

ORDINANCE NO. 156166

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2
3 An Ordinance amending Section 13.01 of the Los Angeles
4 Municipal Code to establish regulations in the Los Angeles City
5 Oil Field to permit the continued operation of existing oil
6 production sites, the drilling, redrilling, production and
7 servicing of new and existing oil wells, and certain aesthetic
8 improvements.

9
10 WHEREAS, the City of Los Angeles adopted a series
11 of regulations governing oil exploration, drilling and production
12 within the City in 1946 and, as needs dictated, periodically
13 modified and amended such regulations since 1946; and

14
15 WHEREAS, the Los Angeles City Oil Field was dis-
16 covered in the 1890's and was governed by such regulations
17 and still produces oil to this day; and

18
19 WHEREAS, the Los Angeles City Oil Field is capable
20 of producing additional quantities of oil if the Los Angeles
21 Municipal Code is amended to permit drilling of new oil wells
22 and the redrilling and deepening of existing oil wells; and

23
24 WHEREAS, there is a continuing need to maintain existing
25 oil production, to protect those land uses surrounding the
26 existing production sites, to improve the appearance of the
27 existing production sites, and to encourage the full recovery
28 of oil resources from the Los Angeles City Oil Field; NOW THEREFORE,

1 THE PEOPLE OF THE CITY OF LOS ANGELES

2 DO ORDAIN AS FOLLOWS:

3
4 Section 1. The definition of "URBANIZED AREA" in
5 Subsection B of Section 13.01 of the Los Angeles Municipal
6 Code is hereby amended to read:
7

8 "URBANIZED AREA" shall mean all land in
9 the City, except land in the M3 zone, and land
10 which has been determined to be "Non-urbanized
11 Area" by the Commission or Council or land
12 located in the "Los Angeles City Oil Field Area."
13

14 Sec. 2. The following definitions are hereby added
15 to Subsection B of Section 13.01 of the Los Angeles Municipal
16 Code in proper alphabetical sequence to read:
17

18 "DRILLING AND PRODUCTION SITE IN THE
19 LOS ANGELES CITY OIL FIELD AREA" shall mean locations
20 within an oil drilling district in the "Los Angeles City
21 Oil Field Area" upon which surface operations for
22 the drilling, deepening or operation of an
23 oil well or any operation incident thereto,
24 are permitted under the terms of this Section,
25 subject to the conditions prescribed by written
26 determination by the Zoning Administrator.
27

28 - - -

"LOS ANGELES CITY OIL FIELD AREA" shall
mean all land in the City within the areas
identified on the following maps and shall
include all oil producing zones beneath such
areas but no deeper than the third zone beneath
the surface of the earth.

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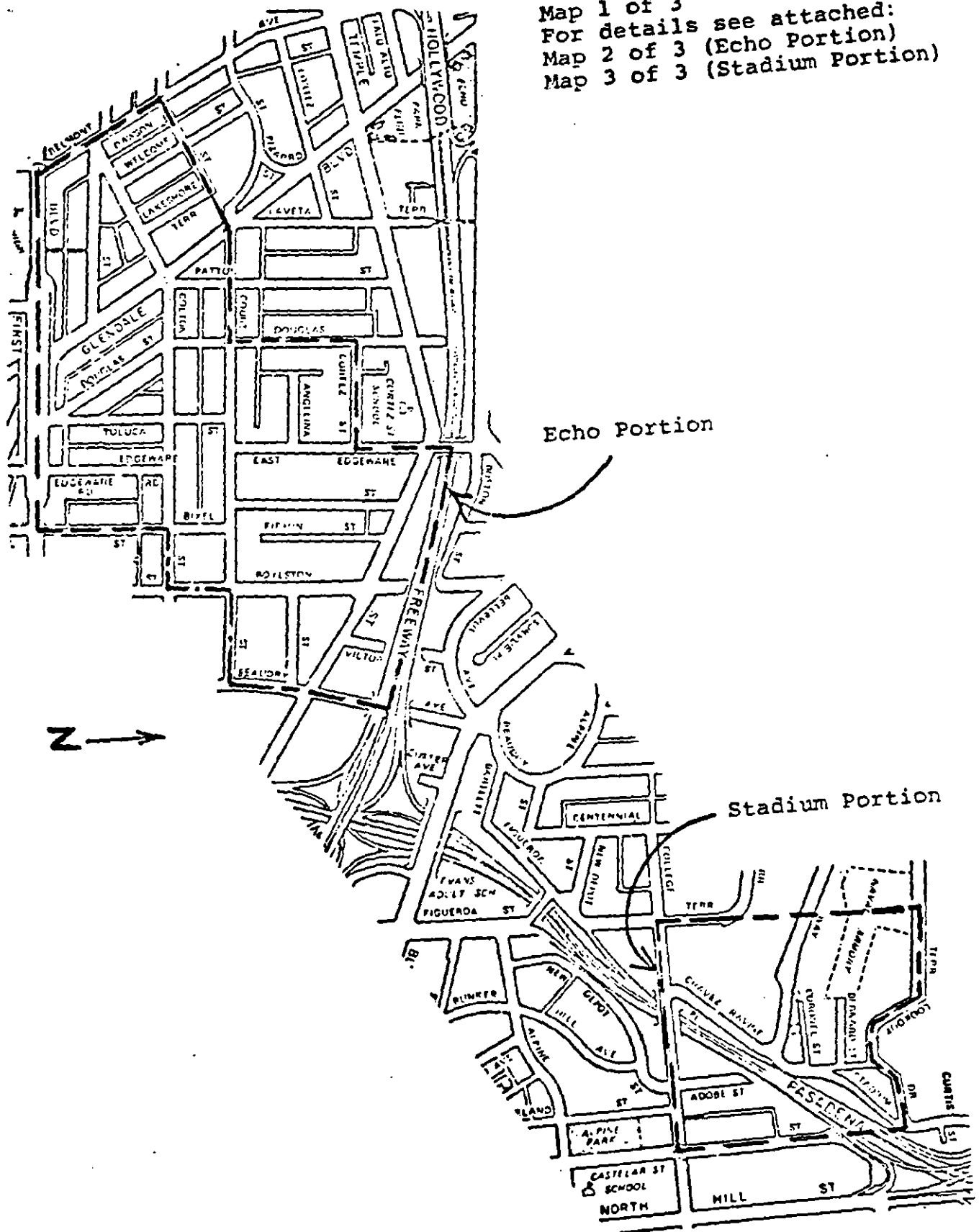
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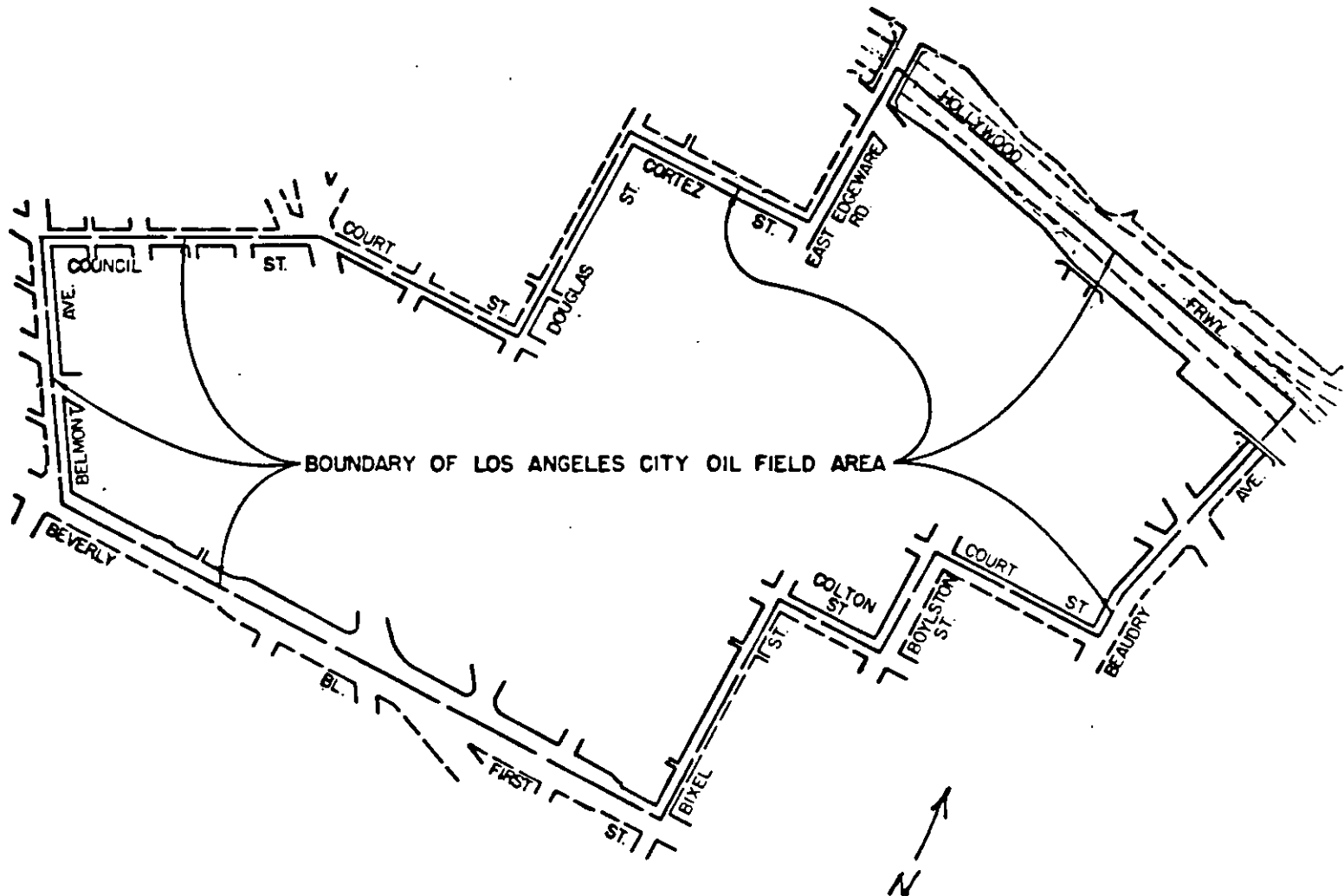
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LOS ANGELES CITY OIL FIELD AREA.

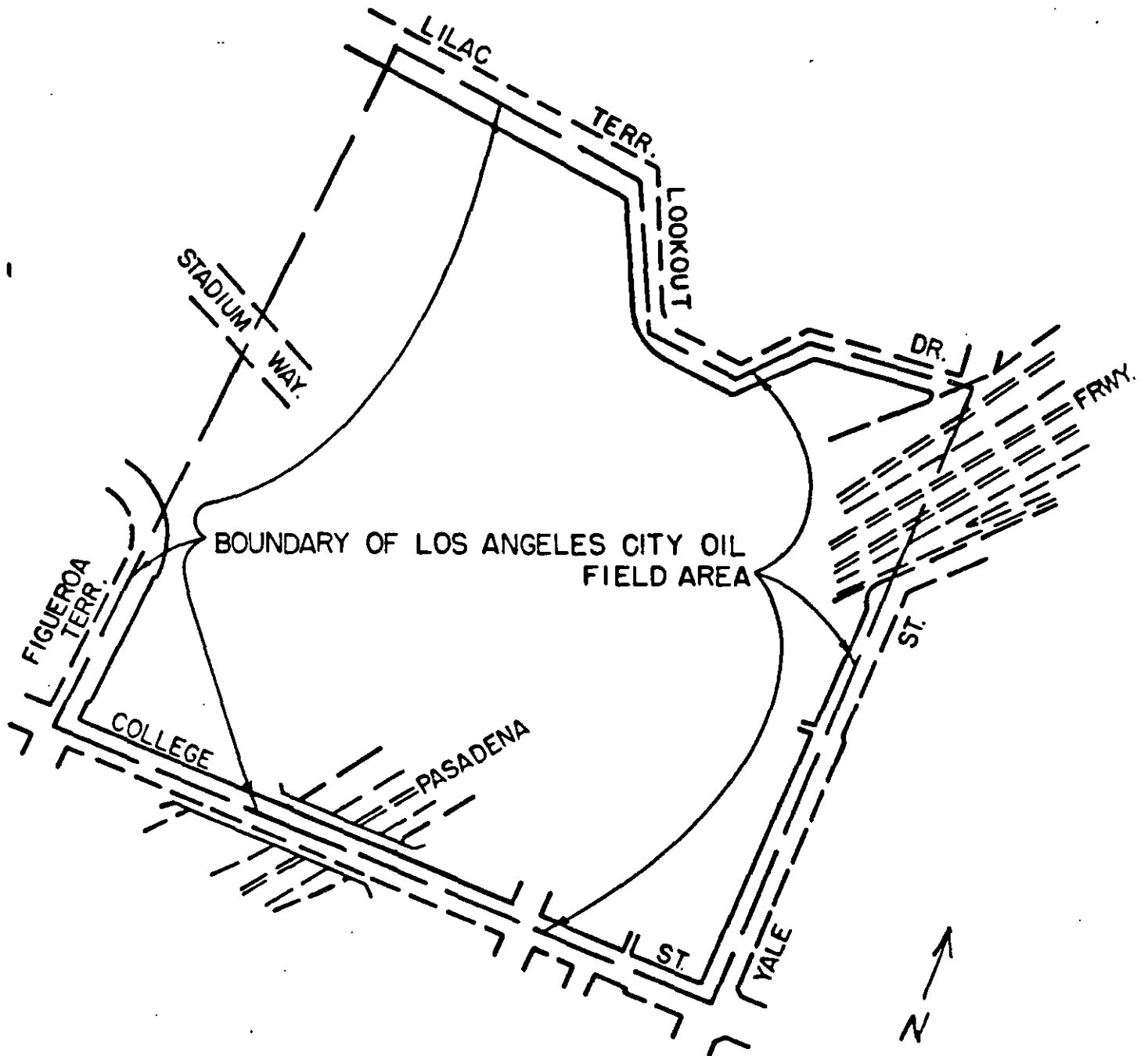
Map 1 of 3
For details see attached:
Map 2 of 3 (Echo Portion)
Map 3 of 3 (Stadium Portion)



Map 2 of 3
Los Angeles City Oil Field Area
Echo Portion



Map 3 of 3
Los Angeles City Oil Field Area
Stadium Portion



1 Sec. 3. Subdivision 4 of Subsection D of Section 13.01
2 of the Los Angeles Municipal Code is hereby amended to read:

3
4 4. LOS ANGELES CITY OIL FIELD AREA - Each
5 application for the establishment of an oil drill-
6 ing district in the Los Angeles City Oil Field
7 Area shall:

8 (a) Include property not less than
9 one acre in size, bounded on each side
10 by a public street, alley, walk or way
11 and such district shall be wholly contained
12 within the Los Angeles City Oil Field Area.

13 (b) Contain a statement that the
14 applicant has the proprietary or con-
15 tractual authority to drill for and
16 produce oil, gas or other hydrocarbon
17 substances under the surface of at
18 least 75% of the total land area of the
19 property to be included in said district.

20 Any municipal body or official required
21 by law to consider and make a report or
22 recommendation relative to or to approve
23 or disapprove such application may request
24 the applicant in writing to submit for
25 inspection copies of leases and contracts
26 held by applicant in support of such asserted
27 proprietary or contractual authority. The
28 limitations of time for acting upon such

1 application shall be suspended from the
2 time of mailing such request until the
3 documents requested have been submitted.
4

5 Sec. 4. Subsection D of Section 13.01 of the Los Angeles
6 Municipal Code is hereby amended to add a new Subdivision 5 to read:

7 5. General - All Areas - No application
8 for the establishment of an oil drilling district
9 shall be accepted for filing in the City Planning
10 Department unless it has first been submitted
11 to and reported on by the Assistant City Adminis-
12 trative Officer in charge of Petroleum Administra-
13 tion. Said report shall consider the propriety
14 of the proposed boundaries of the district,
15 the desirability of the drill site location and
16 whether or not the exploration for oil is
17 geologically justified in the district. Said
18 report shall be made within 30 days of the
19 receipt of said application. A copy of said
20 report shall accompany the application when it
21 is filed with the City Planning Department.
22

23 Sec. 5. Subsection E of Section 13.01 of the Los Angeles
24 Municipal Code is hereby amended to add a new Subdivision 4 to read:
25

26 4. LOS ANGELES CITY OIL FIELD AREA - Each
27 oil drilling district established in the
28 Los Angeles City Oil Field Area shall be subject

1 to the following conditions:

2 *STND* (a) The boundary of each district
3 shall follow the center line of city
4 streets as far as practicable;

5 (b) Each district shall include the
6 streets, ways, and alleys within the boundaries
7 thereof and shall be substantially compact in
8 area;

9 (c) The drilling, pumping, redrilling,
10 repairing, maintenance or other servicing
11 of any new oil well Class A in said district
12 shall be conducted only on a Drilling and
13 Production Site in the Los Angeles City Oil
14 Field Area upon which at least one lawful
15 oil well Class A is operated on the effective
16 date of this Subdivision;

17 (d) The number of new oil wells Class
18 A permitted on such a Drilling and Production
19 Site in the Los Angeles City Oil Field Area
20 shall not exceed one new well to each acre
21 in the district;

22 (e) Each applicant, requesting a determina-
23 tion by the Zoning Administrator prescribing the con-
24 ditions controlling new drilling and production
25 operations as provided in Subsection H of this
26 Section, must have proprietary or contractual
27 authority to drill for oil under the surface of at
28 least 75% of the total land area of the pro-
29 perty in the district

1. to be explored.

2 (f) Within one year from the date the
3 written determination is made by a zoning
4 administrator prescribing the conditions con-
5 trolling drilling and production operations,
6 as provided in Subsection H of this Section,
7 each applicant or his successor in interest
8 shall offer in writing to each record owner
9 of property located in said oil drilling
10 district who has not joined in the lease or
11 other authorization to drill, the right to
12 share in proceeds of production from new wells
13 bottomed in said district upon the same basis
14 as those property owners who have, by lease
15 or other legal consent, agreed to the drilling
16 for and production of oil, gas or other
17 hydrocarbon substances from the subsurface of
18 said district. The offer hereby required must
19 remain open for acceptance for a period of five
20 years after the date the said written determina-
21 tion is made by a Zoning Administrator. During
22 the period said offer is in effect, said appli-
23 cant, or his successor in interest, shall
24 impound all royalties to which said owners or
25 any of them may become entitled in a bank or
26 trust company in the State of California, with
27 proper provisions for payments to the said
28 record owners of property in the district who

1 had not signed the lease at the time such
2 written determination was made by a Zoning
3 Administrator, but who accept such offer in
4 writing within the said five-year period. Any
5 such royalties remaining in any bank or trust
6 company at the time said offer expires which
7 are not due or payable as hereinabove provided
8 shall be paid pro-rata to those owners who, at
9 the time of such expiration, are otherwise
10 entitled to share in the proceeds of such
11 production.

12 (g) The entire site upon which new oil
13 wells are to be drilled shall be adequately
14 fenced and landscaped; plans showing the type and
15 extent of such landscaping shall be first sub-
16 mitted to and approved by the Zoning Administrator.

17 (h) Each applicant, requesting a determi-
18 nation by a Zoning Administrator prescribing the
19 conditions controlling drilling and production
20 operations, as provided in Subsection H of this
21 Section, shall post in the Office of Zoning
22 Administration a satisfactory corporate surety
23 bond (to be approved by the City Attorney and
24 duplicates to be furnished by him) in the sum of
25 \$5,000 in favor of the City of Los Angeles,
26 conditioned upon the performance by the applicant
27 of each and all of the conditions, provisions,
28 restrictions and requirements of this Section,

1 and all additional conditions, restrictions,
2 or requirements determined and prescribed
3 by a Zoning Administrator. No extension of
4 time that may be granted by a Zoning Administra-
5 tor or any change of specifications or require-
6 ments that may be approved or required by
7 him or by any other officer or department of
8 the city or any other alteration, modification
9 or waiver affecting any of the obligations
10 of the grantee made by any city authority or
11 by any other power or authority whatsoever
12 shall be deemed to exonerate either the grantee
13 or the surety of any bond posted pursuant to
14 this Section.

15 (i) If a Zoning Administrator determines
16 after first receiving a report and recommendation
17 from the City Administrative Officer, that oil
18 drilling and production activities within the
19 district have caused or may cause subsidence
20 in the elevation of the ground within the district
21 or in the immediate vicinity, he/she shall have
22 the authority, after consulting with recognized
23 experts in connection with such problem and with
24 those persons producing hydrocarbons from the
25 affected area, to require the involved oil pro-
26 ducer or producers to take corrective action,
27 including repressurizing the oil producing
28 structure or cessation of oil drilling and production.

1 (j) A Zoning Administrator may impose
2 additional conditions or require corrective
3 measures to be taken if he/she finds, after
4 actual observation or experience with drilling
5 one or more of the wells in the district, that
6 additional conditions are necessary to afford
7 greater protection to surrounding property.

8 (k) Should more than one site upon which
9 oil production activities are lawfully operating
10 exist within a district on the effective date
11 of this Subsection, the operator of such a site
12 may apply to the Zoning Administrator for the
13 establishment of fencing and landscaping require-
14 ments. Once the requirements have been satisfied
15 such operator shall be relieved of the restric-
16 tions specified in Section 12.23 C4(b) of this Code.
17 Should such operator of such a site in a district
18 desire to redrill or deepen a lawfully operating
19 oil well Class A on the effective date of this
20 Subsection, such operator shall comply with the
21 provisions of Subsection H of this Section.
22 Compliance with the determination of conditions
23 issued shall relieve such operator of the restric-
24 tions specified in Section 12.23 C4(a) and (b) of
25 this Code.
26

27 Sec. 6. Subsection G of Section 13.01 of the Los Angeles
28 Municipal Code is hereby amended to add a new Subdivision 4 to read:

1 4. Districts in the Los Angeles City Oil
2 Field Area. (For boundaries of such districts
3 and any conditions applicable thereto, refer
4 to maps and records in the City Planning
5 Office.)

6
7 Sec. 7. The second unnumbered paragraph of Subsection H
8 of Section 13.01 of the Los Angeles Municipal Code is hereby
9 amended to read:

10
11 Where the district is in an urbanized or
12 off-shore area, a Zoning Administrator, after
13 investigation, may deny the application if he
14 finds that there is available and reasonably
15 obtainable in the same district or in an adjacent
16 or nearby district within a reasonable distance
17 one or more locations where drilling could be
18 done with greater safety and security with
19 appreciably less harm to other property, or
20 with greater conformity to the comprehensive
21 zoning map. A Zoning Administrator shall deny
22 an application for a drill site in an urbanized
23 or off-shore area unless the applicant first
24 files with the Zoning Administrator in a form and
25 executed in a manner approved by a Zoning Administra-
26 tor (1) either of the following continuing written
27 offers (a) to make such drill site available to
28 competing operators upon reasonable terms, or

1 (b) to enter into or conduct joint operations
2 for a unit or cooperative plan of development
3 of hydrocarbon reserves upon reasonable terms,
4 if whichever course offered is determined to
5 be feasible by a Zoning Administrator, and
6 is subsequently required by him in order to
7 effectuate the above set forth purposes, and
8 (2) an agreement to abide by the determination
9 of the City Administrative Officer if any
10 dispute arises as to the reasonableness of
11 such terms after first having an opportunity
12 to be heard thereon. Where the district is
13 in a non-urbanized area, in the Los Angeles City
14 Oil Field Area, or in those cases where a
15 Zoning Administrator approves an application
16 in an urbanized or off-shore area, a Zoning
17 Administrator shall determine and prescribe
18 such additional conditions or limitations,
19 not in conflict with those specified in the
20 ordinance establishing the district, which
21 he deems appropriate in order to give effect
22 to the provisions of this Section and to other
23 provisions of this Chapter relating to zoning.
24 Where the proposed operation is in the M3 zone
25 and is within 500 feet of a more restrictive zone,
26 a Zoning Administrator shall prescribe such
27 conditions and limitations, if any, as he deems
28 appropriate to regulate activity which may

1 be materially detrimental to property in
2 the more restrictive zone. All such conditions
3 previously imposed by a Zoning Administrator
4 in accordance with the provisions of this Chapter
5 are continued in full force and effect.

6
7 Sec. 8. The final unnumbered paragraph of Subsection J
8 of Section 13.01 of the Los Angeles Municipal Code is hereby
9 amended to read:

10 Any ordinance establishing a non-urbanized
11 district or district in the Los Angeles City Oil
12 Field Area shall become null and void one year
13 after all wells in the district have been abandoned
14 in accordance with legal requirements, unless the
15 Zoning Administrator, on the basis of sufficient
16 proof, determines that the district is part of a
17 group in which secondary hydrocarbon recovery
18 operations are taking place, and that production
19 from an adjoining or adjacent district is allocated
20 thereto under a unit or pooling agreement. In such
21 cases, a Zoning Administrator may, if he finds that
22 good and reasonable cause exists therefor, extend
23 the termination date to coincide with the termination
24 date of the adjoining or adjacent district in which
25 secondary recovery operations are being conducted.
26 A Zoning Administrator may terminate any such
27 district when the reasons for said extension no
28 longer apply.

Sec. 9. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of DEC 8 1981

REX E. LAYTON, City Clerk,

By Edward W. Ashdour
Deputy.

DEC 14 1981

Approved.....

Tom Bradley
Mayor

Approved as to Form and Legality

OCT 01 1981

~~XXXXXXXXXX~~ City Attorney,
IRA REINER,

By Gail Gordon Dade
Gail Gordon Dade, Deputy City Attorney

Pursuant to Sec. 97.8 of the City Charter, approval of this ordinance recommended for the City Planning Commission.....

See attached report.
Calvin J. Hamilton
Director of Planning

File No. 80-3951