



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****.

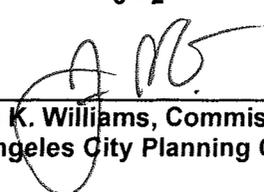
RECOMMENDATIONS TO THE CITY COUNCIL:

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)

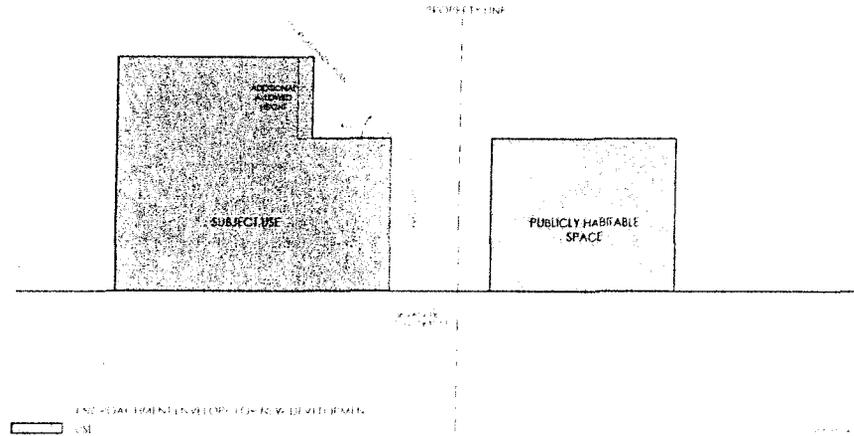
Uses that abut a Publicly Habitable Space shall construct a six-foot high solid concrete or masonry wall for the entire length of the property line in the following zones: C2, C4, CM, MR1, M1, MR2, M2, and M3. The wall shall be without openings and shall have a minimum nominal thickness of 6 inches.

(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)

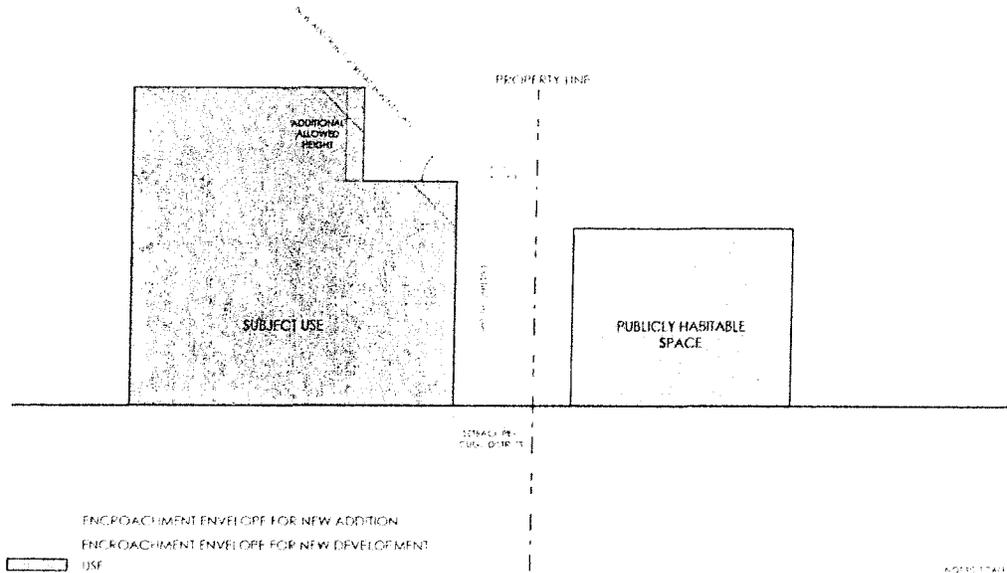
Any new building or structure shall be within an encroachment plane sloping upward and inward at a 45 degree angle commencing 20 feet above the existing grade at the inside line of the side yard setback as illustrated below.



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.

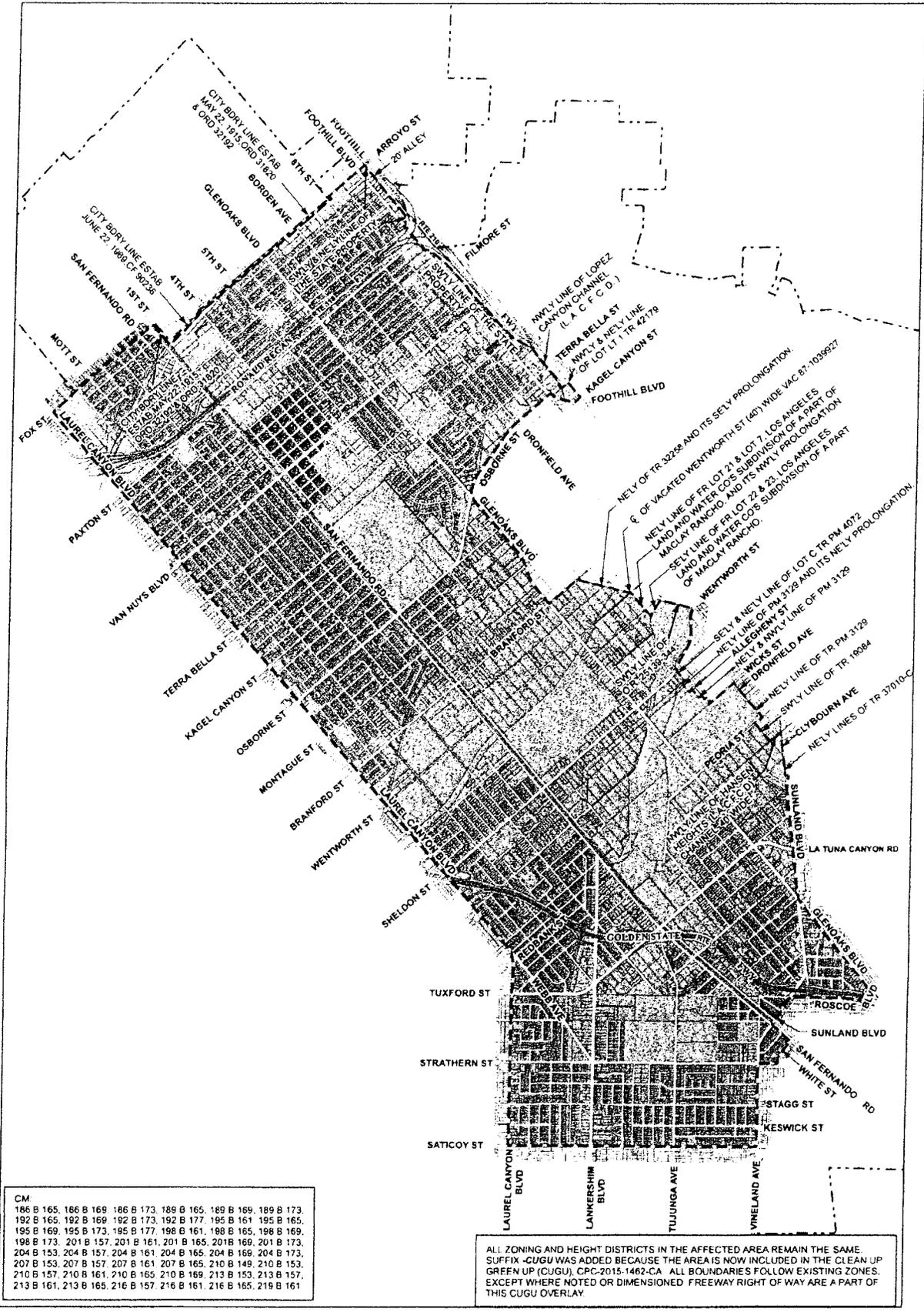
H. **Severability.** If any provision of this Ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this Ordinance, which can be implemented without the invalid provisions and, to this end, the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

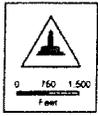


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195 B	169	195 B	173	195 B	177	198 B	161	198 B	165	198 B	169
198 B	173	201 B	157	201 B	161	201 B	165	201B	169	201 B	173
204 B	153	204 B	157	204 B	161	204 B	165	204 B	169	204 B	173
207 B	153	207 B	157	207 B	161	207 B	165	210 B	149	210 B	153
210 B	157	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

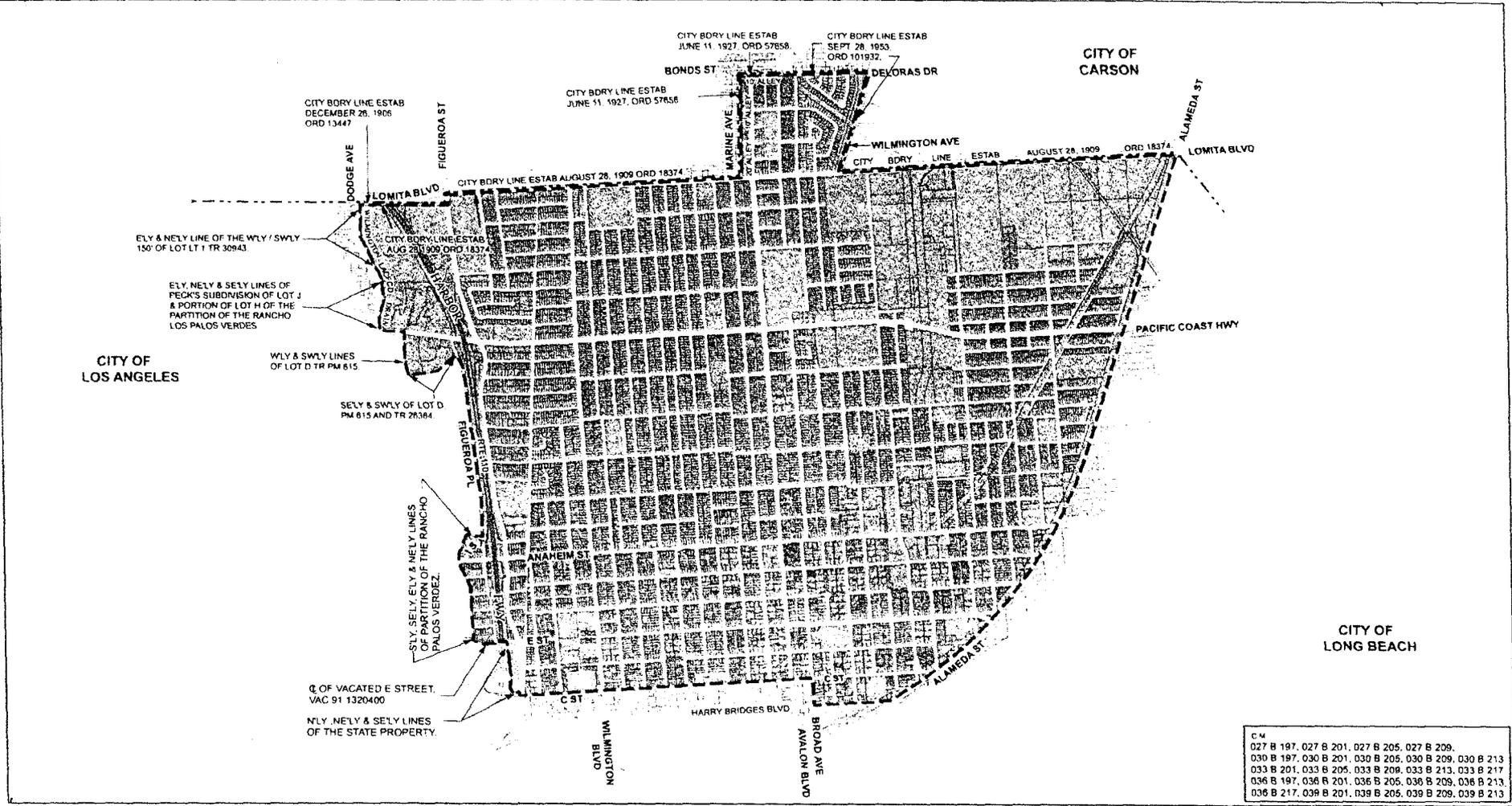


CLEAN UP GREEN UP (CUGU)

CPC-2015-1462-CA

LH/ [Signature] 050515 SHEET 1 OF 3





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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

0 500 1,000
Feet

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

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

DOCUMENT FILED
 City Clerk's Office
 No. MG-15-431-PL
 Certified by Egc
 Date 9/22/15

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT MULTI
PROJECT TITLE ENV-2015-1463-ND	CASE NO. CPC-2015-1462-CA

PROJECT LOCATION
 N/A N/A

PROJECT DESCRIPTION
 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. The project also includes two citywide standards amending Sections 12.24 and 13.03, and citywide changes to the Building Code amending Section 95.314, 99.04, 99.05- all which address cumulative environmental and health impacts of incompatible and noxious land uses. The Project does not propose or authorize any development.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

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

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

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
HAGU SOLOMON - CARY	City Planning Assistant	(213) 978-1394

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		9/22/ 2015

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles, Planning Department		COUNCIL DISTRICT: All	DATE: 9/21/2015
RESPONSIBLE AGENCIES: City of Los Angeles			
ENVIRONMENTAL CASE: ENV-2015-1463-ND	RELATED CASES: CPC-2015-1462-CA		
PREVIOUS ACTIONS CASE NO.: N/A	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions.		
PROJECT DESCRIPTION: Clean Up Green Up			
ENV PROJECT DESCRIPTION: 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. The project also includes two citywide standards amending Sections 12.24 and 13.03, and citywide changes to the Building Code amending Section 95.314, 99.04, 99.05- all which address cumulative environmental and health impacts of incompatible and noxious land uses. The Project does not propose or authorize any development. See Project Overview for additional description.			
ENVIRONMENTAL SETTINGS: If adopted, the proposed ordinance would affect all lots included in the proposed Clean Up Green Up Supplemental Use District boundary within the City of Los Angeles, which include Pacoima/Sun Valley, Boyle Heights, and Wilmington. If adopted, parcels citywide are also potentially affected by changes to oil refinery and surface mining permit processes and procedures as well as building standards.			
PROJECT LOCATION: Citywide			
COMMUNITY PLAN AREA: All	AREA PLANNING COMMISSION:	CERTIFIED NEIGHBORHOOD COUNCIL:	
STATUS: <input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Does Conform to Plan <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Does NOT Conform to Plan <input type="checkbox"/> ADOPTED	All	All	
EXISTING ZONING: Various	MAX DENSITY ZONING:	Various	
GENERAL PLAN LAND USE: Various	MAX DENSITY PLAN:	Various	
			PROPOSED PROJECT DENSITY: N/A

Environmental Factors Potentially Affected:

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

<input type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURAL RESOURCES <input type="checkbox"/> AIR QUALITY <input type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input type="checkbox"/> GEOLOGY AND SOILS <input type="checkbox"/> GREENHOUSE GAS EMISSIONS	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input type="checkbox"/> NOISE <input type="checkbox"/> POPULATION AND HOUSING	<input type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input type="checkbox"/> TRANSPORTATION/CIRCULATION <input type="checkbox"/> UTILITIES <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency):

Background

PROPONENT NAME: City Council/Department of City Planning

APPLICANT ADDRESS: 200 NORTH SPRING STREET
LOS ANGELES, CALIFORNIA 90012

AGENCY REQUIRING CHECKLIST: City of Los Angeles

PROPOSAL NAME (if Applicable): Clean Up Green Up

PHONE NUMBER: 213.978.1394

DATE SUBMITTED: September 21, 2015

Project Overview

The proposed Clean Up Green Up code amendments consist of both geographically based regulations, specific to three areas, and city-wide changes to the Zoning and Building Codes of the Los Angeles Municipal Code. Clean Up Green Up adds regulations to existing permitted uses, requires distancing between automobile repair facilities and residential uses, changes the by-right use of oil refineries city-wide to a conditional use permit, and expands the notification requirement to conduct a surface mining operation city-wide.

This Project is not a physical development, and will therefore not result in construction. The Project adds development standards to existing permitted uses without changing where the uses may be developed. Therefore, there are no foreseeable direct impacts on the environment. Indirect impacts can result from new development standards and amendments to a zoning ordinance. With the limited exceptions discussed below, none of the proposed amendments to the LAMC make any changes to existing allowed uses. This Project does not rezone or re-designate any land in the project area and does not make any text amendments to the allowed uses in the current designations and zone districts. As discussed above and in the checklist, the Project creates heightened standards or additional requirements on future development in the Project area. These additional requirements, as discussed in the checklist, are in many cases intended to address potential environmental impacts. As such, most of the amendments to the Code and current standards will not foreseeably result in any indirect impacts to the environment and will not be further analyzed in the initial study.

The following three features of the Project are the only features or elements of the Project that the City has identified are of a type that could result in an indirect impact: (1) a change from oil refineries and asphalt manufacturing plants going from a by-right use to a conditional use in the Project area, (2) a distancing requirement between automobile repair facilities and residential uses, and (3) a provision to allow the City to consider existing ambient noise levels as baseline for which certain new development cannot exceed. These three Project features will be discussed further below.

Oil Refinery CUP

Pursuant to the requirements of CEQA, including the decisions in *Environmental Planning & Info. Council v. County of El Dorado* (1982) 131 Cal.App.3d 350 and *Woodward Park HOA v. City of Fresno* (2007) 150 Cal.App.4th 638, 707, the City is required to treat the baseline as the existing physical conditions when amending its zoning ordinance and cannot use the existing zoning as the baseline. Based on this, even though the City is changing a by-right use to a conditional use and therefore, making it more difficult to have the use from the current regulations, the City cannot consider for purposes of the CEQA analysis as existing hypothetical refineries that could come in under the current by-right use. The City is required to analyze the impacts of allowing refineries by CUP to the current existing environment. That is, would allowing oil refineries by CUP be likely to result in impacts from refineries that will come in under the CUP process. Understanding that the City is required to analyze the Project against the existing environment, the City finds that it is not reasonably foreseeable that any indirect impacts will result from allowing refineries by CUP in the Project area. The reason is that the City does not foresee any new refineries being built. The development or expansion of an oil refinery in the City of Los Angeles is unlikely due to the multitude of Federal and State regulations, increasing political and community pushback, and a scarcity of land available to support such a use. The average size of an oil refinery in the City of Los Angeles is 490 acres with the smallest being 120 acres. Based upon this the City concludes there are no indirect impacts that will result from allowing refineries in the Project area with a CUP and will not further analyze impacts related to this Project feature. If an existing refinery were to expand operations beyond the current property lines, CEQA analysis would be required by the South Coast Air Quality Management District.

Distancing Requirements

Distancing requirements may result in indirect impacts if certain uses are zoned out of an area or a city and people are forced to drive farther to get to those uses. It could be argued that the program's distancing requirements separating automobile repair facilities and residential uses would reduce the number of available facilities and cause people to drive further distances to service their vehicles. However, the genesis of the issue the City is intending to address with the Project also serves as reason as to why this impact will not occur; there is an over-proliferation of automobile repair facilities in these

neighborhoods. Therefore, residents have more than sufficient access to the service and traffic patterns would not be significantly impacted. Should any auto repair facilities go out of business, there is still commercial and manufacturing zoned land available, taking into account the new distancing requirement, for new auto repair facilities to serve resident in the subject communities. Based upon this and the discussion in the checklist, the City concludes there are no foreseeably indirect impacts that will result from distancing requirements in the Project.

Ambient Noise

Per this Project, activities that generate substantial noise are required to submit an acoustic evaluation report issued by a licensed noise consulting professional. This analysis establishes a baseline for current ambient noise levels, measured outside of the facility seeking permit approval. New noise generating activities shall not exceed either: 1) the noise level permitted by the noise ordinance or 2) the baseline ambient noise level measured prior to permitting the activity- whichever is greater. It could be argued that if the baseline exceeds the levels permitted by the Code, new noise generating activities can potentially cause an impact.

Because subject noise generating activities are not able to reduce the existing ambient noise level outside the respective facilities, they must comply with third party performance-based mitigation measures that maintain and avoid any increase in current ambient noise levels.

Per the requirements for the acoustic evaluation, new noise generating activity must not exceed ambient noise levels in order pass third party verification conducted after construction, therefore, having no significant impact. Based upon this and the discussion in the checklist, the City concludes there are no foreseeable indirect impacts that will result from the ambient noise provisions in the Project and will not further analyze impacts related to this Project feature.

Initial Study Checklist

		Impact	Explanation	Mitigation Measures
I. AESTHETICS				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or physical changes to the landscape. Therefore there will be no foreseeable impact on aesthetics or visual resources.	
b.	SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS WITHIN A STATE SCENIC HIGHWAY?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or physical changes to the landscape. Therefore there will be no foreseeable impact. Additionally, the Mobility Plan 2035 provides preservation and enhancement guidelines for designated scenic highways and byways.	
c.	SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or physical changes to the landscape. The proposed Project includes more restrictive regulation and therefore there will be no foreseeable impact. Additionally, the proposed Project aims to reduce negative aesthetic impacts in the communities via development standards and regulations. These include landscaping requirements, setbacks, limiting curb cuts and prohibiting barbed wire and similar materials will enhance the existing visual character or quality—not degrade it.	
d.	CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development. Therefore there will be no foreseeable impact. Additionally, the proposed Project includes a development standard that requires new lighting sources to minimize light trespass onto adjacent properties. Additionally, the City of Los Angeles Green Building Code	

			implements Backlight Uplight Glare Standards (BUG) that reduces the impacts of light and glare.	
II. AGRICULTURAL RESOURCES				
a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or physical changes to the landscape. Therefore there will be no foreseeable impact. Additionally, agricultural uses which may be considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as identified by the California Resource Agency are not considered a subject use under the proposed regulations.	
b.	CONFLICT WITH THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or physical changes to the landscape. Therefore there will be no foreseeable impact. Additionally, the scope of the proposed Project does not include any properties that have a Williamson Act contract in effect. There are several agricultural zoned properties within the city boundaries; however, agricultural uses are not identified as Subject Uses.	
c.	CONFLICT WITH EXISTING ZONING FOR, OR CAUSE REZONING OF, FOREST LAND (AS DEFINED IN PUBLIC RESOURCES CODE SECTION 1220(g)), TIMBERLAND (AS DEFINED BY PUBLIC RESOURCES CODE SECTION 4526), OR TIMBERLAND ZONED TIMBERLAND PRODUCTION (AS DEFINED BY GOVERNMENT CODE SECTION 51104(g))?	NO IMPACT	As discussed in the Overview, no additional development or physical changes to the landscape are proposed. Therefore there will be no foreseeable impact. Additionally, the proposed Project boundaries do not contain any properties or land identified as forest land or timberland and would not conflict with existing zoning for, or cause rezoning of, forest land or timberland uses.	
d.	RESULT IN THE LOSS OF FOREST LAND OR CONVERSION	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or physical changes to the landscape are proposed. Therefore there will be no foreseeable impact.	

	OF FOREST LAND TO NON-FOREST USE?		Additionally, the proposed Project does not contain any areas identified as forest land and thus would not result in conversion of forest land to non-forest land.	
e.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE OR CONVERSION OF FOREST LAND TO NON-FOREST USE?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or physical changes to the landscape. Therefore there will be no foreseeable impact. Additionally, the proposed development standards and regulations do not apply to any agricultural use.	
III. AIR QUALITY				
a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE APPLICABLE AIR QUALITY PLAN?	NO IMPACT	As discussed in the Overview, the proposed regulation does not in and of itself spur additional development or otherwise, result in additional traffic trips for the following reasons: 1) the development or expansion of an oil refinery in the City of Los Angeles is highly unlikely due to a scarcity of land available for such a use, the multitude of Federal and State regulations, and increasing political and community push-back, 2) there is an over-proliferation of automobile repair facilities in the three subject neighborhoods and no additional traffic would be generated as a result of the proposed distancing requirements. Additionally, the Project does not conflict with or obstruct the Air Quality Management Plan (AQMP) as implemented by the California Air Resources Board (CARB), and South Coast Air Quality Management District (SCAQMD). SCAQMD is the local agency responsible for comprehensive air pollution control, reducing emissions from stationary sources, and has established standards for construction and operational activities vis-à-vis air quality. The Project will not have an impact on the implementation of the Plan as a result of the rules and regulations implemented by the SCAQMD. Any new development would be within the acceptable parameters established by the SCAQMD and therefore would not conflict or obstruct air quality standards.	

b.	VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?	NO IMPACT	<p>As discussed in the Overview, the proposed regulation does not in and of itself spur additional development or otherwise result in additional traffic trips for the following reasons: 1) the development or expansion of an oil refinery in the City of Los Angeles is highly unlikely due to a scarcity of land available for such a use, the multitude of Federal and State regulations, and increasing political and community push-back, 2) there is an over-proliferation of automobile repair facilities in the three subject neighborhoods and no additional traffic would be generated as a result of the proposed distancing requirement.</p> <p>Additionally, enclosure requirements on materials and equipment that emit dust, smoke, gas, cinder or refuse materials will reduce emissions from Subject Uses by requiring mechanical ventilation to prevent fugitive emissions. It is expected that affected communities will not see an increase in air quality violations due to the enclosure requirements.</p>	
c.	RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD (INCLUDING RELEASING EMISSIONS WHICH EXCEED QUANTITATIVE THRESHOLDS FOR OZONE PRECURSORS)?	NO IMPACT	<p>As discussed in the Overview, the proposed regulation does not in and of itself spur additional development or otherwise result in additional traffic trips for the following reasons: 1) the development or expansion of an oil refinery in the City of Los Angeles is highly unlikely due to a scarcity of land available for such a use, the multitude of Federal and State regulations, and increasing political and community push-back, 2) there is an over-proliferation of automobile repair facilities in the three subject neighborhoods and no additional traffic would be generated as a result of the proposed distancing requirement.</p> <p>Additionally, enclosure requirements on materials and equipment that emit dust, smoke, gas, cinder or refuse materials will reduce fugitive emissions from Subject Uses by requiring mechanical ventilation which in turn reduces the net increase of criteria pollutants for which the basin is in non-attainment. Furthermore, the SCAQMD emission reduction credits (ERC) mandate the best available control technologies for relocations and modifications of operations ensuring that no source impede the progress of attaining National Ambient Air Quality Standards (NAAQS).</p>	

d.	EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?	NO IMPACT	<p>As discussed in the Overview, the proposed regulation does not in and of itself spur additional development or otherwise result in additional traffic trips for the following reasons: 1) the development or expansion of an oil refinery in the City of Los Angeles is highly unlikely due to a scarcity of land available for such a use, the multitude of Federal and State regulations, and increasing political and community push-back and 2) there is an over-proliferation of automobile repair facilities in the three subject neighborhoods and no additional traffic would be generated as a result of the proposed distancing requirement.</p> <p>Additionally, the proposed high-efficiency filtration mediums required near freeways, on both residential and commercial buildings, will reduce the indoor air toxins affecting sensitive receptors. Site planning and building design requirements will reduce exposure to substantial pollutant concentrations.</p>	
e.	CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development. Therefore there will be no foreseeable impact.	
IV. BIOLOGICAL RESOURCES				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or physical changes to the landscape. Therefore there will be no foreseeable impact.	

b.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE.	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or physical changes to the landscape. Therefore there will be no foreseeable impact.
c.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or physical changes to the landscape. Therefore there will be no foreseeable impact. Additionally, there are no federally protected wetlands or any other type of wetlands within the three subject neighborhoods. The US Fish and Wildlife Service lists the Ballona Wetlands near Playa Vista as the only marine wetlands within city boundaries, however, they are not under the scope of the Project.
d.	INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development. Therefore there will be no foreseeable impact. Additionally, the 420 parks located within the city may potentially host native residents or species. However, parks are designated as an OS zone, meaning they cannot be developed. After Project adoption, no substantial interference would occur with the movement of such residents or species.
e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development. Therefore there will be no foreseeable impact with any local policies or ordinances protecting biological resources.

	ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?		Additionally, if a property with a Subject Use undergoes reconstruction or is host to new construction, existing tree protection and replacement requirements will still be upheld.	
f.	CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development. Therefore there will be no foreseeable impact or conflict with the provisions of the City's General Plan Conservation Element or any other approved regional or state conservation plans.	
V. CULTURAL RESOURCES				
a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN § 15064.5?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development. Therefore there will be no foreseeable impact. Additionally, historical resources are protected by federal and State regulations and standards, including the National Historic Preservation Act, the California Public Resources Code. Any demolition permit processes will continue to trigger advanced notice to seek protection for any structure listed on the register of significant historic resources.	
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO § 15064.5?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or ground-disturbing activities. Therefore there will be no foreseeable impact. Additionally, the proposed Project does not diminish the archeological significance of a site because current surveys and designations will not be altered by the proposed regulations.	
c.	DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or ground-disturbing activities. Therefore there will be no foreseeable impact. Additionally, the proposed Project area is significantly built-out. Thus, any disturbance of a unique geologic feature has largely already taken place.	

d.	DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?	NO IMPACT	<p>As discussed in the Overview, this Project does not propose any additional development or ground-disturbing activities. Therefore there will be no foreseeable impact.</p> <p>Additionally, the proposed Project area is significantly built-out. Thus, any disturbance of human remains has largely already taken place.</p>	
VI. GEOLOGY AND SOILS				
a.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING: RUPTURE OF A KNOWN EARTHQUAKE FAULT, AS DELINEATED ON THE MOST RECENT ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING MAP ISSUED BY THE STATE GEOLOGIST FOR THE AREA OR BASED ON OTHER SUBSTANTIAL EVIDENCE OF A KNOWN FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42.	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or ground-disturbing activities. Therefore there will be no foreseeable impact.	
b.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING: STRONG SEISMIC GROUND SHAKING?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or ground-disturbing activities. Therefore there will be no foreseeable impact.	
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or ground-disturbing activities. Therefore there will be no foreseeable impact.	

	OF LOSS, INJURY OR DEATH INVOLVING: SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?			
d.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING: LANDSLIDES?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or ground-disturbing activities. Therefore there will be no foreseeable impact.	
e.	RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or ground-disturbing activities will result from this proposed regulation. Therefore there will be no foreseeable impact.	
f.	BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or ground-disturbing activities. Therefore there will be no foreseeable impact.	
g.	BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or ground-disturbing. Therefore there will be no foreseeable impact. Additionally, the Department of Building and Safety has established development standards and regulations for projects located on expansive soils in order to reduce the risk to life or property. The proposed Project does not supersede these existing regulations.	
h.	HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development or ground-disturbing activities. Therefore there will be no foreseeable impact.	

	SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?		Additionally, sewers lines are available to all parcels within the project area boundaries; there is no situation in which soils are relied upon for wastewater disposal systems. Moreover, the Department of Public Works' Sewer Connection Financial Assistance Program (SCFAP) seeks to connect septic systems to public sewer lines.	
VII. GREENHOUSE GAS EMISSIONS				
a.	GENERATE GREENHOUSE GAS EMISSIONS, EITHER DIRECTLY OR INDIRECTLY, THAT MAY HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT?	NO IMPACT	As discussed in the Overview, the proposed regulation does not in and of itself spur additional development or otherwise result in additional traffic trips for the following reasons: 1) the development or expansion of an oil refinery in the City of Los Angeles is highly unlikely due to a scarcity of land available for such a use, the multitude of Federal and State regulations, and increasing political and community push-back, and 2) there is an over-proliferation of automobile repair facilities in the three subject neighborhoods and no additional traffic would be generated as a result of the proposed distancing requirement.	
b.	CONFLICT WITH AN APPLICABLE PLAN, POLICY OR REGULATION ADOPTED FOR THE PURPOSE OF REDUCING THE EMISSIONS OF GREENHOUSE GASES?	NO IMPACT	As discussed in the Overview, the proposed regulation does not in and of itself spur additional development or otherwise result in additional traffic trips for the following reasons: 1) the development or expansion of an oil refinery in the City of Los Angeles is highly unlikely due to a scarcity of land available for such a use, the multitude of Federal and State regulations, and increasing political and community push-back, and 2) there is an over-proliferation of automobile repair facilities in the three subject neighborhoods and no additional traffic would be generated as a result of the proposed distancing requirement.	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?	NO IMPACT	<p>As discussed in the Overview, the proposed regulation does not in and of itself spur additional development for the following reasons: 1) the development or expansion of an oil refinery in the City of Los Angeles is highly unlikely due to a scarcity of land available for such a use, the multitude of Federal and State regulations, and increasing political and community push-back.</p> <p>Additionally, handling and disposal of any hazardous materials are strictly regulated. The County and City Certified Unified Program Agencies (CUPA) enforce regulations for facilities that transport, use, or dispose of hazardous materials at a significant volume.</p>	
b.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?	NO IMPACT	<p>As discussed in the Overview, the proposed regulation does not in and of itself spur additional development for the following reasons: 1) the development or expansion of an oil refinery in the City of Los Angeles is highly unlikely due to a scarcity of land available for such a use, the multitude of Federal and State regulations, and increasing political and community push-back.</p> <p>Additionally, handling and disposal of any hazardous materials are strictly regulated. The County and City Certified Unified Program Agencies (CUPA) enforce the Hazardous Waste Management Plan and the Business Plan for facilities that meet a given permit amount of hazardous materials and could have accidental release.</p>	
c.	EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?	NO IMPACT	<p>As discussed in the Overview, the proposed regulation does not in and of itself spur additional development for the following reasons: 1) the development or expansion of an oil refinery in the City of Los Angeles is highly unlikely due to a scarcity of land available for such a use, the multitude of Federal and State regulations, and increasing political and community push-back.</p>	
d.	BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES	NO IMPACT	<p>As discussed in the Project Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact.</p>	

	COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?			
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?	NO IMPACT	As discussed in the Project Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact.	
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA?	NO IMPACT	As discussed in the Overview, this Project does not propose additional development. There is no impact because there is no private airstrip within the city limits. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working within the vicinity of a private airstrip.	
g.	IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development. Therefore there will be no foreseeable impact. Additionally, any future construction activity within the City will be required to meet all fire and safety requirements of the Department of Building and Safety, the Los Angeles Police Department (LAPD), and the Los Angeles Fire Department (LAFD).	
h.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING WILDLAND FIRES, INCLUDING WHERE	NO IMPACT	As discussed in the Project Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact.	

	WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS?		Additionally, the Safety Element of the General Plan illustrates Wildland Fire Hazard Areas and provides policies and guidelines for any future development near hazard areas.	
IX. HYDROLOGY AND WATER QUALITY				
a.	VIOLEATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?	NO IMPACT	As discussed in the Overview, this Project does not propose additional development. Therefore there will be no foreseeable impact. Additionally, all current State and Regional Quality Control Board regulations will continue to apply without conflict.	
b.	SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE SUBSTANTIALLY WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G., THE PRODUCTION RATE OF PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED?	NO IMPACT	As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact. Furthermore, all current governing regulation in compliance with the National Pollutant Discharge Elimination System (NPDES), such as the Low Impact Development ordinance, will continue to apply without conflict.	
c.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?	NO IMPACT	As discussed in the Overview, no additional development or ground-disturbance will result from this proposed regulation. Therefore there will be no foreseeable impact and implementation of the proposed regulations would not alter drainage patterns in a manner that would result in erosion or siltation.	

d.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, OR SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN A MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF-SITE?	NO IMPACT	As discussed in the Overview, no additional development or ground-disturbance will result from this proposed regulation. Therefore there will be no foreseeable impact; implementation of the proposed project would not alter drainage patterns in a manner that would increase the rate or amount of surface runoff in a manner that would result in flooding on- or offsite.	
e.	CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?	NO IMPACT	As discussed in the Overview, no additional development or ground-disturbance will result from this proposed regulation. Therefore there will be no foreseeable impact. No new provisions are being proposed that would promote runoff water that exceeds capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. All current governing regulation in compliance with the National Pollutant Discharge Elimination System (NPDES), such as the Low Impact Development ordinance, will continue to apply without conflict.	
f.	OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?	NO IMPACT	As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact. Furthermore, all current governing regulation in compliance with the National Pollutant Discharge Elimination System (NPDES), such as the Low Impact Development ordinance, will continue to apply without conflict.	
g.	PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?	NO IMPACT	As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact.. Although, portions of the subject communities are within the 100- year floodplain, the City of Los Angeles is in compliance with the National Flood Insurance Program with a Flood Insurance Rate Map providing adequate coverage.	
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?	NO IMPACT	As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact. Furthermore the watershed is heavily urbanized, so no change to	

			development would result in lessening the impediment to or redirection of food flows.	
i.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING FLOODING, INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM?	NO IMPACT	As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact. Furthermore, the City of Los Angeles participates in the National Flood Insurance Program which includes the requisite Flood Insurance Rate Map.	
j.	INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?	NO IMPACT	As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact. Furthermore, the City of Los Angeles participates in the National Flood Insurance Program which includes the requisite Flood Insurance Rate Map.	
X. LAND USE AND PLANNING				
a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?	NO IMPACT	As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact. Additionally, the Project will actually unify a community's character through the application of its uniform development standards. The Project explicitly works to improve land use compatibility between residential zones adjacent to commercial and manufacturing zones.	
b.	CONFLICT WITH APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?	NO IMPACT	As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact. Additionally, the Project is named in several plans as an implementation mechanism for improved sustainability within the City. Such plans include the Health Element of the General Plan and the Sustainability Plan.	

c.	CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?	NO IMPACT	As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact and will not conflict with the provisions of the City's General Plan Conservation Element or any other approved regional or state conservation plans.	
XI. MINERAL RESOURCES				
a.	RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE?	NO IMPACT	As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact. The proposed Project will not result in the loss of available known mineral resources that would be of value to the region without establishing a "G" Surface Mining District. Major mineral deposits are located in the Tujunga Wash and the Los Angeles River flood plain. The only currently available extraction site in the city is the Tujunga alluvial fan, which is rich in accumulations of high quality sand and gravel washed from the adjacent mountains. Much of the areas identified as significant mineral deposits have already been developed with structures and are inaccessible for mining extraction.	
b.	RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN, SPECIFIC PLAN, OR OTHER LAND USE PLAN?	NO IMPACT	As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact. Additionally, the only currently available extraction site in the city is the Tujunga alluvial fan, which is rich in accumulations of high quality sand and gravel washed from the adjacent mountains. Much of the areas identified as significant mineral deposits have already been developed with structures and are inaccessible for mining extraction. Any extraction activity is regulated by the State and the Project would not result in a loss of locally important mineral resource.	
XII. NOISE				
a.	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE LEVELS IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE	NO IMPACT	As discussed in the Project Overview, the proposed regulation does not in and of itself spur additional development. For those activities that generate substantial noise, the proposed regulation explicitly requires a noise consultant engineer to identify compliance options for noise mitigation not to exceed the ambient noise levels specified in the Noise Ordinance. New	

	ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?		uses must not contribute to additional noise beyond the current ambient noise levels.	
b.	EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?	NO IMPACT	As discussed in the Project Overview, the proposed regulation does not in and of itself spur additional development. For those activities that generate substantial noise, the proposed regulation explicitly requires a noise consultant engineer to identify compliance options for noise mitigation not to exceed the ambient noise levels specified in the Noise Ordinance. New uses must not contribute to additional noise beyond the current ambient noise levels.	
c.	A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?	NO IMPACT	As discussed in the Project Overview, the proposed regulation does not in and of itself spur additional development. For those activities that generate substantial noise, the proposed regulation explicitly requires a noise consultant engineer to identify compliance options for noise mitigation not to exceed the ambient noise levels specified in the Noise Ordinance. New uses must not contribute to additional noise beyond the current ambient noise levels.	
d.	A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?	NO IMPACT	As discussed in the Project Overview, the proposed regulation does not in and of itself spur additional development. For those activities that generate substantial noise, the proposed regulation explicitly requires a noise consultant engineer to identify compliance options for noise mitigation not to exceed the ambient noise levels specified in the Noise Ordinance. New uses must not contribute to additional noise beyond the current ambient noise levels.	
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?	NO IMPACT	As discussed in the Project Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact.	

f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?	NO IMPACT	As discussed in the Project Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact. Additionally, there is no private airstrip within the City boundaries.	
XIII. POPULATION AND HOUSING				
a.	INDUCE SUBSTANTIAL POPULATION GROWTH IN AN AREA EITHER DIRECTLY (FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE, THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE)?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development nor any provisions which could directly or indirectly induce growth. Therefore there will be no foreseeable impact.	
b.	DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development. Therefore there will be no foreseeable impact.	
c.	DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development. Therefore there will be no foreseeable impact.	
XIV. PUBLIC SERVICES				
a.	WOULD THE PROJECT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES,	NO IMPACT	As discussed in the Project Overview, the proposed regulation does not in and of itself spur additional development for the following reasons: the development or expansion of an oil refinery in the City of Los Angeles is highly unlikely due to a scarcity of land available for such a use, the multitude of Federal and State regulations, and increasing political and community push-back. Therefore there will be no foreseeable impact to, or	

	NEED FOR NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS, IN ORDER TO MAINTAIN ACCEPTABLE SERVICE RATIOS, RESPONSE TIMES OR OTHER PERFORMANCE OBJECTIVES FOR ANY OF THE PUBLIC SERVICES: FIRE PROTECTION?		the need to alter, governmental facilities to meet the need for fire protection.	
b.	WOULD THE PROJECT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, NEED FOR NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS, IN ORDER TO MAINTAIN ACCEPTABLE SERVICE RATIOS, RESPONSE TIMES OR OTHER PERFORMANCE OBJECTIVES FOR ANY OF THE PUBLIC SERVICES: POLICE PROTECTION?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development. Therefore there will be no foreseeable impact to, or the need to alter, governmental facilities to meet the need for police protection.	
c.	WOULD THE PROJECT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES,	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development. Therefore there will be no foreseeable impact to, or the need to alter, governmental facilities to meet the need for schools.	

	NEED FOR NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS, IN ORDER TO MAINTAIN ACCEPTABLE SERVICE RATIOS, RESPONSE TIMES OR OTHER PERFORMANCE OBJECTIVES FOR ANY OF THE PUBLIC SERVICES: SCHOOLS?			
d.	WOULD THE PROJECT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, NEED FOR NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS, IN ORDER TO MAINTAIN ACCEPTABLE SERVICE RATIOS, RESPONSE TIMES OR OTHER PERFORMANCE OBJECTIVES FOR ANY OF THE PUBLIC SERVICES: PARKS?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development. Therefore there will be no foreseeable impact to, or the need to alter, governmental facilities to meet the need for park services.	
e.	WOULD THE PROJECT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, NEED FOR NEW OR PHYSICALLY ALTERED GOVERNMENTAL	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development. Therefore there will be no foreseeable impact to, or the need to alter, governmental facilities to meet the need for other public facilities.	

	FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS, IN ORDER TO MAINTAIN ACCEPTABLE SERVICE RATIOS, RESPONSE TIMES OR OTHER PERFORMANCE OBJECTIVES FOR ANY OF THE PUBLIC SERVICES: OTHER PUBLIC FACILITIES?			
XV. RECREATION				
a.	WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?	NO IMPACT	As discussed in the Overview this Project does not propose any additional development. Therefore there will be no foreseeable impact to existing neighborhood and regional parks or other regional facilities.	
b.	DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?	NO IMPACT	As discussed in the Overview, this Project does not propose any additional development nor the construction or expansion of recreational facilities. Therefore there will be no foreseeable impact.	
XVI. TRANSPORTATION/TRAFFIC				
a.	CONFLICT WITH AN APPLICABLE PLAN, ORDINANCE OR POLICY ESTABLISHING MEASURES OF EFFECTIVENESS FOR THE PERFORMANCE OF THE CIRCULATION SYSTEM, TAKING	NO IMPACT	As discussed in the Project Overview, the proposed regulation does not in and of itself spur additional development for the following reasons: there is an over-proliferation of automobile repair facilities in the three subject neighborhoods and no additional traffic would be generated as a result of the proposed distancing requirements.	

	INTO ACCOUNT ALL MODES OF TRANSPORTATION INCLUDING MASS TRANSIT AND NON-MOTORIZED TRAVEL AND RELEVANT COMPONENTS OF THE CIRCULATION SYSTEM, INCLUDING BUT NOT LIMITED TO INTERSECTIONS, STREETS, HIGHWAYS AND FREEWAYS, PEDESTRIAN AND BICYCLE PATHS, AND MASS TRANSIT?			
b.	CONFLICT WITH AN APPLICABLE CONGESTION MANAGEMENT PROGRAM, INCLUDING, BUT NOT LIMITED TO, LEVEL OF SERVICE STANDARDS AND TRAVEL DEMAND MEASURES, OR OTHER STANDARDS ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?	NO IMPACT	As discussed in the Project Overview, the proposed regulation does not in and of itself spur additional development for the following reasons: there is an over-proliferation of automobile repair facilities in the three subject neighborhoods and no additional traffic would be generated as a result of the proposed distancing requirements.	
c.	RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS, INCLUDING EITHER AN INCREASE IN TRAFFIC LEVELS OR A CHANGE IN LOCATION THAT RESULTS IN SUBSTANTIAL SAFETY RISKS?	NO IMPACT	As discussed in the Overview this Project does not propose any additional development. Therefore there will be no foreseeable impact.	
d.	SUBSTANTIALLY INCREASE HAZARDS DUE TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?	NO IMPACT	As discussed in the Overview this Project does not propose any additional development. Therefore there will be no foreseeable impact.	

e.	RESULT IN INADEQUATE EMERGENCY ACCESS?	NO IMPACT	As discussed in the Overview this Project does not propose any additional development. Therefore there will be no foreseeable impact.	
f.	CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS REGARDING PUBLIC TRANSIT, BICYCLE, OR PEDESTRIAN FACILITIES, OR OTHERWISE DECREASE THE PERFORMANCE OR SAFETY OF SUCH FACILITIES SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?	NO IMPACT	As discussed in the Overview this Project does not propose any additional development. Therefore there will be no foreseeable impact.	
XVII. UTILITIES AND SERVICE SYSTEMS				
a.	EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?	NO IMPACT	As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact. Additionally, all current governing regional water quality control board regulations would continue to apply without conflict.	
b.	REQUIRE OR RESULT IN THE CONSTRUCTION OR NEW WATER OR WASTEWATER TREATMENT FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?	NO IMPACT	As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact to wastewater treatment facilities.	
c.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?	NO IMPACT	As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact.	

d.	HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCES, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?	NO IMPACT	<p>As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact.</p> <p>Additionally, the LADWP is the water purveyor for all areas within the Project boundaries. LADWP is responsible for supplying, treating, and distributing water within the City. According to LADWP, it has met immediate needs of its customers and is well positioned to do so in the future. No new or expanded water supply entitlements would be required as a result of this proposed regulation.</p>	
e.	RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECT'S PROJECTED DEMAND IN ADDITION TO THE PROVIDER'S EXISTING COMMITMENTS.	NO IMPACT	<p>As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact.</p> <p>Additionally, the City of Los Angeles has an approved plan to accommodate future and cumulative wastewater treatment demand and is implementing the components that comprise its plan through the monitoring of population growth, regulatory changes, and other policy decisions as part of the implementation strategy</p>	
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECT'S SOLID WASTE DISPOSAL NEEDS?	NO IMPACT	<p>As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact.</p> <p>Additionally, any waste generated from construction activities would be sent to either recycling facilities or disposed of at facilities permitted to accept construction and demolition debris, green materials, industrial, inert, and mixed municipal waste. The total remaining waste capacity in Los Angeles County was estimated to be approximately 60.2 million tons in 2010. Based on the average countywide 2010 disposal rate of 400 tons per day, the capacity would be exhausted in 412 years. Therefore, there is no anticipated shortfall in disposal capacity for inert waste within Los Angeles County.</p>	
g.	COMPLY WITH FEDERAL STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?	NO IMPACT	<p>As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact.</p>	

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?	NO IMPACT	<p>As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact on any plant or animal species listed on any state or federal lists of endangered, threatened or special status species or riparian/wetland areas, trees, or wildlife movement corridors within the proposed Project boundaries.</p> <p>Additionally, no excavation will occur from the proposed regulations and result in the destruction of significant archaeological or paleontological resources, or eliminate important examples of the major period of California history or prehistory. The proposed regulations will not supersede various federal, state, and local regulations have been promulgated to protect archaeological and paleontological sites and resources.</p>
b.	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? ("CUMULATIVELY CONSIDERABLE" MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL PROJECT ARE CONSIDERABLE WHEN VIEWED IN CONNECTION WITH THE EFFECTS OF PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS).	NO IMPACT	As discussed in the Overview, no additional development will result from this proposed regulation. Therefore there will be no foreseeable impact, including cumulatively considerable impacts, on the environment.
c.	DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS	NO IMPACT	The project is expected to benefit human health by increasing the number of development standards and conditions that buffer and limit conflicts

WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?		between incompatible land uses, further protecting publicly habitable spaces. Based on the analysis above, implementation of the proposed Project would not have any environmental effects which could cause substantial adverse effects on human beings, either directly or indirectly. Therefore there will be no foreseeable impact.	
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