

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2015-1462-CA	ENV-2015-1463-ND	ALL
PROJECT ADDRESS:		
CITYWIDE		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
City of Los Angeles, Planning Department		
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Hagu Solomon-Cary	(213) 978-1394	Hagu.solomon-cary@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>The proposed ordinance, known as Clean Up Green Up, amends Sections 12.04, 12.20, 12.24, 12.32, 13.03, 13.18, and 13.19 of the LAMC to create new development standards that aim to reduce cumulative health impacts resulting from incompatible land uses for three pilot areas. No single project is being proposed.</p>		

NOTES / INSTRUCTION(S):**FISCAL IMPACT STATEMENT:** Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION: City Planning Commission (CPC) Cultural Heritage Commission (CHC) Central Area Planning Commission East LA Area Planning Commission Harbor Area Planning Commission North Valley Area Planning Commission South LA Area Planning Commission South Valley Area Planning Commission West LA Area Planning Commission**PLANNING COMMISSION HEARING DATE:**

August 13, 2015

COMMISSION VOTE:

6 - 2

LAST DAY TO APPEAL:

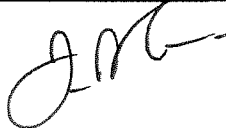
N/A

APPEALED:

No

TRANSMITTED BY:

James K. Williams

**TRANSMITTAL DATE:**

SEP, 22 2015



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: SEP. 22 2015

CASE NO.: CPC-2015-1462-CA
CEQA: ENV-2015-1463-ND**

Location: Citywide
Council Districts: All
Plan Areas: All
Request: Code Amendment

CORRECTED COPY (Environmental designation)**

Applicant: City of Los Angeles, Department of City Planning

At its meeting on August 13, 2015, the following action was taken by the Los Angeles City Planning Commission:

1. **Approved** the proposed ordinance known as **Clean Up Green Up**, amending Sections 12.04, 12.20, 12.24, 12.32, 13.03, 13.18, and 13.19, of the LAMC to create new development standards that aim to reduce cumulative health impacts resulting from incompatible land uses for three pilot areas.
2. **Adopted** the **staff recommendation report** as the City Planning Commission's report on the subject.
3. **Adopted** the attached **Findings**.
4. **Adopted** Negative Declaration No. **ENV-2015-1463-ND****.

RECOMMENDATIONS TO THE CITY COUNCIL:

1. **Recommend** the City Council **adopt** the proposed ordinance known as **Clean Up Green Up**, amending Sections 12.04, 12.20, 12.24, 12.32, 13.03, 13.18, and 13.19, of the LAMC to create new development standards that aim to reduce cumulative health impacts resulting from incompatible land uses for three pilot areas.
2. **Recommend** the City Council **adopt** the **Findings**.
3. **Recommend** the City Council **adopt** Negative Declaration No. **ENV-2015-1463-ND****.

This action was taken by the following vote:

Moved: Ambroz
Seconded: Segura
Ayes: Ahn, Choe, Mack, Perlman
Recused: Dake-Wilson
Noes: Katz, Millman

Vote: 6 - 2


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

Effective Date / Appeals:

The Commission's determination is final as of the mailing date of this determination and is not appealable. 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, Findings
Planning Associate: Hagu Solomon Cary

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
<u>"CUGU"</u>	<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
<u>13.19</u>	<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
Morque
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)

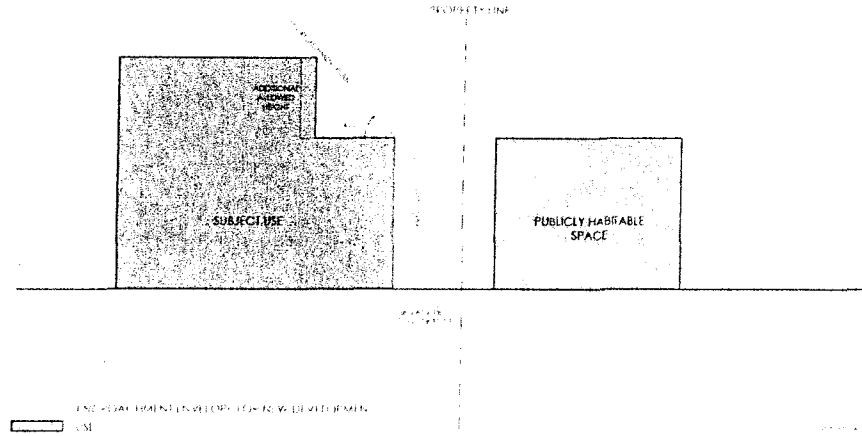
Uses that abut a Publicly Habitable Space shall construct a six-foot high solid concrete or masonry wall for the entire length of the property line in the following zones: C2, C4, CM, MR1, M1, MR2, M2, and M3. The wall shall be without openings and shall have a minimum nominal thickness of 6 inches.

(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)

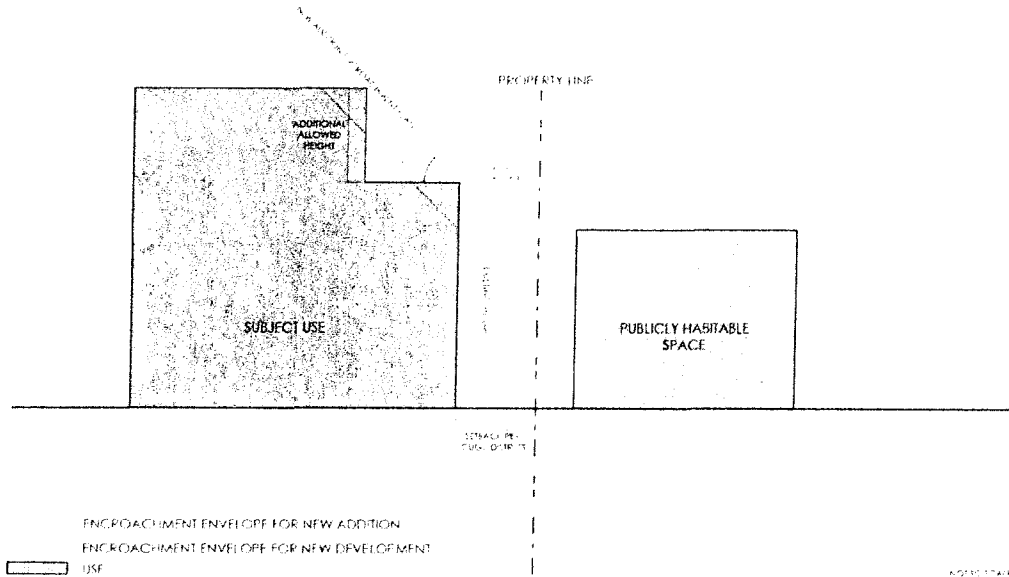
Any new building or structure shall be within an encroachment plane sloping upward and inward at a 45 degree angle commencing 20 feet above the existing grade at the inside line of the side yard setback as illustrated below.



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.

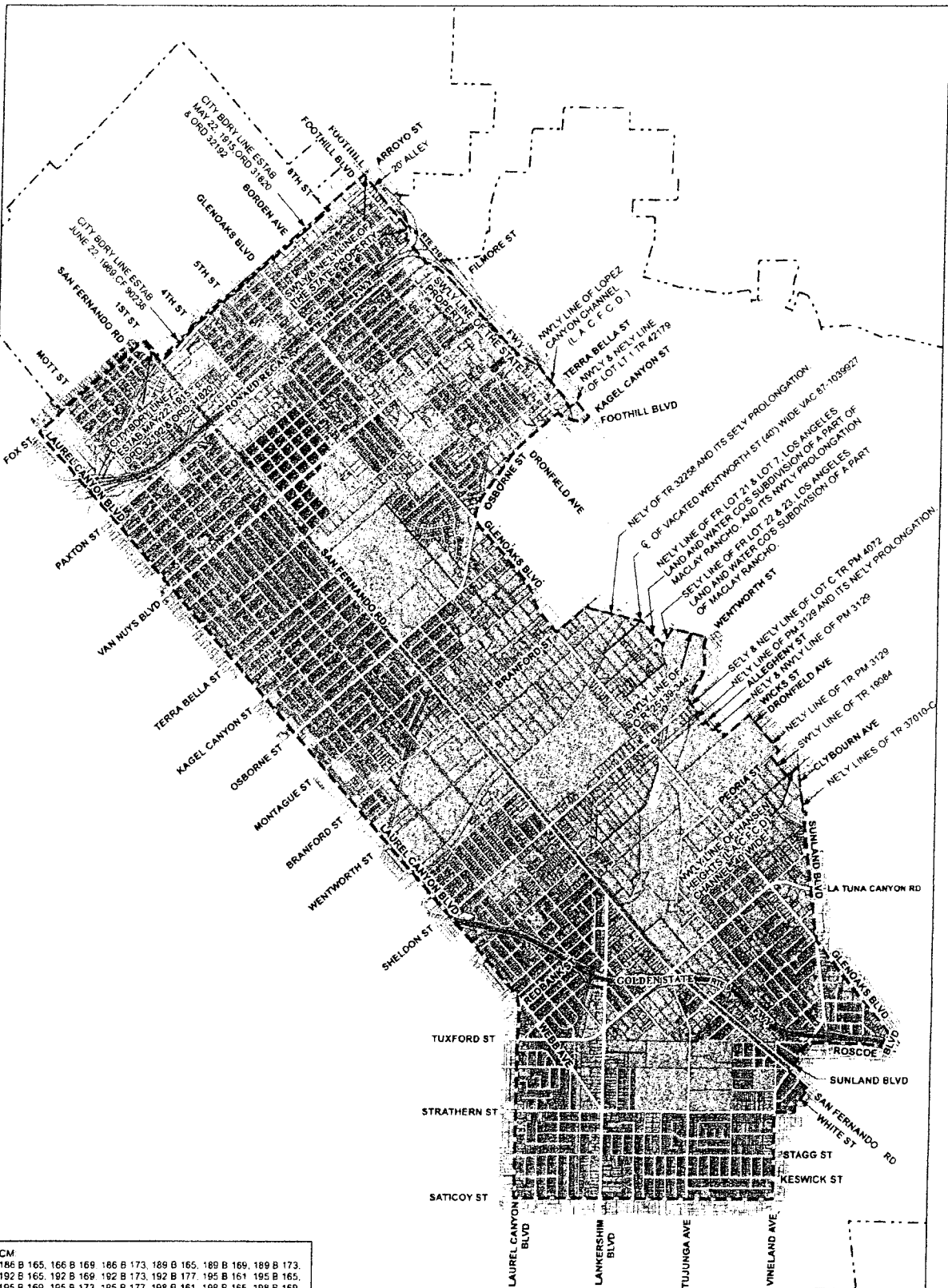
H. **Severability.** If any provision of this Ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this Ordinance, which can be implemented without the invalid provisions and, to this end, the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

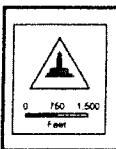


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186 B	165	166 B	169	186 B	173	189 B	165	189 B	169	189 B	173
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195 B	169	195 B	173	195 B	177	198 B	161	198 B	165	198 B	169
198 B	173	201 B	157	201 B	161	201 B	165	201 B	169	201 B	173
204 B	153	204 B	157	204 B	161	204 B	165	204 B	169	204 B	173
207 B	153	207 B	157	207 B	161	207 B	165	210 B	149	210 B	153
210 B	157	210 B	161	210 B	165	210 B	169	213 B	153	213 B	157
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.

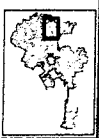
- CUGU
- CLEAN UP GREEN UP BOUNDARY
- CITY BOUNDARY

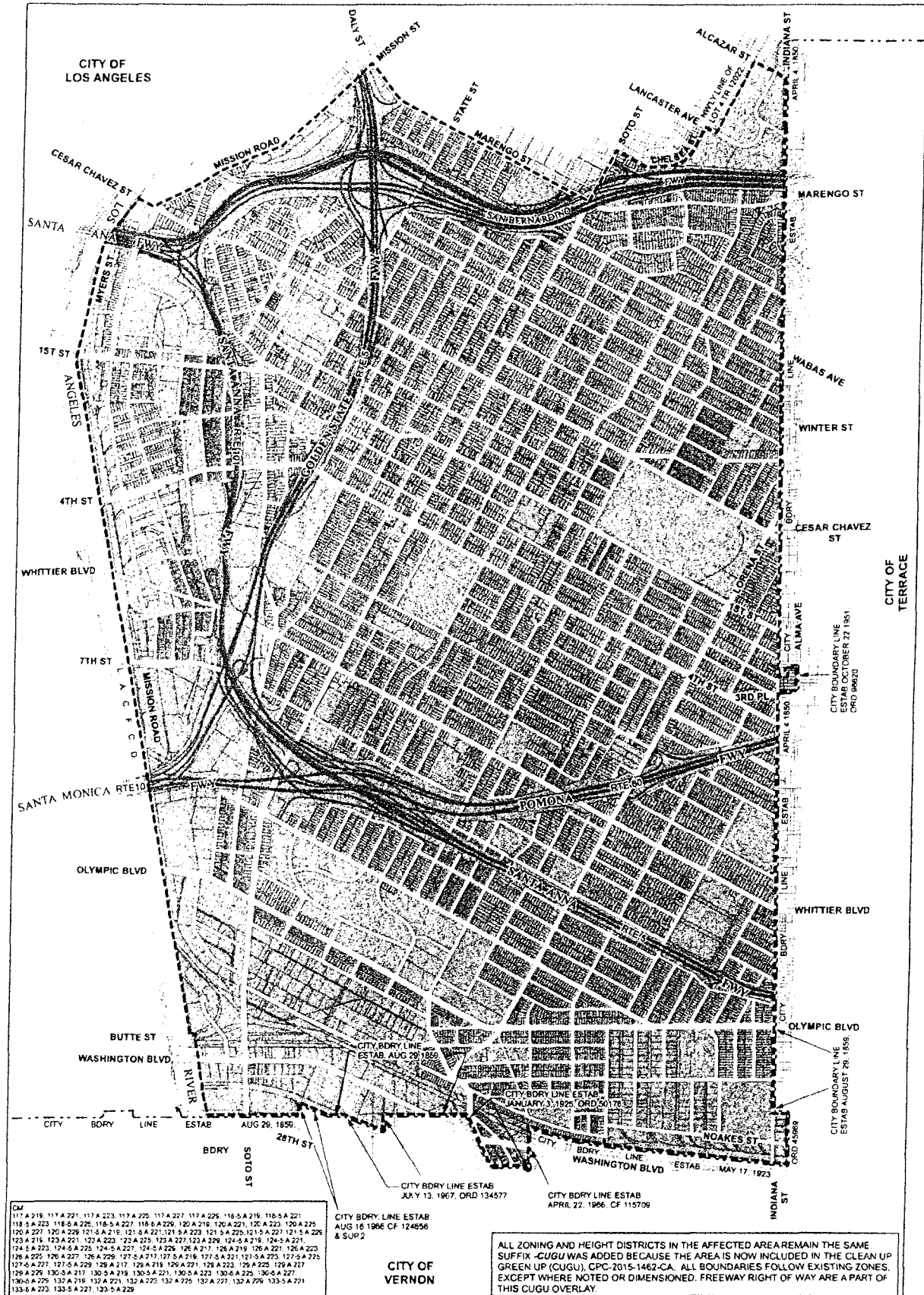


CLEAN UP GREEN UP (CUGU)

CPC-2015-1462-CA

LH/ [signature] 050515 SHEET 1 OF 3





117-A-219, 117-A-221, 117-A-223, 117-A-225, 117-A-227, 117-A-229, 118-A-216, 118-A-221,
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 131-A-223, 131-A-225, 131-A-227, 131-A-229, 132-A-219, 132-A-221, 132-A-223, 132-A-225, 132-A-227,
 132-A-229, 133-A-216, 133-A-221, 133-A-223, 133-A-225

CITY OF VERNON

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

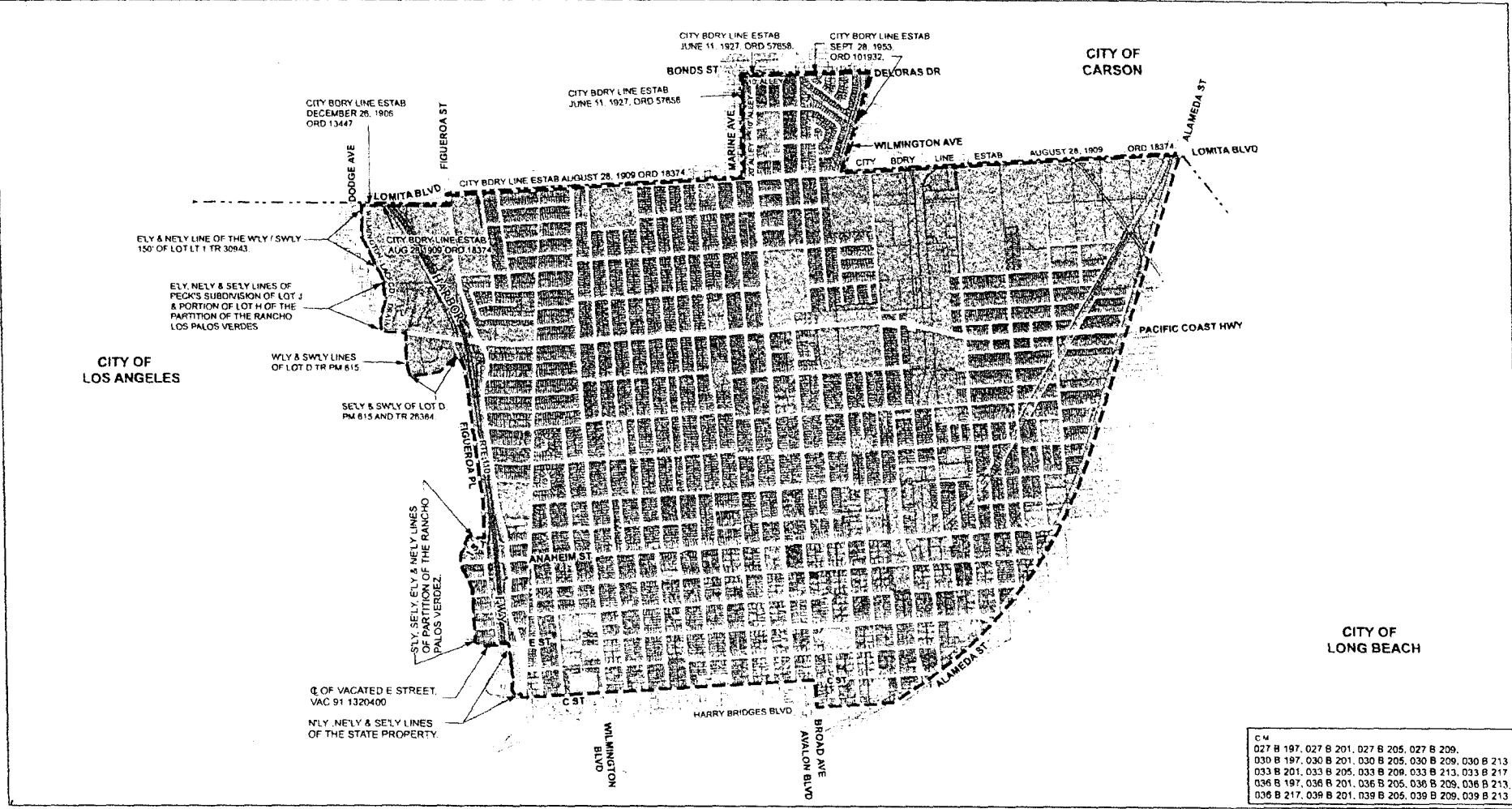


CLEAN UP GREEN UP (CUGU)

CPC 2015-1462 CA


LHI/2021 050515 SHEET 2 OF 3





C#	027 B 197, 027 B 201, 027 B 205, 027 B 209,
	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)

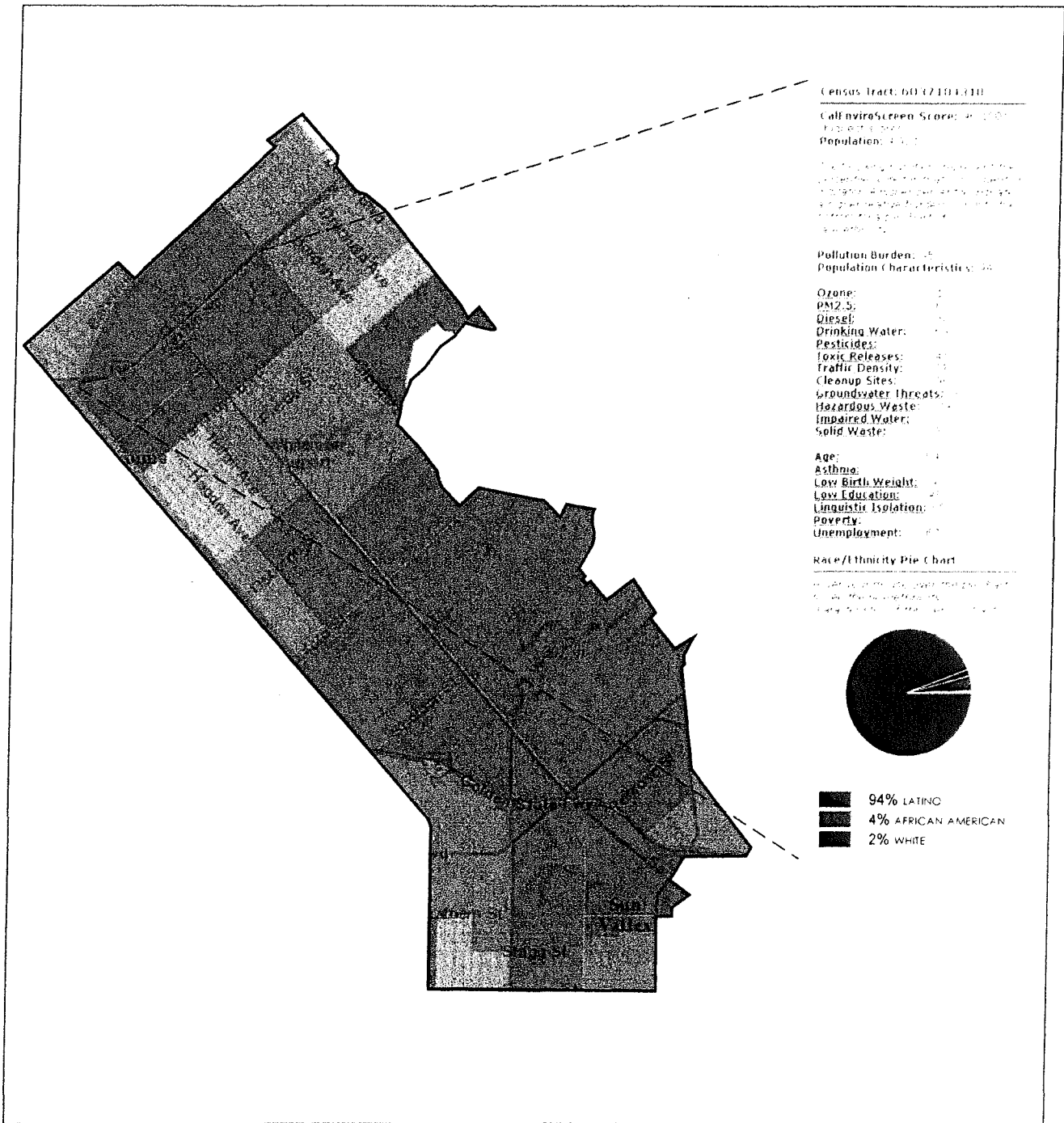
CPC-2015-1462-CA

LH/LS 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

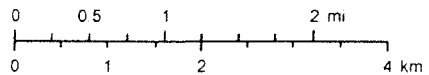
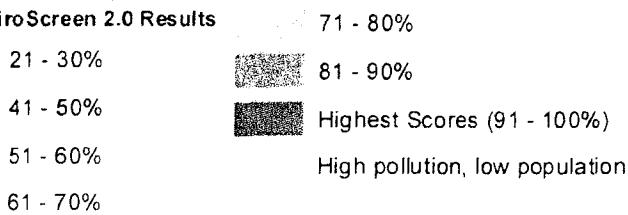
CalEnviroScreen 2.0 results



July 7, 2015

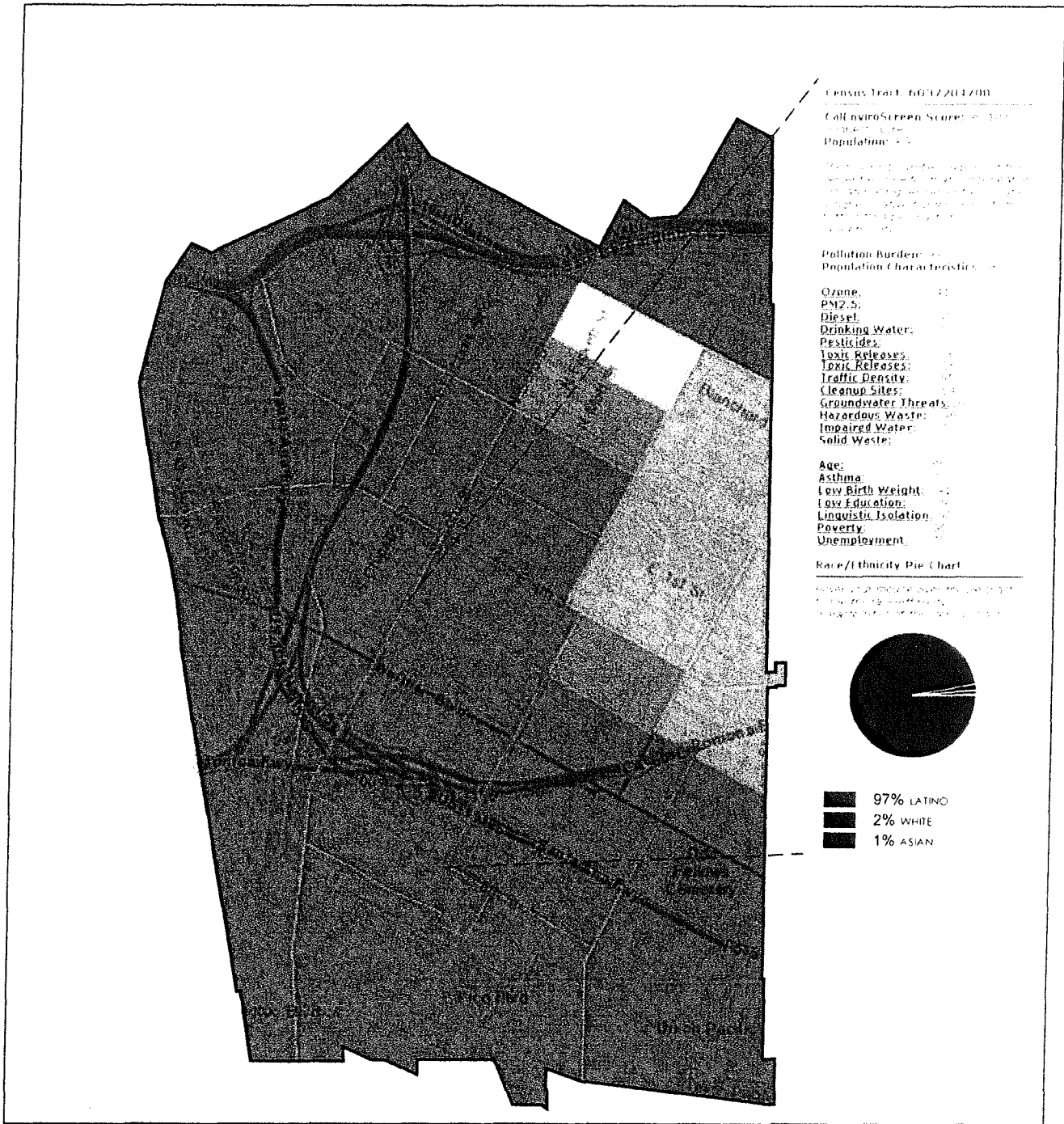
1:72,224

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

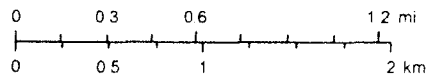


July 7, 2015

CalEnviroScreen 2.0 Results

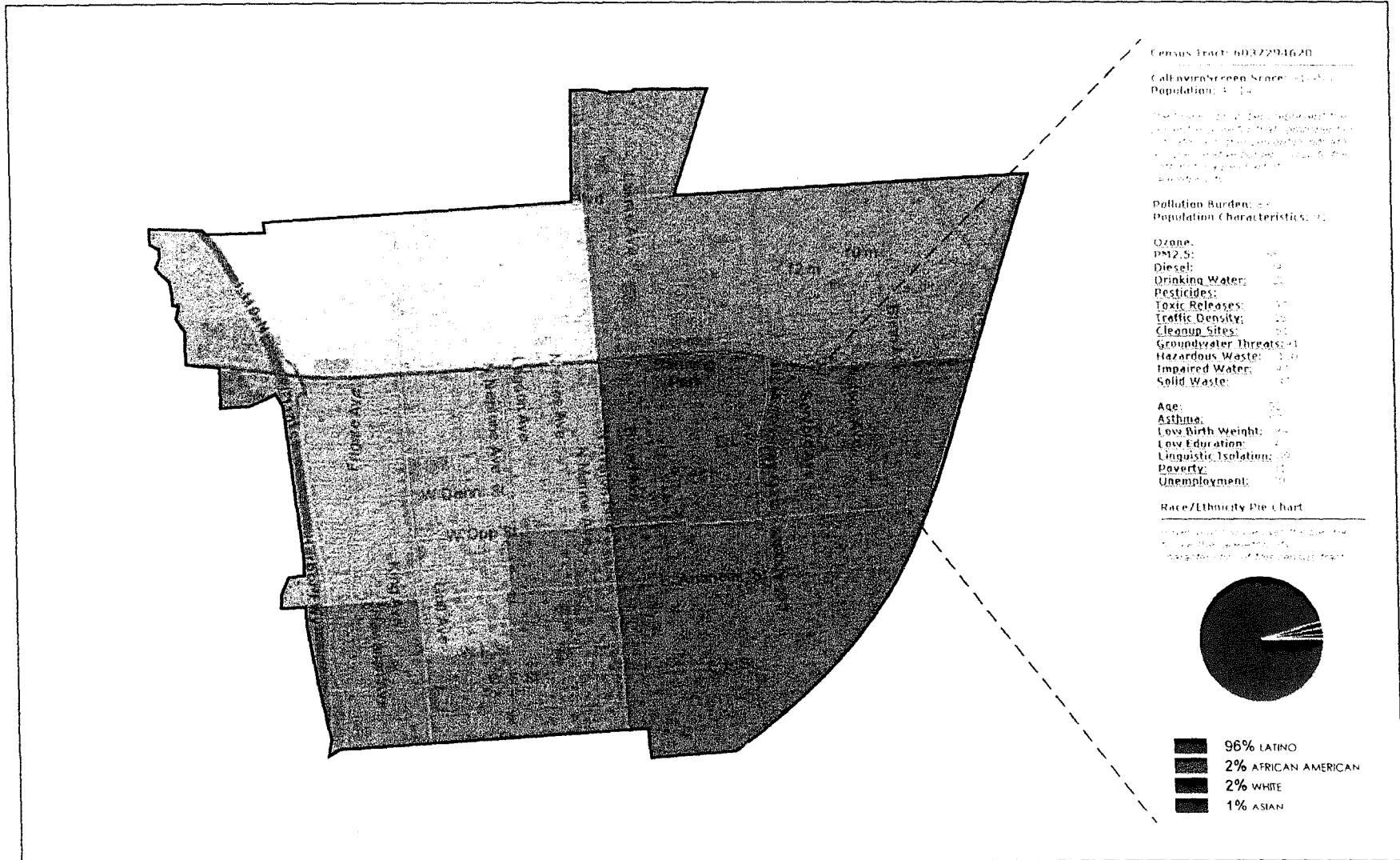
- 61 - 70%
- 71 - 80%
- 81 - 90%
- Highest Scores (91 - 100%)

1:36,112



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, Mapbox India, © OpenStreetMap contributors, and the GIS User Community

CalEnviroScreen 2.0 results



July 7, 2015

CalEnviroScreen 2.0 Results

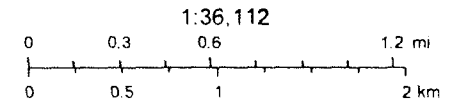
61 - 70%

71 - 80%

81 - 90%

Highest Scores (91 - 100%)

High pollution, low population



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



ITEM 7



DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT

CITY PLANNING COMMISSION

DATE: August 13, 2015
TIME: After 8:30AM
PLACE: City Hall
 200 N. Spring Street
 Board of Public Works Rm 350
 Los Angeles, CA 90012

CASE NO:

CPC-2015-1462-CA

CEQA:

ENV-2015-1463-CE

LOCATION:

Citywide

COUNCIL DISTRICT:

All

PLAN AREA:

All

PUBLIC HEARING REQUIRED

SUMMARY: The proposed ordinance (Appendix A), known as **Clean Up Green Up**, amends Sections 12.04, 12.20, 12.24, 12.32, 13.03, 13.18, and 13.19, of the LAMC to create new development standards that aim to reduce cumulative health impacts resulting from incompatible land uses for three pilot areas. No single project is being proposed.

RECOMMENDED ACTIONS:

1. **Adopt** the staff report as its report on the subject.
2. **Adopt** the findings included in Attachment 1.
3. **Approve** the proposed ordinance (Appendix A), with changes, and recommend its adoption by the City Council.
4. **Find** that the Project is Categorically Exempt from CEQA pursuant to Article 19, Sections 15307 (Class 7), Actions by Regulatory Agencies for Protection of Natural Resources, and 15308 (Class 8), Actions by Regulatory Agencies for Protection of the Environment (Attachment 2).

MICHAEL J. LOGRANDE
 Director of Planning

THOMAS ROTHMANN
 Senior City Planner, Code Studies Section

HAGU SOLOMON-CARY, AICP
 Planning Assistant, Code Studies Section
 Telephone: (213) 978-1394

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 City Planner, Code Studies Section
 Telephone: (213) 978-1202

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communication may be mailed to the Commission Secretariat, 200 North Main Street, Room 272, Los Angeles, CA 90012 (Phone No. 213/978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at 213/978-1300.

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 Appendix A - Proposed Ordinance A-1

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 Attachment 2 - Notice of Exemption E-1

SUMMARY

Several Los Angeles communities suffer from a disproportionate concentration of pollution sources. Named Disadvantaged Communities (DACs) by the California Environmental Protection Agency (CalEPA)-Office of Environmental Health Hazard Assessment (OEHHA), the pollution burden in these communities leads to cumulative health impacts. These health impacts result from an over concentration of both mobile and stationary sources of pollution such as freeways, and manufacturing uses. Within the purview of planning and zoning, the most acute conflicts result from incompatible land use patterns where manufacturing and commercial zones abut residential, institutional, and open space zones.

To improve direct impacts of incompatible and adjacent land uses, reduce cumulative health impacts, and bring awareness to the overconcentration of polluting sources in DACs, the Department of City Planning (DCP), at the request of the City Council, and in partnership with the Los Angeles Collaborative for Environmental Health and Justice proposes a Supplemental Use District and two citywide standards. Although there are several other areas within Los Angeles that are identified as DACs, this proposal is piloting in Pacoima/Sun Valley, Boyle Heights, and Wilmington. Termed Clean Up Green Up (CUGU) by the community groups who initiated the concept in 2010, this ordinance proposes development standards that are in compliance with and implement existing General Plan polices which address health and equity-related risks and outcomes. Namely the Air Quality, Housing, and Health Elements as well as the recently adopted Sustainability pLAN.

The proposed ordinance (Appendix A) addresses gaps in the current zoning code and adds standards that further buffer and protect abutting incompatible land uses through a Supplemental Use District (SUD). These new regulations will be augmented by the appointment of an Ombudsperson in order to improve economic vitality of businesses within the pilot communities. The Ombudsperson is a City-led effort to assist existing business and promote environmental regulation compliance. This position is complimentary to the regulations summarized in this report and has been funded in the 2015-2016 fiscal year budget. More details on that position are discussed in the last section of this staff report.

STAFF REPORT

Initiation

In January 2011, City Council initiated Clean Up Green Up. The Planning and Land Use Management (PLUM) Committee directed DCP to outline a work program. Council approved the Dec. 2012 staff report with amendments and passed an ordinance that established a Clean Up Green Up Trust Fund. The proposed zoning code amendment was initiated by the Planning Director, and also responds to three City Council Motions (Council Files # 11-0112, 11-0112-S1, and 11-0112-S2). From the onset, the pilot work program included two components: 1) new regulation in the form of development standards for three communities (Pacoima/Sun Valley, Boyle Heights, and Wilmington); and, 2) creation of an Ombudsperson position to provide support services to existing businesses.

Background

The intent of Clean Up Green Up is to lessen cumulative health impacts in communities affected by an over concentration of environmental hazards. This is accomplished by amending the Zoning Code to apply development standards to specific incompatible residential and non-residential land uses. The analysis that went into standard development as well as the implementation of this overlay district will also inform the re:code LA process- a current work program to comprehensively update the Zoning Code. The intersection of these two initiatives may ultimately result in new citywide zones that lessen health impacts and result in more equity in zoning application.

The proposed regulations will be augmented by the appointment of an Ombudsperson, which has been approved in the 2015-2016 budget. The Ombudsperson is a City-led effort to promote environmental regulation compliance among new and existing business and to identify and apply funding and incentive programs that promote "greener" business practices in an effort to help business keep up with changing regulations. The Ombudsperson will work to improve visibility, accessibility, successful enrollment and participation in existing programs. Specific roles include: education and outreach, collaboration, industry-specific facilitation, identifying funding opportunities, and establishing metrics for success of the participating businesses. This position is loosely modeled after the California Air Resources Board Ombudsperson, but will be tailored to meet the needs of the local Los Angeles businesses.

Partnership

The inception of CUGU in 2010 was largely in response to environmental hazards and the desire to have more sustainable communities. The Liberty Hill Foundation, Pacoima Beautiful, Union de Vecinos, Community for a Better Environment, Coalition for a Safe Environment, and academic partners (The Collaborative) represented the three pilot communities. The resulting partnership established a CUGU Trust and received grant funds from the Liberty Hill Foundation in 2014.

The final proposed standards herein have been revised and vetted over the past year with The Collaborative, business stakeholders, several City Departments, and other agencies outside of the City. The interdepartmental coordination resulted in forthcoming Building Code amendments proposed by LADBS and are described on page 13 of this report.

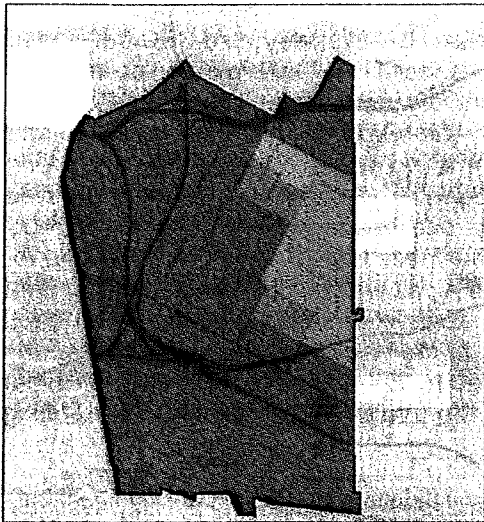
Research on Incompatible Land Uses

The Collaborative and its academic partners at Occidental College, UC Berkeley, and USC developed a mapping methodology which identified incompatible uses, specifically the proximity of industry, residential and other habitable uses. This method involved community members and provided education about cumulative impacts on sensitive receptors from environmental hazards. The data collection and analysis was focused on small and large facilities with the potential to pollute as well as sensitive land uses, later named "Subject Uses" and "Publicly Habitable Spaces," respectively, in the proposed ordinance. Using portable GPS receivers, participants recorded locations of Subject Uses and Publicly Habitable Spaces. Results of this method and corresponding business NAICS codes were verified for location against State regulatory agency and business databases, as well as address geocoding data via Geographic Information System (GIS). This process was conducted street-by-street within each community. In addition, the participants added uses including home-based day cares, churches, and senior centers to the list of sensitive land uses (as characterized by the California Air Resource Board or CARB). DCP then matched the identified NAICS codes to the use list regulated under the Zoning Code for the purposes of implementation.

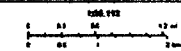
The research done by the Collaborative's academic partners was validated by several publicly available screening and mapping tools. Most notably USC's Environmental Justice Screening Method (EJSM) from the Program for Environmental & Regional Equity (PERE) and OEHHA's California Communities Environmental Health Screening Tool (CalEnviro Screen 2.0) on behalf of CalEPA.

Under California's Global Warming Solutions Act (AB 32, Pavley) Greenhouse Gas Reduction Fund and pursuant to Senate Bill 535 (DeLeon), which earmarks a percentage of those funds for use in DACs, CalEnviro Screen is and will continue to be used for identifying qualifying communities and projects for the distribution of these funds.

CalEnviro Screen 2.0 includes pollution burden and population characteristic scores. These two scores are combined to give a relative score in comparison to other California census tracts across 19 indicators. The indicators relate to pollution exposures, environmental conditions, and population characteristics. Below are maps showing the percentile of pollution burden in each of the pilot communities. For greater detail on pollution and population breakdown by CUGU boundary, please see Appendix C.

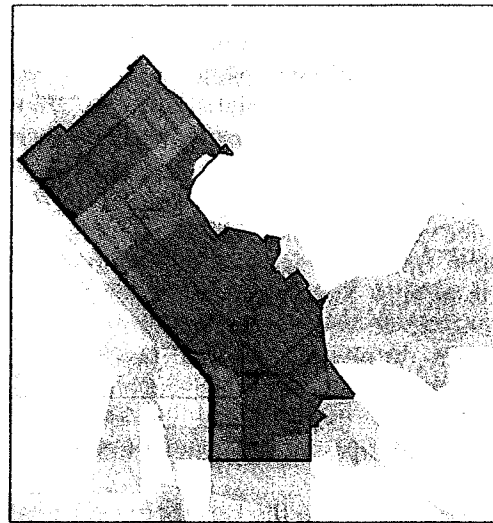


July 7, 2015
 CalEIRScreen 2.0 Results
 01 - 70%
 71 - 80%
 81 - 90%
 Highest Scores (91 - 100%)

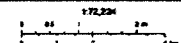


Notes: See EIR, EIRs, Screen Results, History, Summary of the Study Area, and the CalEIRScreen 2.0 Results and Legend for more information. The map is for informational purposes only and does not constitute a legal document.

Boyle Heights

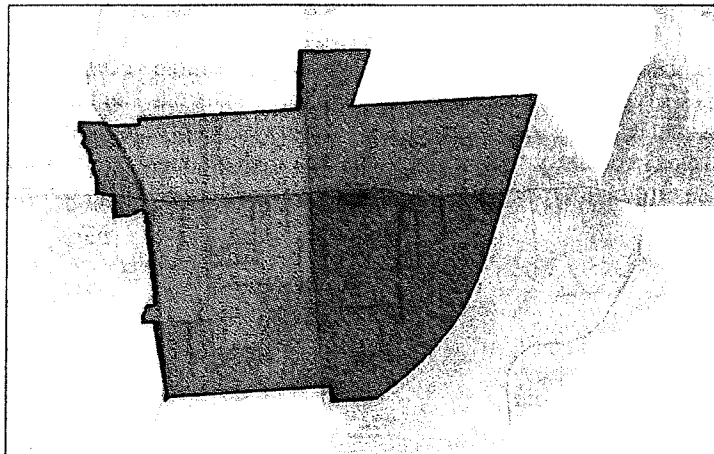


July 7, 2015
 CalEIRScreen 2.0 Results
 21 - 30%
 41 - 50%
 61 - 70%
 71 - 80%
 81 - 90%
 Highest Scores (91 - 100%)
 High pollution, low population

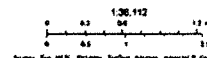


Notes: See EIR, EIRs, Screen Results, Summary of the Study Area, and the CalEIRScreen 2.0 Results and Legend for more information. The map is for informational purposes only and does not constitute a legal document.

Pacoima/Sun Valley



July 7, 2015
 CalEIRScreen 2.0 Results
 01 - 70%
 71 - 80%
 81 - 90%
 Highest Scores (91 - 100%)
 High pollution, low population



Notes: See EIR, EIRs, Screen Results, Summary of the Study Area, and the CalEIRScreen 2.0 Results and Legend for more information. The map is for informational purposes only and does not constitute a legal document.

Wilmington

Proposed Ordinance

The proposed ordinance (Appendix A) amends Sections 12.04, 12.20, 12.24, 12.32, 13.03, 13.18 and 13.19, of the LAMC. No single project is being proposed. Amendments to LAMC Sections 12.20, 12.24 and 13.03 establish two citywide standards. All other section amendments implement a Supplemental Use District (SUD) for the three pilot areas: Pacoima/Sun Valley, Boyle Heights, and Wilmington (see Appendix B for boundary maps). All three communities are subject to the same SUD standards.

Qualifying Criteria for Applicable Projects

The SUD development standards are applicable to specific project types and when located in specific project contexts.

Qualifying project types are as follows:

1. New construction,
2. Major improvements to existing structures resulting in work that is more than 50 percent of the structure's replacement cost before improvements (as determined by LADBS) and for which non-conforming rights are not retained,
3. Additions to existing structures resulting in work that is less than 50 percent of the building or structure's replacement cost (determined by LADBS) and for which non-conforming rights are retained for any portion of the building or structure that remains unchanged; or,
4. Change to a use on the Subject Use List.

Qualifying project contexts are projects within the SUD boundaries and identified as being:

1. Publicly Habitable Space adjacent to Subject Use,
2. Subject Use adjacent to a Publicly Habitable Space,
3. Within 1,000 feet of a Freeway or Specified State Route; or,
4. Subject Uses or are identified as a Subject Use.

Project types must be deemed a Subject Use or a Publicly Habitable Space in order to identify the appropriate standards to be imposed. The definitions for Subject Use and Publicly Habitable Space are provided under the Definitions Subsection of the proposed ordinance. The proposed development standards do not apply retroactively.

In order to address the most acute incompatible land use situation, when a Subject Use is located adjacent to a Publicly Habitable Space, the project would be required to comply with all development standards proposed when applicable. Conversely, other qualifying project types and contexts mandate compliance with a select number of proposed standards as illustrated in Table 1.

Table 1: Development Regulations by Topic and 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)		

Supplemental Use District (SUD) Development Standards

The intent of each category included in SUD and their subsequent development standards are identified below.

1. **Site Planning-** To minimize visual blight and the proximity of open space to incompatible uses.
2. **Lighting-** To minimize light trespass from Subject Uses and reduce adverse effects on nearby Publicly Habitable Spaces.
3. **Enclosure-** To minimize fugitive emissions and air pollutants.
4. **Fencing-** To provide a physical barrier between Subject Uses and Publicly Habitable Spaces.
5. **Distancing Requirements-** To minimize cumulative impacts resulting from an over-concentration of Auto repair Subject Uses and lessen the concentration of those uses in close proximity to Publicly Habitable Spaces.
6. **Building Heights-** To minimize looming (bulk and massing) effects on neighboring Publicly Habitable Spaces.
7. **Yard Setbacks-** To create a physical distance or buffer between Publicly Habitable Spaces and Subject Uses where they do not currently exist.
8. **Landscaping-** To decrease urban heat island, filter carbon, and screen incompatible uses from one another.
9. **Parking Design-** To minimize pedestrian-vehicular conflict at the public right-of-way and reduce stormwater runoff from surface parking lots.
10. **Driveway-** To increase the distance between driveways to maintain longer stretches of uninterrupted pedestrian right-of-way and minimizing pedestrian-vehicular conflict.
11. **Noise-** To minimize noise trespass and ambient noise level onto nearby uses.
12. **Storage of Merchandise-** To limit exposure of merchandise to the elements which can result in leaching, runoff, or blowing of materials onto adjacent properties.
13. **Signage-** To inform and notify the public of specific health impacts and current regulations.

The two proposed signage requirements have a unique genesis and history of collaboration.

The first requires that all residential and non-residential buildings within 1,000 feet of a freeway or specified State Route post language that discloses the health impacts of near-roadway pollution. This standard builds on the zoning advisory notice approved by CPC in 2010 (Zoning Information No. 2427). At the time that the ZI was approved, the CPC was concerned about freeway adjacent development patterns throughout the City. Ultimately they voted to require a notification for discretionary projects within a 1,000 foot buffer from freeways for which they are the decision maker. Since then, evidence of traffic-related air pollution impacts for asthma and heart attacks, among other effects, has grown stronger. The proposed signage standard makes incremental progress towards disclosure, transparency, and sharing epidemiological evidence and increasing education.

The second signage requirement is the first collaboration of its kind with CARB around California State "No Idling" law. The proposed standard requires Subject Uses that have commercial vehicles and are adjacent to Publicly Habitable Spaces to install "No Idling" signage¹. Signs will be provided through the collaboration between the City and CARB's Air Pollution Enforcement Division.

Citywide Standards

The Citywide standards address two industries that are prevalent in the Pacoima/Sun Valley and Wilmington area: surface mining and refining, respectively.

Currently, the Surface Mining District (LAMC et. seq.13.08) project notification radii is 500 feet. The proposed amendment expands that notification radius to 1,500 feet in light of the broad reaching impacts of surface mining and the large parcels that are found in and around the surface mining districts.

Additionally, under the current Zoning Code, asphalt manufacturing or refining may occur by-right in the M3 zone, as long as it is not within 500 feet of a more restrictive zone. The ordinance (Appendix A) proposes to change the permitting process for those uses that manufacture crude oil into a finished product from a by-right use to a conditional use with the City Planning Commission (CPC) as the decision maker. As such, these uses would be required to pursue a Conditional Use Permit (CUP) when expanding beyond their existing facility footprint or are deemed to have a significant impact under an environmental review process.

Similar CUPs with approval by CPC are required for uses such as electric power generation, green waste/wood recycling, and airports. The impacts of a refinery are as significant if not more significant on neighboring uses as those currently requiring a CUP. Furthermore, this amendment provides an opportunity to be on par with regulations from neighboring cities. In Los Angeles County, five jurisdictions require CUPs for petroleum refineries including Carson, Long Beach, Paramount, South Gate and Torrance. The City of Los Angeles is one of two jurisdictions in the County with no CUP requirement- the other is El Segundo. In California at large, eight of the thirteen jurisdictions have CUP requirements for petroleum refinery uses.

¹ California Code of Regulations Title 13 Chapter 10 Section 2480 and 2485

Outreach

DCP staff held three public hearings during the evenings of June 8, 15, and 22, 2015 in Boyle Heights, Wilmington, and Pacoima, respectively. Hearing notices were sent to Neighborhood Councils, relevant stakeholders, and other interest groups. The hearings were also featured on the CUGU Facebook page and in two publications- The Daily News (in English), and La Opinion (in Spanish). In total, more than 150 individuals were in attendance, representing residents, students, community based organizations, businesses, and business associations. A total of approximately 50 of those in attendance provided verbal testimony.

The hearing officer announced that staff would continue to accept written testimony until July 13th, 2015, after which time written comments should be addressed directly to the City Planning Commission. A total of 17 letters were received during the time of the first public hearing and July 13, 2015. A summary of the written comments can be found in attachment D with a brief overview below.

Over the past year and a half, DCP held three meetings with community organization, health and environmental groups, local businesses, and regional business associations to provide updates and garner input on the development of the program elements. DCP held over fifteen meetings in total, engaging one or more of the named stakeholder groups. Meetings were focused on qualifying projects, development standards, and incentives, which provide constructive guidance that modified the draft regulations. Those modifications are discussed in the subsection below.

Public Hearings

The first of three hearings was held at the Boyle Heights Youth Technology Center where approximately 32 people were in attendance. Of those, ten people provided testimony and nine are in support of the ordinance. The second hearing was held at the Wilmington Senior Center where approximately 82 people were in attendance. Of those, 22 people provided testimony, 20 of whom are in support of CUGU. Finally, the third hearing was held at Pacoima City Hall where approximately 29 people were in attendance. Of those, 15 people provided testimony, 11 of whom are in support. Below is a combined summary of the points raised:

Health:

- Pacoima and Wilmington have a high number of residents with asthma and cancer and results from an initial soil and air study are concerning.

Enforcement/Regulation:

- Enforcement and ombudsman responsibilities should be clearly defined.
- The City should be more creative with enforcement and not rely solely on fines.

Air Filtration:

- Air Filtration systems should consider all odors and emissions from activities of concern and should also be required for commercial, residential, and industrial uses within 100 feet of roads. The City should conduct regular, consistent inspections and enforcements of these systems.

CUGU Boundary:

- CUGU buffer should be increased to 300 feet for auto-related industries.
- CUGU policies should apply to the entire Wilmington 90744 zip code

Refinery CUP:

- Regulation should be increased for refineries as they are one of the largest sources of pollutants in the area. A CUP for refineries is a positive step forward.

Recommendations:

- CUGU should utilize a tool named Cal Environment Screen to measure the cumulative impacts and vulnerabilities.
- Businesses should be updated on the CUGU program as they will be affected most. The City should recognize businesses demonstrating excellent recycling measures, water and energy conservation, and also measure pollution removed from the air.
- Factories and Refineries should be rated based on their environmental impact. Truck Idling should be heavily considered.

Written Comments

Approximately 30 letters from various organizations and collaborations were submitted to staff and are part of the public record. Below is a list of the organizations and coalitions that provided comment letters. A comprehensive summary of those letters can be found in Appendix D.

- Los Angeles Collaborative for Environmental Health and Justice
- Prevention Institute
- Coalition for a Safe Environment
- California Council for Environmental and Economic Balance
- Communities for a Better Environment
- Los Angeles Community Action Network
- Innerscity Struggle
- United Steelworkers
- Human Impact Partners
- el nido family centers
- Los Angeles Business Council
- Western States Petroleum Association
- Business Coalition (18 business associations)
- Healthy Homes Collaborative
- Natural Resources Defense Council (NRDC)
- Strategic Actions for a Just Economy (SAJE)
- Prevention Institute
- Los Angeles Community Action Network

Stakeholder Input

Several changes made to the proposed ordinance were suggested during stakeholder meetings and within public comments letters. Upon further internal discussion and consultation of experts, a summary of select changes are outlined below as well as suggestions that did not result in changes to the proposed ordinance:

- Several minor changes to the language were made to provide clarity on qualifying criteria, definitions, and standards.
- Removed gas stations as a use included in the proposed CUP.
- Refineries were removed from the CUGU SUD boundary after discussion with petroleum association representatives- thereby eliminating the need for two discretionary processes.

Furthermore, the trigger for a CUP were changed after discussing applicability to refinery facilities, focusing on the intent of mitigating potential impacts of an expanding facility on a case-by-case basis.

- The refinery CUP condition requiring submittal of an emergency response plan was modified to include an alternative compliance option that doesn't require duplicative submittals by applicants if mandatory plans have already been submitted to the LA City Fire Department-CUPA.
- Clarification on applicable project types were made in collaboration with LADBS and great lengths were taken to clarify how standards would be applied to existing buildings and non-conforming rights.
- Gas stations and car sales were excluded from prohibited uses within 500 feet of a residential use.
- Requirement prohibiting the use of chain link fences were modified to apply only at the perimeter of the facility.
- All development standards that requested SCAQMD sign-off, approval, or recommendation on best available control technology (BACTs) was removed to keep technical expertise on air quality within the air district's purview and to ensure no delays in issuing planning permits.
- Construction equipment, stacks, flares, and vents were exempted from storage, maintenance, and enclose requirements and defer to other agencies that have requirements for natural ventilation so as not to conflict with other requirements.
- Valuation trigger for improvements will be applied to the entire project site such that large facilities would not be discouraged to make smaller scale improvements to equipment or structures.

The following suggestions were not incorporated in to the ordinance for the following reasons:

- Establish Metrics to Measure Regulatory Impact

Despite multiple conversations regarding the distinction between CUGU development standards in the Zoning Code and the establishment of metrics for success under the Ombudsperson, some misperception persist. The lack of metrics in the proposed ordinance should not be taken as a forgone conclusion that metrics are not part of the Ombudsperson position and the overall Clean Up Green Up initiative, but rather that metrics about business support and public health are not a matter of regulation and are not effectuated in the Zoning Code. In addition, the specific metric should be identified by the Mayor's Office when the Ombudsperson is hired.

- Address Mobile Source Emissions

DCP recognizes the role of mobile source emissions to overall cumulative impacts and the reduced share of emissions contributed by stationary source. However, due to the Department's land use and zoning limitations as well as the City's current goods movement and truck route policies, little could be effectuated to regulate mobile sources. Partnering with CARB on the proposed "No Idling" signage requirement is one way in which DCP has attempted to improve air quality impacts from commercial trucks- a main contributor to respiratory illness. In addition, DCP Staff participated in Metro's Countywide Strategic Truck Arterial Network (CSTAN) analysis. CSTAN criteria identified goods movement networks that are prioritized under Metro's call for projects and highlighted as ideal location for truck movement and capital improvement. To that end, staff provided feedback discouraging truck routs where not appropriate in the three pilot communities based on adjacent zoning and street designation.

- Retroactive & Proactive Enforcement of Existing Uses

Throughout the process, DCP has heard strong support for addressing existing businesses that are currently operating illegally. Due to the vested rights of existing uses and amortization, DCP has not included a retroactive enforcement strategy on existing business in the proposed SUD. In response to the recommendations of proactive enforcement, DCP examined the possibility of expanding the Annual Inspection and Monitoring program (AIM) under LADBS as it is a main proactive enforcement program within the City. After discussions with LADBS staff about the staffing constraints, fee structure and cost recovery processes required to expand the program, this approach proved to be infeasible under the scope of this initiative but does merit further investigation. In addition, AIM currently enforces Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection and/or Buyback Centers, Recycling Materials Sorting Facilities and Cargo Container Storage Yards- all of which have been identified as adding to cumulative impacts when located in close proximity to one another and to Publicly Habitable Spaces.

With regards to enforcement of the proposed standards on new and improved uses, the SUD will be enforced during the permit process and prior to a projects receipt of a Certificate of Occupancy. By nature of the requirements, many are fixed standards that will not require ongoing enforcement with the exception of landscape maintenance, storage, trash enclosures, and the presence of signage. Staff has taken careful consideration and worked in-depth with LADBS to craft measurable standards that are enforceable at the onset of the project.

Building Code Changes

As part of the Council motion, DCP was instructed to consult with various departments to better address the multifaceted issue of cumulative health impacts and environmental justice in the pilot areas. Working with LADBS, two additional standards emerged. The proposed standards are applicable citywide and address two priority elements of air quality and noise from mobile emission sources. The proposed requirements, along with other unrelated Building Code fixes, will be brought forth by LADBS at PLUM in conjunction with CUGU.

In summary, the two relevant proposed Building Code change require that residential and commercial projects within 1,000 feet from the freeway: 1) install filtration media that provides a Minimum Efficiency Reporting Value (MERV) of 13 and 2) meet prescriptive performance methods to achieve acoustical control reducing sound transmission into buildings from exterior windows.

The first requirement builds on Zoning Information No. 2427 discussed above. By making changes to the Building Code, the City will no longer rely on discretionary site plan review or mitigation measures from DCP to implement standard. HVAC specialists and other trades will have the standard on their mechanical and other technical plans as opposed to architectural plans, avoiding any unintended omission.

Ombudsperson Overview

Providing assistance to businesses within the three pilot communities is key to elevating existing industrial and commercial businesses. Often businesses need support to navigate complex environmental regulation from local, regional, state, and even federal agencies. Incentive programs are dependent on several variables and are often time-intensive for businesses. Providing assistance through the Ombudsperson can encourage more business compliance with existing regulation without fear of fines, and encourage growth in a sustainable manner by navigating existing incentives and subsidies. This is necessary, as existing business support programs and incentives vary by issue,

industry, and by scale. In addition, programs are not static and will be changing as new regulations pass, new industry standards emerge, and new funding sources are established.

Through the Ombudsperson's work, new and existing businesses will avail themselves of these programs. The position is charged with improving visibility, accessibility, successful enrolment, and participation in existing and new programs for businesses within the pilot communities. The position will also maintain a data base of incentive programs that will be available to businesses throughout the City. Furthermore, the position can identify and work to improve City processes effecting businesses that want to operate in a more environmentally friendly capacity.

The role and responsibilities of the ombudsperson position will be shaped by the needs of the business community in the pilot communities to support existing and encourage more sustainable industrial job growth. The formal title of the position is Environmental Affairs Officer, and will be housed in the Mayor's Office. Funding for the position has been approved for the 2015-2016 fiscal year and a job description has been drafted. The position is expected to be filled by Fall of 2015.

Conclusion

The proposed ordinance (Appendix A) addresses Council direction and implements current General Plan Element policies and the priority initiatives within the City's Sustainability Plan. It incrementally builds on past policies that aim to address cumulative health impacts in disadvantaged communities. As the realities of health disparities born by the geography and environment become increasingly explicit and data driven, shining a light on Environmental Justice issues in the City through community based partnership like Clean Up Green Up can serve as a model for pairing regulation with support services. The ordinance acutely addresses inconsistencies in the Zoning Code that have emerged over time, providing development standards to augment existing requirements. Concurrently, the Ombudsperson's singular object to partner with State and regional agencies, facilitate access to business improvement, and enable the pilot communities to have a direct access to government, gives the City of Los Angeles an opportunity to be a leader in implementing equity in land use planning.

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
<u>"CUGU"</u>	<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;
- (3) Existing refinery operations considered to have a potentially significant impact and/or requires mitigation measures as determined by an environmental review process

(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
<u>13.19</u>	<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. 13.19. 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 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
Kennel
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
Morque
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
Drying 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(e)	✓	13.18 F.2(a)	✓	13.18 F.3(e)
Signage			✓	13.18 F.2(b)		
Lighting	✓	13.18 F.1(b)	✓	13.18 F.2(e)		
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)

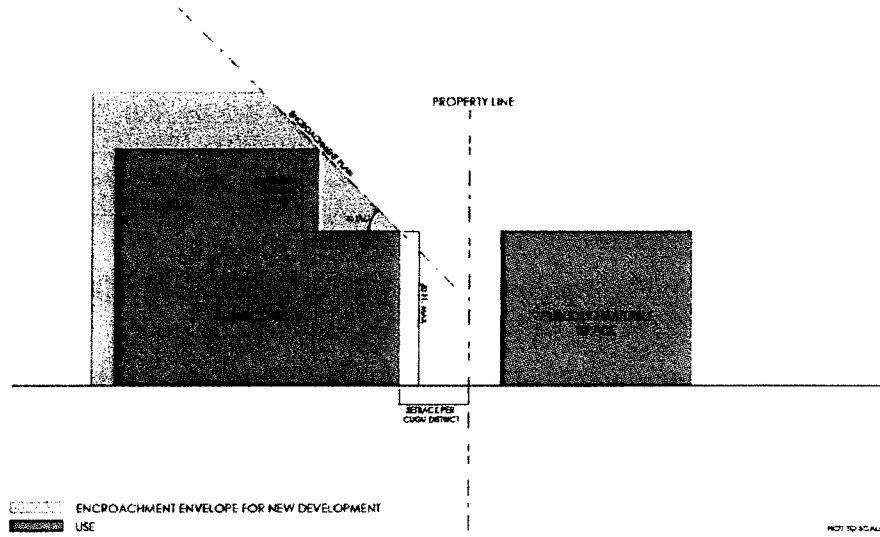
Uses that abut a Publicly Habitable Space shall construct a six-foot high solid concrete or masonry wall for the entire length of the property line in the following zones: C2, C4, CM, MR1, M1, MR2, M2, and M3. The wall shall be without openings and shall have a minimum nominal thickness of 6 inches.

(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)**

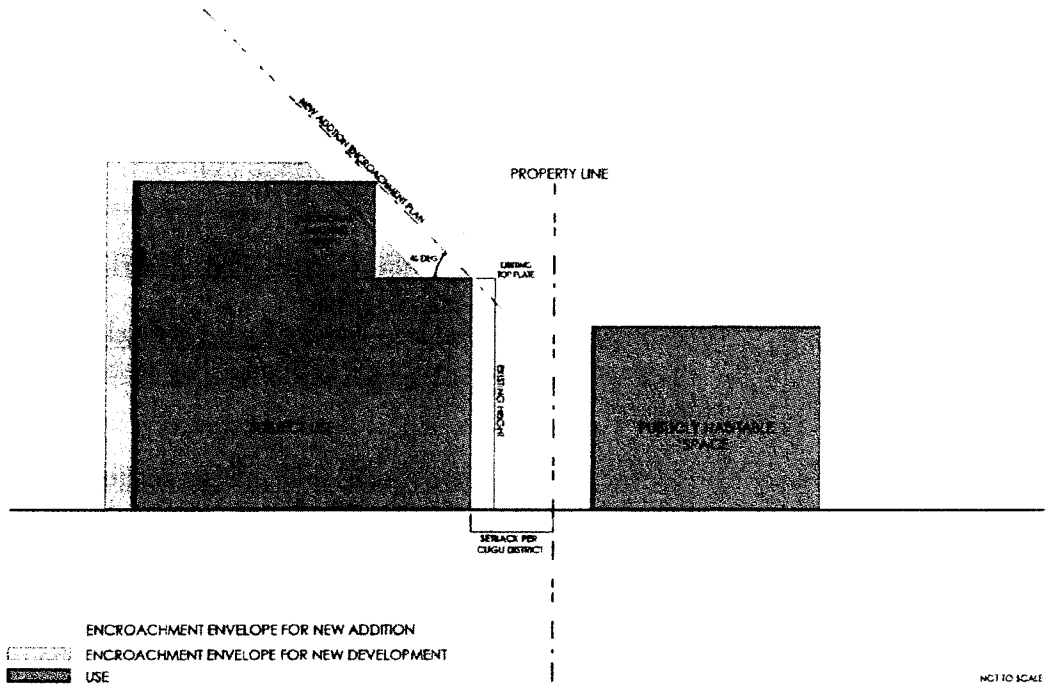
Any new building or structure shall be within an encroachment plane sloping upward and inward at a 45 degree angle commencing 20 feet above the existing grade at the inside line of the side yard setback as illustrated below:



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)

Except for single family dwellings and duplexes, all projects 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, a shared facility such as a porch, or the front stairs of the building. Public parks shall post signage in the bathroom. 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– Area Planning Commission Authority with Appeals to the City Council.

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

In granting an Exception from CUGU regulations, the Area Planning Commission 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 Area Planning Commission 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.

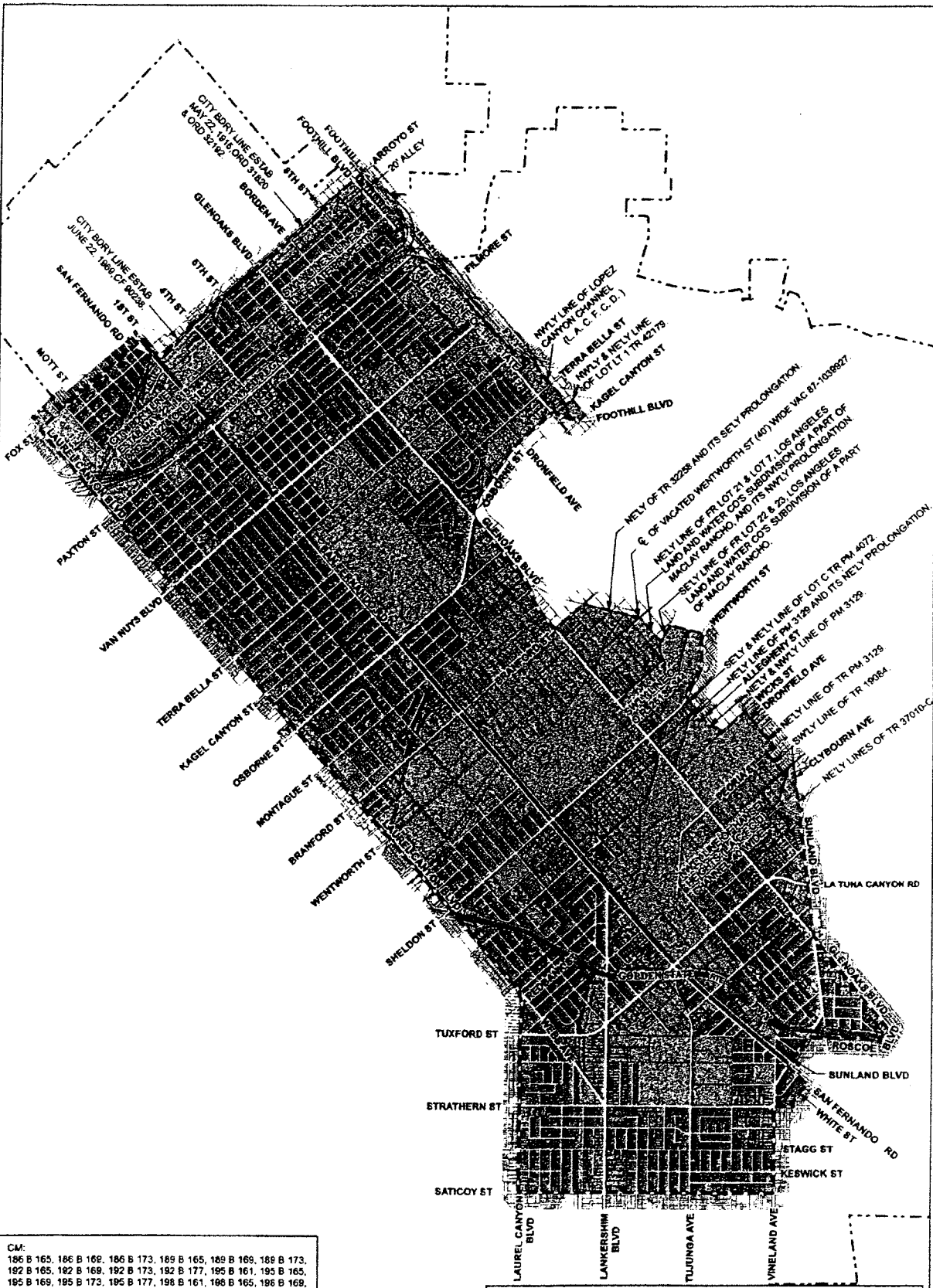
H. Severability. If any provision of this Ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this Ordinance, which can be implemented without the invalid provisions and, to this end, the provisions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

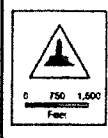
SEC. 13.19. VIOLATION.

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...



-  -CUGU
-  CLEAN UP GREEN UP BOUNDARY
-  CITY BOUNDARY

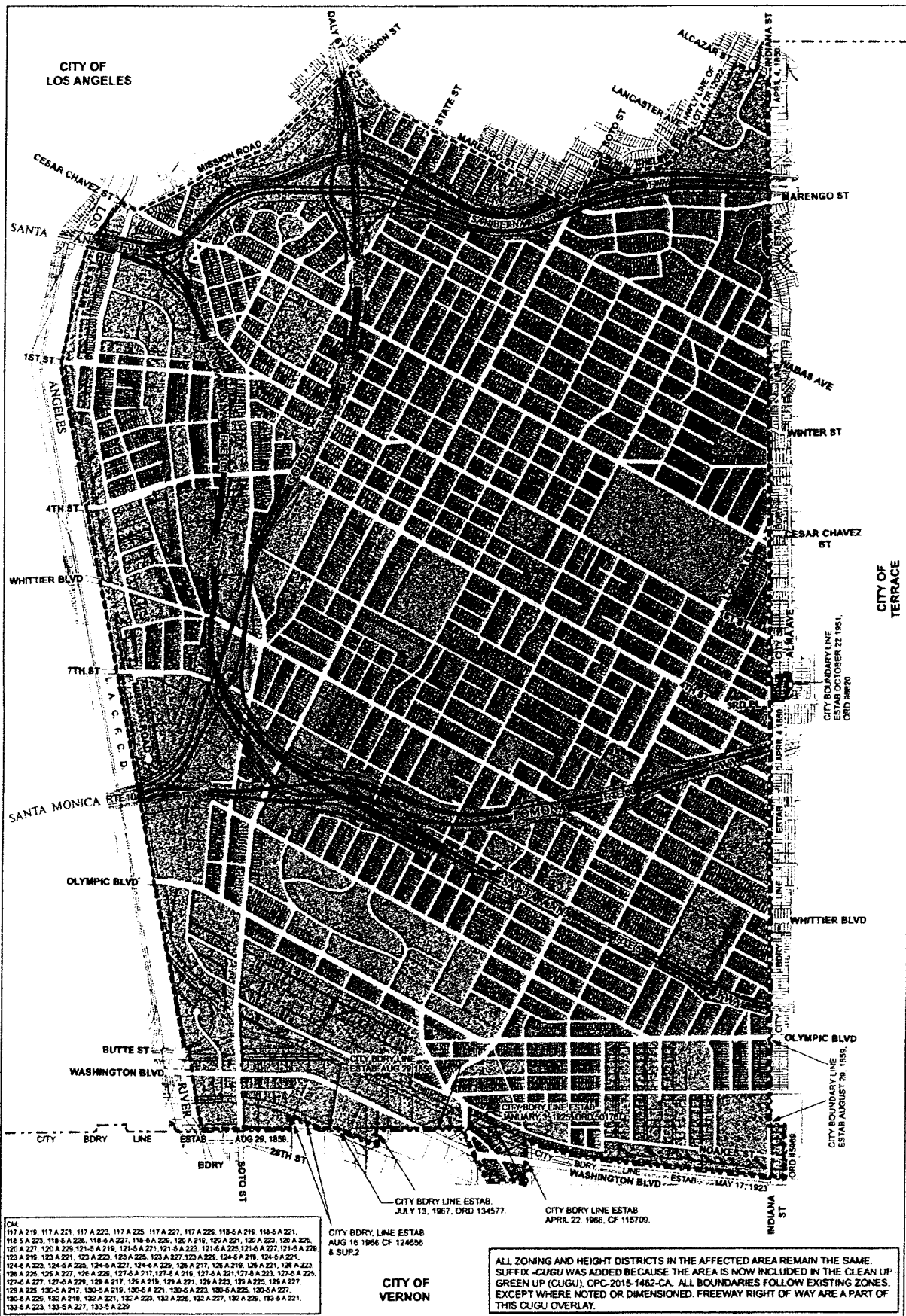


CLEAN UP GREEN UP (CUGU)

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LHV *lhv* 050515 SHEET 1 OF 3








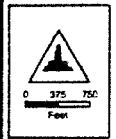
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CITY BDRY LINE ESTAB
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ALL ZONING AND HEIGHT DISTRICTS IN THE AFFECTED AREA REMAIN THE SAME.
 SUFFIX -CUGU WAS ADDED BECAUSE THE AREA IS NOW INCLUDED IN THE CLEAN UP
 GREEN UP (CUGU), CPC-2015-1462-CA. 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

CITY OF VERNON

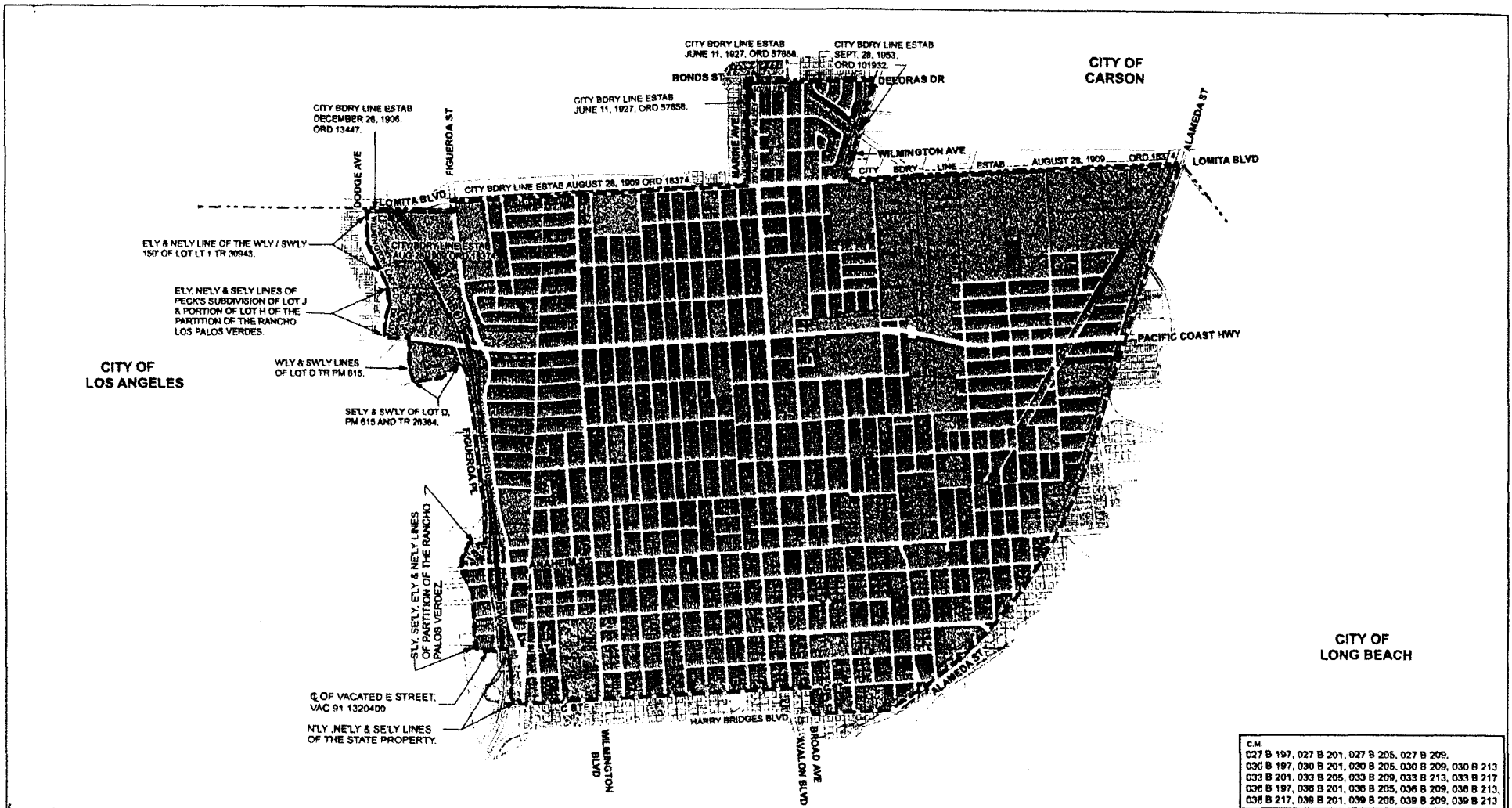


CLEAN UP GREEN UP (CUGU)


CPC 2015-1462 CA


LHW 050515 SHEET 2 OF 3






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-  -CUGU
- CLEAN UP GREEN UP BOUNDARY
- CITY BOUNDARY



CLEAN UP GREEN UP (CUGU)

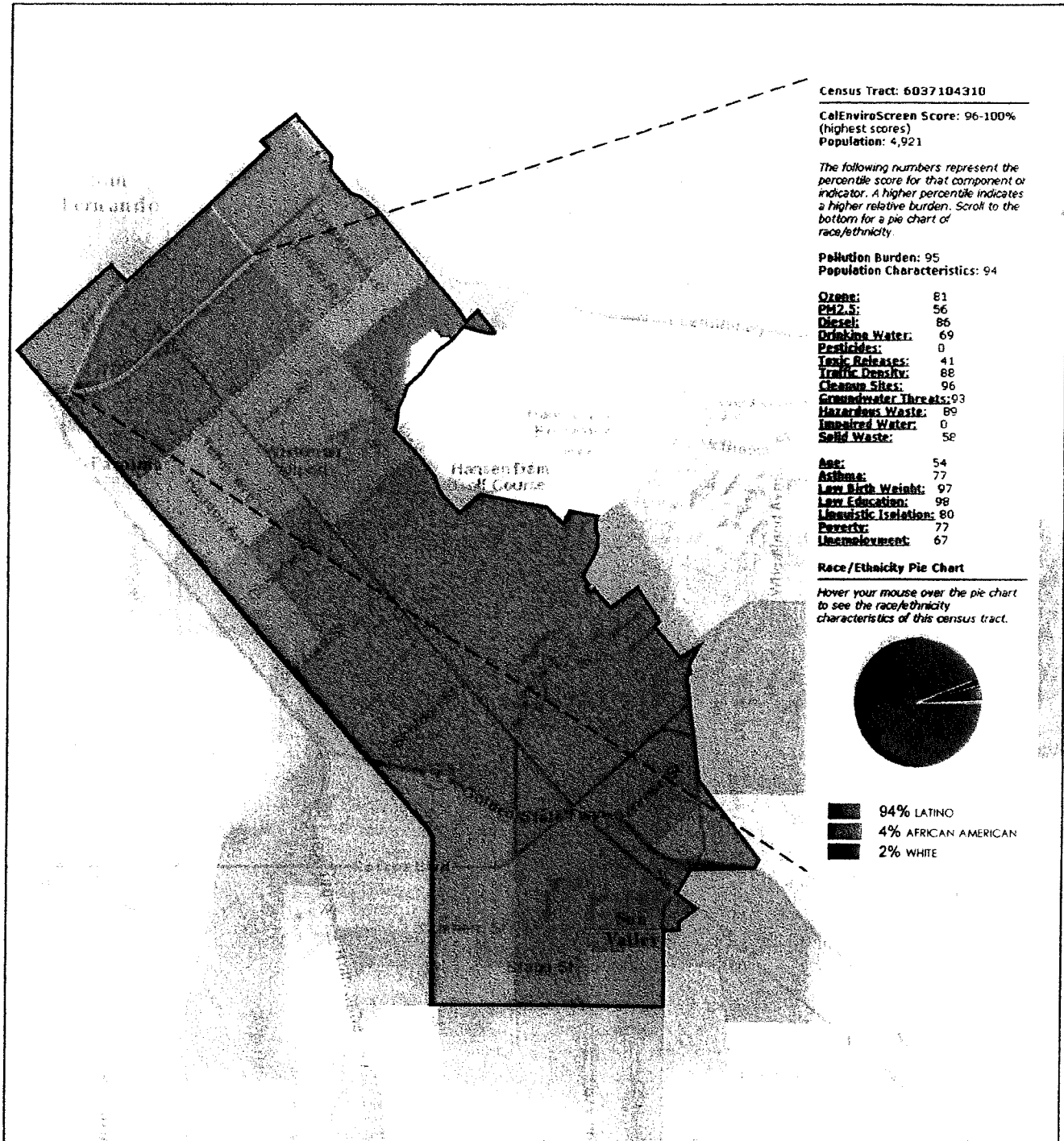
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LH/  070815 SHEET 3 OF 3

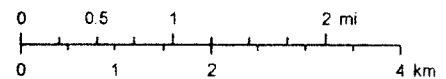
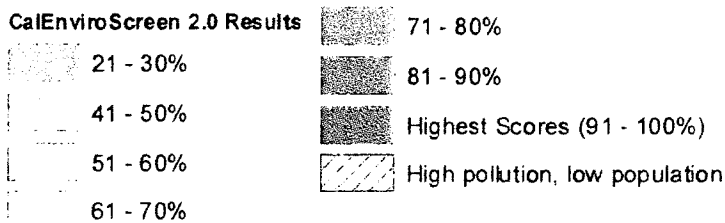
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CalEnviroScreen 2.0 results



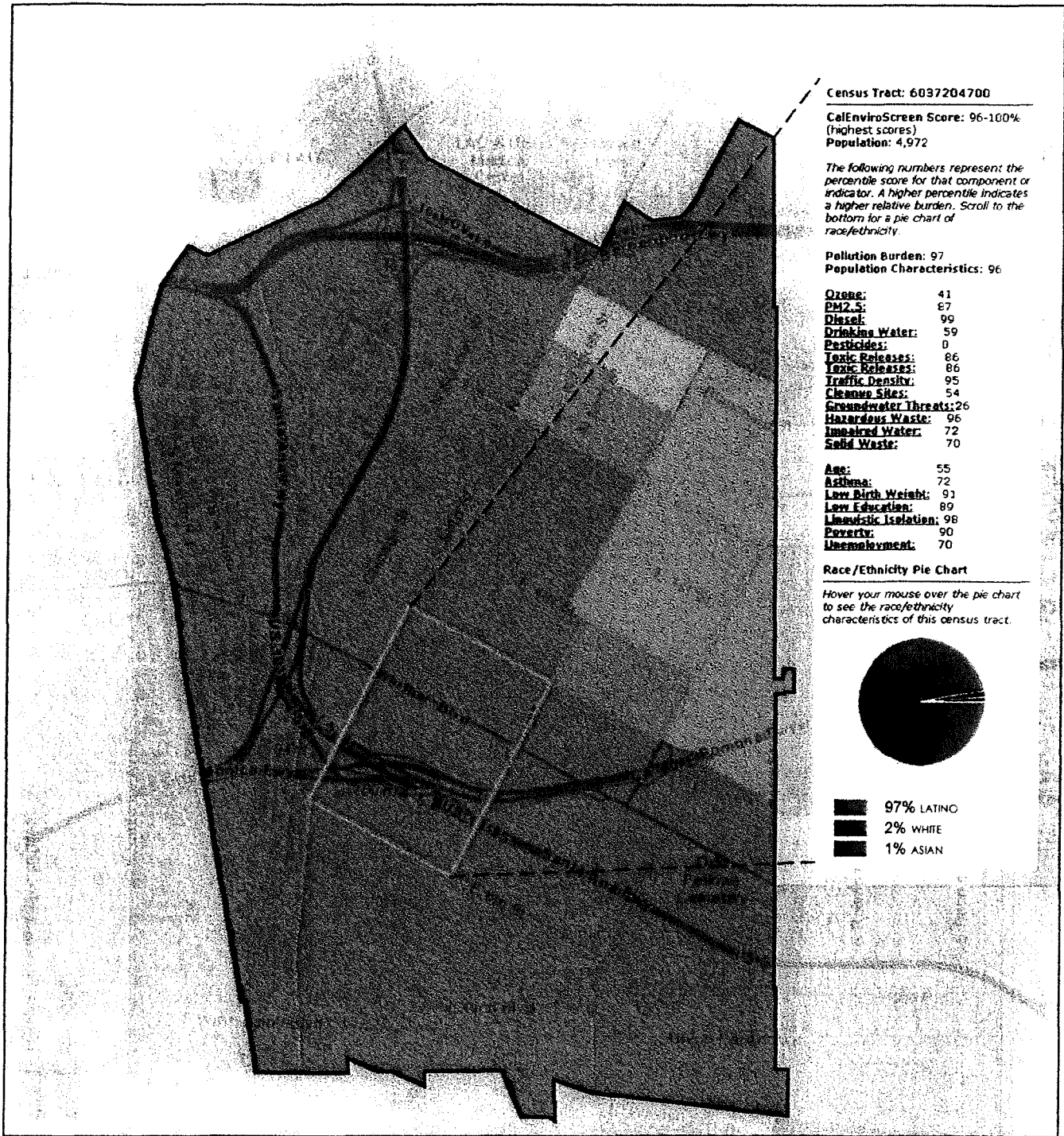
July 7, 2015

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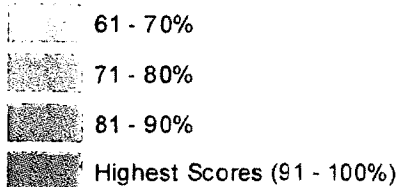
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CalEnviroScreen 2.0 results

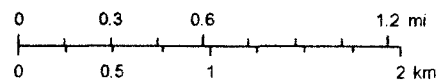


July 7, 2015

CalEnviroScreen 2.0 Results

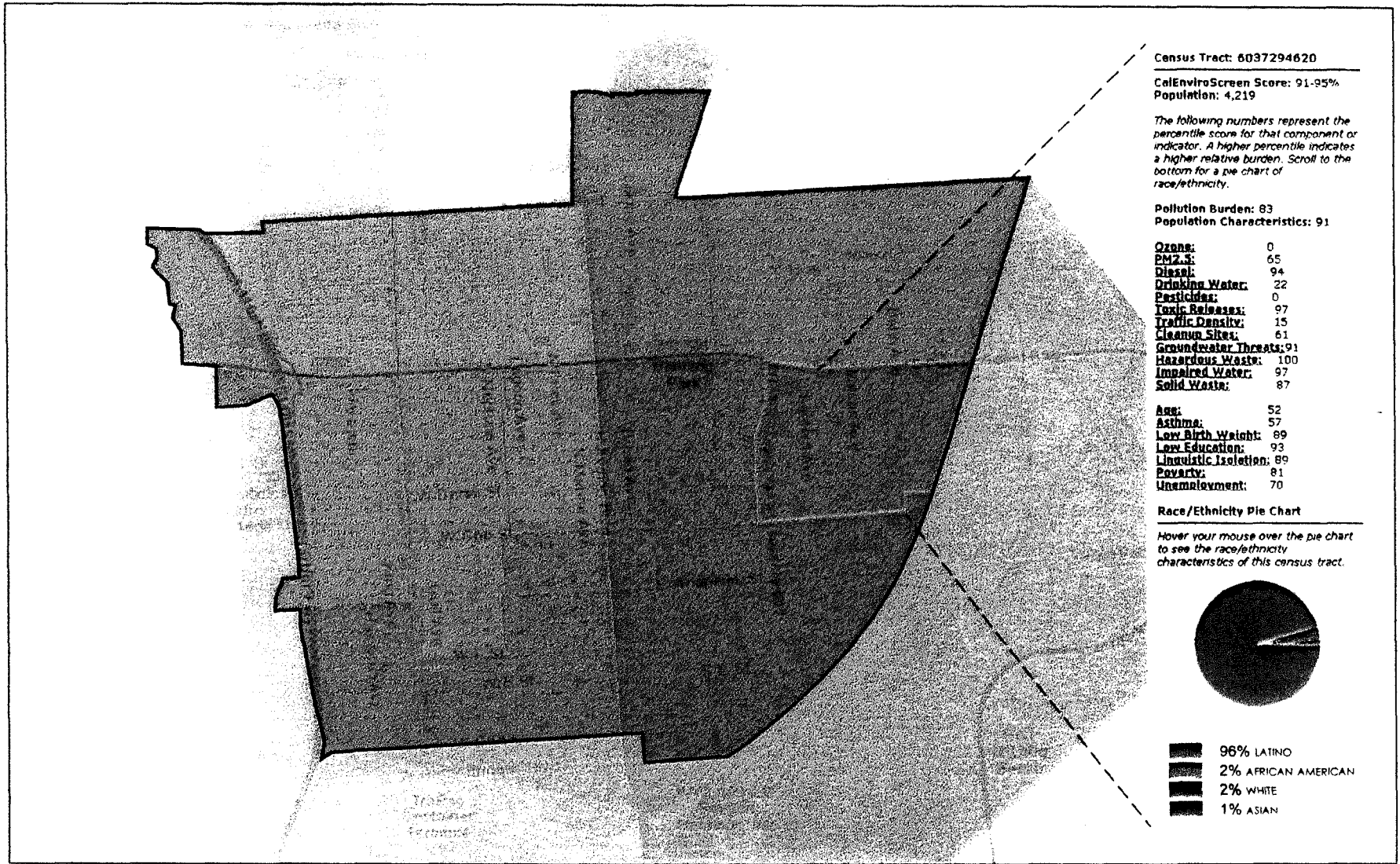


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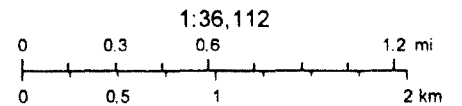
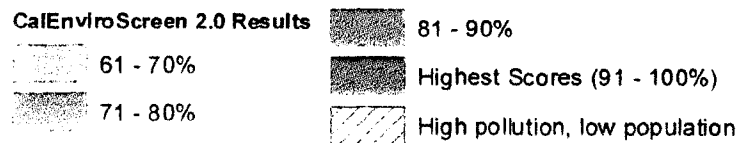


Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CalEnviroScreen 2.0 results



July 7, 2015



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Summary of Written Comments

Date	Name	Title	Organization	Stance	Comments	Issue	Sub-issue
13/7/2015	Various	Various	LA Collaborative for Environmental Health and Justice	Support	We strongly endorse the requirement of air filtration systems in structures with high levels of occupancy, including multi-family residences, within 1000 feet of a freeway or other...corridors. The adverse impact on health...has been well documented. This a logical step forward in health planning." and "Freeway-proximate structures citywide should be required to be mechanically filtered at a level to substantially reduce the risk of ultra-fine particles in intake and circulated air.	Enforcement/Regulation	Air Filtration
8/7/2015	Manuel Abuelata	Managing Director	Prevention Institute	Support	We...applaud the...recommendation to require...a high level of air filtration systems in structures being built within 1000 feet of freeways.	Enforcement/Regulation	Air Filtration
13/7/2015	Jesse Marquez	Executive Director	Coalition for a Safe Environment	Support	Air Filtration Systems should be required in buildings within 1000 feet of a heavily used transportation corridor	Enforcement/Regulation	Air Filtration
10/7/2015	Janet Whittick	Policy Director	California Council for Environmental and Economic Balance	Opposed	CUGU must provide enhanced incentives for compliant businesses in pilot communities.	Enforcement/Regulation	Business
13/7/2015	Various	Various	LA Collaborative for Environmental Health and Justice	Support	The ombudsperson [may] serve as a point of contact for City, regional, and statewide environmental regulatory agencies to facilitate their activities for stronger and more coordinated compliance and enforcement within these highly polluted communities.	Enforcement/Regulation	Business Outreach
13/7/2015	Various	Various	LA Collaborative for Environmental Health and Justice	Support	New (or newly located) auto dismantling yards, exhaust test stations, automotive repair establishments and others listed in the draft ordinance be prohibited within 500 feet of a residential zone. These uses have a disproportionately severe impact in these communities.	Enforcement/Regulation	Improve
13/7/2015	Various	Various	LA Collaborative for Environmental Health and Justice	Support	New [auto dismantling yards, exhaust stations, and automotive repair establishments] uses not be allowed to be closer than 300 feet from an already-existing use of these types, and would request that this additional condition be revised.	Enforcement/Regulation	Improve
13/7/2015	Various	Various	LA Collaborative for Environmental Health and Justice	Support	We support the notification of potential health impacts of freeway proximity within the proposed CUGU communities.	Enforcement/Regulation	Improve
13/7/2015	Various	Various	LA Collaborative for Environmental Health and Justice	Support	An expanded AIM program [should] include more industries as well as check for CUGU performance standards, or a similar initiative .	Enforcement/Regulation	Improve
12/7/2015	Darryl Molina, Bahram Fazeli	Various	Communities for a Better Environment	Support	The...ombudsperson will ensure that the implementation of this policy and the economic/environmental revitalization of these communities are prioritized.	Enforcement/Regulation	Improve
12/7/2015	Darryl Molina, Bahram Fazeli	Various	Communities for a Better Environment	Support	We applaud the City's inclusion of a Health Impact Assessment (HIA) requirement. The City should require HIA for any expansion that may potentially have significant impacts.	Enforcement/Regulation	Improve
8/7/2015	Becky Dennison	Co-Executive Director	Los Angeles Community Action Network	Support	Emphasis on the importance of hiring an ombudsperson for the Green Zones and efforts to streamline the inspection and enforcement programs.	Enforcement/Regulation	Improve
8/7/2015	Maria Brenes	Executive Director	Innercity Struggle	Support	Emphasis on the importance of hiring an ombudsperson for the Green Zones and efforts to streamline the inspection and enforcement programs.	Enforcement/Regulation	Improve
9/7/2015	David Campbell	Secretary-Treasurer	United Steelworkers	Support	Emphasis on the importance of hiring an ombudsperson for the Green Zones and efforts to streamline the inspection and enforcement programs.	Enforcement/Regulation	Improve
10/7/2015	Lili Farhang	Co-Director	Human Impact Partners	Support	As written in the proposed CUGU ordinance, the HIA requirement is in line with [the purpose of assessing the health impacts of proposed projects and plans] and is properly targeted to the type of projects that may benefit from HIA-type review.	Enforcement/Regulation	Improve
10/7/2015	Lili Farhang	Co-Director	Human Impact Partners	Support	The requirement to conduct an HIA as part of the Conditional Use process is appropriate and would contribute to an expansion of the field by normalizing the collection, evaluation, and dissemination of public health data and considering public health implications in the land use approval process.	Enforcement/Regulation	Improve
2/7/2015	Liz Herrera	Executive Director	el nido family centers	Support	Emphasis on the importance of hiring an ombudsperson for the Green Zones and efforts to streamline the inspection and enforcement programs.	Enforcement/Regulation	Improve
13/7/2015	Jesse Marquez	Executive Director	Coalition for a Safe Environment	Support	We support appropriate signage at all facilities so the public may be aware of public health impacts.	Enforcement/Regulation	Improve
13/7/2015	Steve Coulter	Policy Director	Los Angeles Business Council	Support	Emphasis on the importance of hiring an ombudsperson for the Green Zones and efforts to streamline the inspection and enforcement programs.	Enforcement/Regulation	Improve
10/7/2015	Janet Whittick	Policy Director	California Council for Environmental and Economic Balance	Opposed	CUGU must provide enhanced inspection and enforcement protocols to identify and correct non-compliant business operations.	Enforcement/Regulation	Improve

Date	Name	Title	Organization	Stance	Comments	Theme	Spotlight
10/7/2015	Janet Whittick	Policy Director	California Council for Environmental and Economic Balance	Opposed	Distancing and yard setback requirements should apply equally to Publicly Habitable Spaces (PHS)	Enforcement/Regulation	Improve
13/7/2015	Jesse Marquez	Executive Director	Coalition for a Safe Environment	Support	Include the entire Wilmington 90744 zip code in the Pilot Project Green Zone as there are numerous activities of concern on the boundaries of Wilmington. We endorse an evaluation component in the policy, and offer to work with the Department on identifying appropriate metrics and measurement methodologies.	Enforcement/Regulation	Increase Boundary
13/7/2015	Various	Various	LA Collaborative for Environmental Health and Justice	Support	Requirements on local businesses should be real, quantifiable, and serve to address environmental cumulative impacts	Enforcement/Regulation	Metrics
10/7/2015	Janet Whittick	Policy Director	California Council for Environmental and Economic Balance	Opposed	We support requiring...oil refineries, asphalt manufacturers, and sulfur recovery and storage to obtain a conditional use permit.	Enforcement/Regulation	Metrics
13/7/2015	Various	Various	LA Collaborative for Environmental Health and Justice	Support		Enforcement/Regulation	Refinery/CUP
12/7/2015	Darryl Molina, Bahram Fazeli	Various	Communities for a Better Environment	Support	A CUP, "allowing for tailored conditions to address adverse impacts of operation, on oil and asphalt refineries, given the associated air quality concerns and wide-range of public health impacts, is only reasonable." We support the conditional use permit for asphalt manufacturing and refinery facilities. Conditional use permits...tailor appropriate land use to limit the effects of such facilities on nearby communities.	Enforcement/Regulation	Refinery/CUP
8/7/2015	Becky Dennison	Co-Executive Director	Los Angeles Community Action Network	Support	We support the conditional use permit for asphalt manufacturing and refinery facilities. Conditional use permits...tailor appropriate land use to limit the effects of such facilities on nearby communities.	Enforcement/Regulation	Refinery/CUP
8/7/2015	Maria Brenes	Executive Director	Innercity Struggle	Support	We support the conditional use permit for asphalt manufacturing and refinery facilities. Conditional use permits...tailor appropriate land use to limit the effects of such facilities on nearby communities.	Enforcement/Regulation	Refinery/CUP
9/7/2015	David Campbell	Secretary-Treasurer	United Steelworkers	Support	We support the conditional use permit for asphalt manufacturing and refinery facilities. Conditional use permits...tailor appropriate land use to limit the effects of such facilities on nearby communities.	Enforcement/Regulation	Refinery/CUP
2/7/2015	Liz Herrera	Executive Director	el nido family centers	Support	We support the conditional use permit for asphalt manufacturing and refinery facilities. Conditional use permits...tailor appropriate land use to limit the effects of such facilities on nearby communities.	Enforcement/Regulation	Refinery/CUP
13/7/2015	Jesse Martinez	Executive Director	Coalition for a Safe Environment	Support	Require Conditional User Permits for all activities of concern.	Enforcement/Regulation	Refinery/CUP
13/7/2015	Jesse Marquez	Executive Director	Coalition for a Safe Environment	Support	A 1,500 foot public notification area should be required for CUP applications	Enforcement/Regulation	Refinery/CUP
13/7/2015	Steve Coulter	Policy Director	Los Angeles Business Council	Support	We support the conditional use permit for asphalt manufacturing and refinery facilities. Conditional use permits...tailor appropriate land use to limit the effects of such facilities on nearby communities.	Enforcement/Regulation	Refinery/CUP
10/7/2015	Janet Whittick	Policy Director	California Council for Environmental and Economic Balance	Opposed	The CUP is redundant and burdensome (as refineries) undergo comprehensive environmental review, pollution control, mitigation, risk management, and inspection and enforcement from environmental agencies and lead agencies with direct statutory authority and existing regulatory frameworks.	Enforcement/Regulation	Refinery/CUP
3/7/2015	Sue Gornick	Senior Coordinator	Western States Petroleum Association	Opposed	The Conditional Use Permit should be deleted because the requirement is completely duplicative of a CEQA review process that is conducted by other agencies. SCAQMD serves as the lead agency while the City is identified as the responsible agency and receives CEQA documents for review and comments. The CUP for asphalt manufacturers and refineries are duplicative. The additional layer is burdensome, unnecessary, and potentially expensive to businesses who are already in compliance with every level of government. The City is already provided the draft CEQA documents for review and comment and is afforded a significant opportunity for affecting the evaluation and reduction of impacts.	Enforcement/Regulation	Refinery/CUP
10/3/2015	Various	Various	Coalition	Opposed		Enforcement/Regulation	Refinery/CUP
12/7/2015	Darryl Molina, Bahram Fazeli	Various	Communities for a Better Environment	Support	The conditional use permit and other safeguards set forth in the proposed ordinance, will transform the three green zone communities, so that residents are healthier, safer, and have a more democratic voice in the process.	Enforcement/Regulation	Refinery/CUP
13/7/2015	Linda Kita	Executive Director	Healthy Homes Collaborative	Support	Emphasis on the importance of hiring an ombudsperson for the Green Zones and efforts to streamline the inspection and enforcement programs	Enforcement/Regulation	
13/7/2015	Various	Various	LA Collaborative for Environmental Health and Justice	Support	We recommend that the notification...be expanded to 1500 feet from the refinery or other use, as proposed in the Surface Mining District.	Enforcement/Regulation	
19/6/2015	Ramya Sivasubramanian	Staff Attorney	Natural Resources Defense Council (NRDC)	Support	Measures that could be incorporated into CUGU in the future include "ordinated annual inspections...additional air pollution controls and [the requirement of] Best Available Technology (BAT) standards at the issuance of a permit.	Enforcement/Regulation	

Date	Name	Title	Organization	Stance	Comments	Topic	Subtopic
19/6/2015	Ramya Sivasubramanian	Staff Attorney	Natural Resources Defense Council (NRDC)	Support	The ombudsperson will benefit local businesses by providing a more streamlined permitting and regulatory process and by helping them access financial and technical support programs offered by the City, State, SCAQMD, US EPA, LADWP, private utilities, and other entities.	Enforcement/Regulation	
13/7/2015	Jesse Marquez	Executive Director	Coalition for a Safe Environment	Support	An Ombudsperson should be established to provide information on regulation compliance, incentives, and financial and technical assistance.	Enforcement/Regulation	
3/7/2015	Sue Gornick	Senior Coordinator	Western States Petroleum Association	Opposed	The term "facility" should be included in the determination of the replacement cost to clarify the intent and have consistent references in the definition.	Enforcement/Regulation	
3/7/2015	Sue Gornick	Senior Coordinator	Western States Petroleum Association	Opposed	Modify definitions of Adjacent Property and Abutting property to avoid inadvertently including businesses that WSPA believes was not the intent of the changes. Reinstate previous language.	Enforcement/Regulation	
3/7/2015	Sue Gornick	Senior Coordinator	Western States Petroleum Association	Opposed	Prohibition of chain link fencing should not apply to existing perimeter fencing that is not being modified as a part of a triggering addition, major improvement, or change of use.	Enforcement/Regulation	
3/7/2015	Sue Gornick	Senior Coordinator	Western States Petroleum Association	Opposed	The fencing construction requirement should be removed for commercial zones because fencing requirements should be specified on a case-by-case basis.	Enforcement/Regulation	
3/7/2015	Sue Gornick	Senior Coordinator	Western States Petroleum Association	Opposed	Material storage requirements should reflect existing local, state, and federal regulations.	Enforcement/Regulation	
3/7/2015	Sue Gornick	Senior Coordinator	Western States Petroleum Association	Opposed	The following additions/deletions for Enclosure are proposed: 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 regulated by another regulatory agency (remove: requires natural ventilation). Stacks, vents, tanks and flares are exempt from enclosure requirements.	Enforcement/Regulation	
10/7/2015	Various	Various	Coalition	Opposed	The proposed CUGU ordinance neglects the ombudsman and incentives to educate, motivate, and assist business owners toward more environmentally healthy practices.	Enforcement/Regulation	
10/7/2015	Various	Various	Coalition	Opposed	Most of the requirements in the ordinance are completely unrelated to the "cumulative environmental effects" rationale for the CUGU ordinance. There is no evidence that these requirements are necessary or have any environmental benefit."	Enforcement/Regulation	
10/7/2015	Various	Various	Coalition	Opposed	The term "facility" should be included in the determination of the replacement cost to clarify the intent and have consistent references in the definition.	Enforcement/Regulation	
10/7/2015	Various	Various	Coalition	Opposed	Remove the signage requirements and instead suggest incentives for using green building standards within 500 feet to reduce the impact of living or working near freeways	Enforcement/Regulation	
10/7/2015	Various	Various	Coalition	Opposed	CUGU contains no plan for enforcement of illegal businesses, no metric for success or cost/benefit, no clear role for the ombudsperson, no incentives for legal businesses, and include vague definitions.	Enforcement/Regulation	
10/7/2015	Various	Various	Coalition	Opposed	The proposed CUGU ordinance falls far from the original program intent. Almost all of the goals that led to support of this program from the business community have not been met.	General	
13/7/2015	Andrea Hricko	Prof. of Clinical Prev. Medicine	Keck School of Medicine of USC	Support	We are greatly concerned about the health of residents who live, or will live, in homes and apartment/condo complexes that are being built in close proximity to freeways and busy roads in LA...Our research indicates that this is likely to have future health impacts on residents who live in that housing.	Health	
13/7/2015	Andrea Hricko	Prof. of Clinical Prev. Medicine	Keck School of Medicine of USC	Support	Numerous studies show that ultrafine particles are back to normal by 300 meters (1000 feet)...at nighttime, the pollutant levels are back to normal until 500 meters (1640 feet).	Health	
13/7/2015	Andrea Hricko	Prof. of Clinical Prev. Medicine	Keck School of Medicine of USC	Support	Exposure to near-roadway traffic pollution has been linked to: exacerbation of asthma and new cases of asthma, reduced lung function, cardiovascular heart disease, preterm birth, low birth weight and pregnancy disorders, autism, aging of the brain, and possibly obesity and Type 2 diabetes.	Health	

Director Name **Staff Name** **Staff Title** **Organization** **Support** **Summary** **Health** **Business Outreach**

19/16/2015	Ramya Sivasubramanian	Staff Attorney	Natural Resources Defense Council (NRDC)	Support	The proximity and overconcentration of industrial and transportation pollution sources can lead to increased incidence of asthma and other respiratory diseases, reduced quality of life, and preventable deaths. (However) current regulations do not adequately address this issue. CUGU is a great opportunity to improve public health and air quality. We endorse the business ombudsman concept. It will help help...to know the full array of assistance programs, can provide a single point of entry to businesses seeking assistance. The standards provide much needed local regulatory tools to address the issues arising from the proximity of incompatible land uses.	Health	Business Outreach
13/17/2015	Various	Executive Director	LA Collaborative for Environmental Health and Justice	Support	The proposed land use regulations address these adverse cumulative effects, whereas business-by-business regulations governed by other entities often do not recognize or effectively respond to such conditions. CUGU is an important step towards achieving environmental justice and protecting the public health of residents from those of LA's most polluted communities.	Positive General	
13/17/2015	Linda Kite	Executive Director	Healthy Homes Collaborative	Support	The standards provide much needed local regulatory tools to address the issues arising from the proximity of incompatible land uses.	Positive General	
13/17/2015	Linda Kite	Executive Director	Healthy Homes Collaborative	Support	The proposed land use regulations address these adverse cumulative effects, whereas business-by-business regulations governed by other entities often do not recognize or effectively respond to such conditions. CUGU is an important step towards achieving environmental justice and protecting the public health of residents from those of LA's most polluted communities.	Positive General	
13/17/2015	Cynthia Strathmann	Executive Director	Strategic Actions for a Just Economy (SAJE)	Support	The standards provide much needed local regulatory tools to address the issues arising from the proximity of incompatible land uses.	Positive General	
13/17/2015	Cynthia Strathmann	Executive Director	Strategic Actions for a Just Economy (SAJE)	Support	The proposed land use regulations address these adverse cumulative effects, whereas business-by-business regulations governed by other entities often do not recognize or effectively respond to such conditions. CUGU is an important step towards achieving environmental justice and protecting the public health of residents from those of LA's most polluted communities.	Positive General	
13/17/2015	Cynthia Strathmann	Executive Director	Strategic Actions for a Just Economy (SAJE)	Support	We appreciate the efforts you and your staff are undertaking to move this most important and ground-breaking policy forward.	Positive General	
13/17/2015	Various	Various	LA Collaborative for Environmental Health and Justice	Support	We support these efforts to sustain a healthier living environment while promoting quality, sustainable and healthy business retention and expansion. We appreciate that these standards address and seek to remedy or mitigate health issues caused by light, noise, emissions, truck activity and other aspects of these business operations while reasonably allowing businesses to function and prosper.	Positive General	
13/17/2015	Various	Various	LA Collaborative for Environmental Health and Justice	Support	We...believe the performance standards...focus on these two...concerns: Adopting local land use policies that specifically deal with local land compatibility issues and with issues of the cumulative impacts of concentration of potentially polluting businesses.	Positive General	
13/17/2015	Various	Various	LA Collaborative for Environmental Health and Justice	Support	The new standards provide much needed regulatory tools to address the adverse effects that result from concentrations of industrial uses close to homes, schools, parks, and other places where vulnerable populations live.	Positive General	
12/7/2015	Darryl Molina, Bahram Fazeli	Various	Communities for a Better Environment	Support	CUGU, and more specifically the inclusion of the CUP aims to mitigate public health impacts through strategic and reasonable land use policy.	Positive General	
12/7/2015	Darryl Molina, Bahram Fazeli	Various	Communities for a Better Environment	Support	CUGU is an important step towards achieving environmental justice and protecting the public health of residents.	Positive General	
8/7/2015	Manuel Aboulate	Managing Director	Prevention Institute	Support	The standards provide much needed local regulatory tools to address the issues arising from the proximity of incompatible land uses.	Positive General	
8/7/2015	Becky Dennison	Co-Executive Director	Los Angeles Community Action Network	Support	The proposed land use regulations address these adverse cumulative effects, whereas business-by-business regulations governed by other entities often do not recognize or effectively respond to such conditions. We applaud the emphasis of the CUGU program on supporting local businesses with financial and technical assistance to become more economically and environmentally sustainable.	Positive General	
8/7/2015	Becky Dennison	Co-Executive Director	Los Angeles Community Action Network	Support	The standards provide much needed local regulatory tools to address the issues arising from the proximity of incompatible land uses.	Positive General	
8/7/2015	Maria Brones	Executive Director	Innercity Struggle	Support	The proposed land use regulations address these adverse cumulative effects, whereas business-by-business regulations governed by other entities often do not recognize or effectively respond to such conditions.	Positive General	
8/7/2015	Maria Brones	Executive Director	Innercity Struggle	Support	The proposed land use regulations address these adverse cumulative effects, whereas business-by-business regulations governed by other entities often do not recognize or effectively respond to such conditions.	Positive General	

Date	Name	Title	Organization	Stance	Comments	Theme	Subtheme
8/7/2015	Maria Brenes	Executive Director	Innercity Struggle	Support	We applaud the emphasis of the CUGU program on supporting local businesses with financial and technical assistance to become more economically and environmentally sustainable.	Positive General	
9/7/2015	David Campbell	Secretary-Treasurer	United Steelworkers	Support	The proposed land use regulations address these adverse cumulative effects, whereas business-by-business regulations governed by other entities often do not recognize or effectively respond to such conditions.	Positive General	
9/7/2015	David Campbell	Secretary-Treasurer	United Steelworkers	Support	We applaud the emphasis of the CUGU program on supporting local businesses with financial and technical assistance to become more economically and environmentally sustainable.	Positive General	
2/7/2015	Liz Herrera	Executive Director	el nido family centers	Support	The proposed land use regulations address these adverse cumulative effects, whereas business-by-business regulations governed by other entities often do not recognize or effectively respond to such conditions.	Positive General	
2/7/2015	Liz Herrera	Executive Director	el nido family centers	Support	We applaud the emphasis of the CUGU program on supporting local businesses with financial and technical assistance to become more economically and environmentally sustainable.	Positive General	
13/7/2015	Steve Coulter	Policy Director	Los Angeles Business Council	Support	The proposed land use regulations address these adverse cumulative effects, whereas business-by-business regulations governed by other entities often do not recognize or effectively respond to such conditions.	Positive General	
13/7/2015	Steve Coulter	Policy Director	Los Angeles Business Council	Support	We applaud the emphasis of the CUGU program on supporting local businesses with financial and technical assistance to become more economically and environmentally sustainable.	Positive General	
13/7/2015	Various	Various	LA Collaborative for Environmental Health and Justice	Support	We endorse...a strong business support program accompanied by proactive business outreach.	Recommendation	Business Outreach

COUNTY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (California Environmental Quality Act Section 15062)

CITY CLERK'S USE

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City Council/Department of City Planning		COUNCIL DISTRICT 6, 7, 14, 15	
PROJECT TITLE Clean Up Green Up Supplemental Use District		LOG REFERENCE ENV-2015-1463-CE	
PROJECT LOCATION Boyle Heights, Pacoima/Sun Valley, and Wilmington			
DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: An amendment to Section 13.18 of the Los Angeles Municipal Code (LAMC) to authorize the establishment of a Clean Up Green Up Overlay District for designated areas within Boyle Heights, Pacoima/Sun Valley, and Wilmington and two citywide standards amending Sections 12.24 and 13.03 all to address cumulative health impacts of incompatible and noxious land uses, to protect and conserve resources, and improve indoor air quality in new projects. No single physical project is being proposed.			
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: N/A			
CONTACT PERSON Hagu Solomon-Cary	AREA CODE 213	TELEPHONE NUMBER 978-1394	EXT.
This is to advise that on _____ the City of Los Angeles has made the following determinations: EXEMPT STATUS: (Check One)			
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES	
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b	
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)	
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)	
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1	
	Class <u>7, 8</u> Category <u>15307, 15308</u> (State CEQA Guidelines)		
<input type="checkbox"/> OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.		
JUSTIFICATION FOR PROJECT EXEMPTION: The three main purposes of the Code amendment are to: 1) reduce the cumulative health impacts resulting from proposed land use projects, 2) protect the public's health by buffering emitting sources from sensitive receptors, and 3) promote best practices and building improvements that reduce environmental impacts. The Clean Up Green Up Overlay District and the citywide amendments are actions to assure the maintenance, enhancement, or protection of the environment and natural resources.			
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.			
SIGNATURE	TITLE Planning Assistant	DATE	
FEE:	RECEIPT NO.	REC'D. BY	DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

Rev. 11-1-0