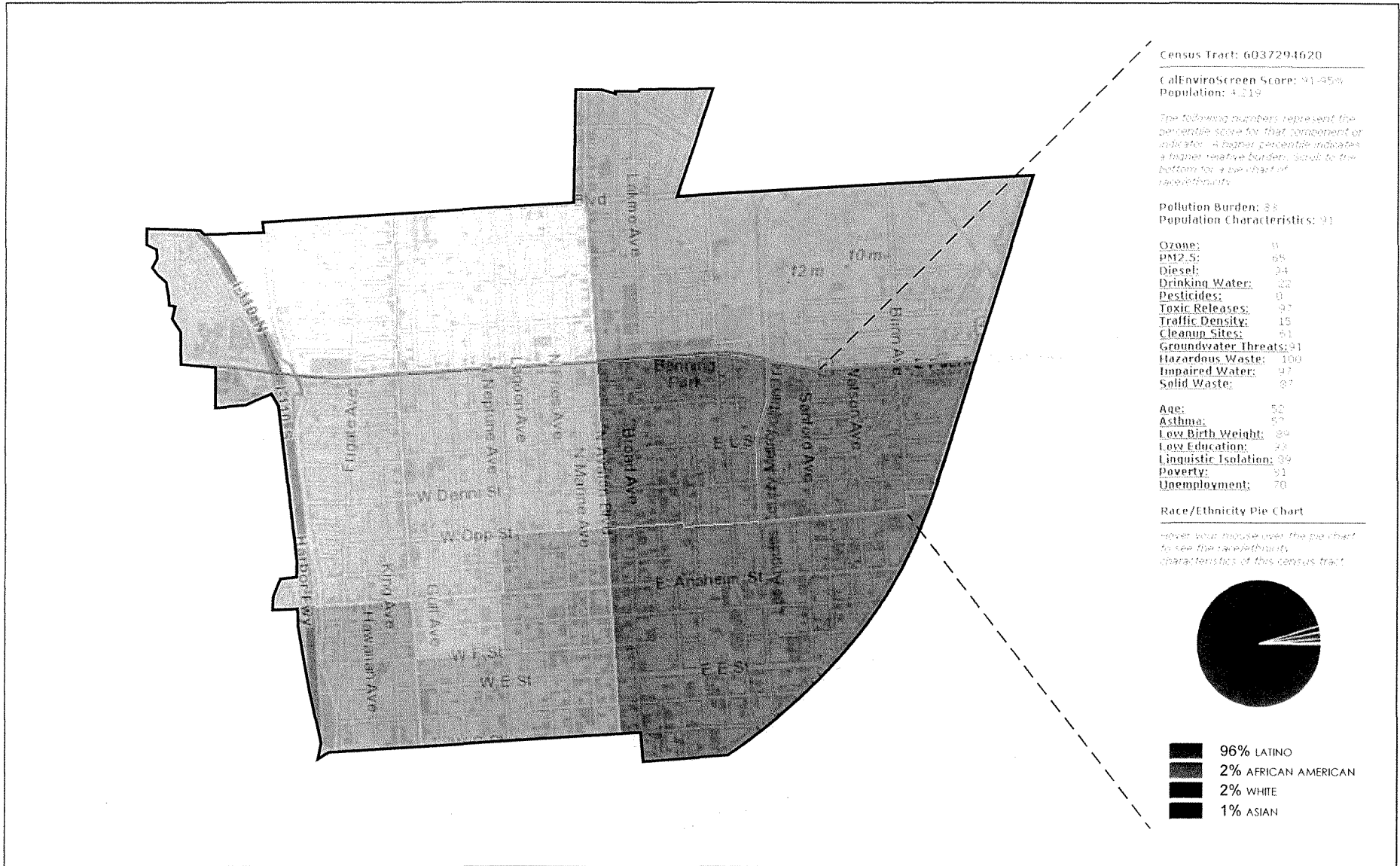
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CalEnviroScreen 2.0 Results

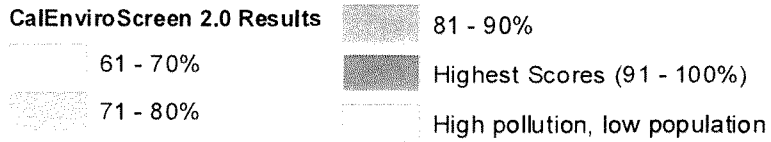


Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

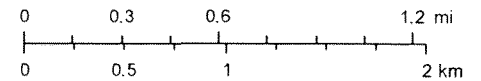
CalEnviroScreen 2.0 results



July 7, 2015



1:36,112



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

Section __. 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 the foregoing ordinance was introduced at the Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of _____.

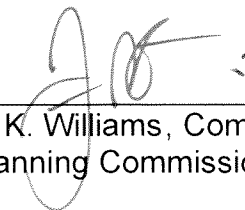
Holly L. Wolcott, City Clerk

By _____
Deputy

Approved _____

Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on August 13, 2015
recommended this ordinance be adopted by the City Council.



James K. Williams, Commission Executive Assistant II
City Planning Commission

File No. _____