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CITY ATTORNEY

REPORT NO. **R16-0119**

APR 05 2016

REPORT RE:

REVISED DRAFT ORDINANCE AMENDING SECTIONS 12.04, 12.20, 12.24 AND 12.32 OF ARTICLE 2 OF CHAPTER 1 OF THE LOS ANGELES MUNICIPAL CODE, AND SECTIONS 13.03, 13.18 AND 13.19 OF ARTICLE 3 OF CHAPTER 1 OF THE LOS ANGELES MUNICIPAL CODE TO AUTHORIZE THE ESTABLISHMENT OF A CLEAN UP GREEN UP SUPPLEMENTAL USE DISTRICT WITHIN BOYLE HEIGHTS, PACOIMA/SUN VALLEY AND WILMINGTON; AND REVISED DRAFT ORDINANCE ADDING SECTIONS 95.314.3 AND 99.04.504.6 TO THE LOS ANGELES MUNICIPAL CODE, AND AMENDING SECTION 99.05.504.5.3 OF THE LOS ANGELES MUNICIPAL CODE TO IMPLEMENT BUILDING STANDARDS AND REQUIREMENTS TO ADDRESS CUMULATIVE HEALTH IMPACTS RESULTING FROM INCOMPATIBLE LAND USES WITHIN THE CITY OF LOS ANGELES

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 15-1026

Date: 04/05/2016

Submitted in PLUM Committee

Council File No: 15-1026

Item No. 4

Deputy: Comm from City Attorney

Revised Ordinance
(Supplement Use)

Honorable Members:

On April 1, 2016, this Office transmitted two draft ordinances, the first of which amended the Los Angeles Municipal Code (LAMC) 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; to establish a citywide Conditional Use for asphalt manufacturing and refinery facilities; and to increase the notification requirement for projects within a surface mining district (the draft CUGU Ordinance). The second draft ordinance amended the LAMC to implement building requirements for air filtration and air

circulation to lessen the impacts of incompatible uses on habitable spaces in the City (the draft DBS Ordinance). (City Attorney Report No. R16-0101.) The transmitted CUGU Ordinance did not include an amendment to the Zoning Map to implement the CUGU districts within Boyle Heights, Pacoima/Sun Valley and Wilmington. This Office transmits herewith a revised draft CUGU Ordinance, approved as to form and legality, correcting this omission. There are no changes to the previously transmitted draft DBS Ordinance.

The revision of the draft CUGU ordinance to include the Zoning Map amendment does not alter the findings required by the California Environmental Quality Act or Charter Sections 556 and 558, as discussed in City Attorney Report No. R16-0101.

If you have any questions regarding this matter, please contact Deputy City Attorney Adrienne Khorasane at (213) 978-8246. She or another member of this Office will be present when you consider this matter to answer any questions you may have.

Very truly yours,

MICHAEL N. FEUER, City Attorney

By



DAVID MICHAELSON
Chief Assistant City Attorney

DM:ASK:zra
Transmittal

ORDINANCE NO. _____

An ordinance amending Sections 12.04, 12.20, 12.24 and 12.32 of Article 2 of Chapter 1 of the Los Angeles Municipal Code, and Sections 13.03, 13.18 and 13.19 of Article 3 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 Article 2 of Chapter 1 of the Los Angeles Municipal Code is amended to read as follows:

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
"HS"	Hillside Standards Overlay District
"MPR"	Modified Parking Requirement District
"RIO"	River Improvement Overlay District
"CUGU"	Clean Up Green Up Overlay District

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" Neighborhood Stabilization Overlay District, "CPIO" Community Plan Implementation Overlay District, "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.

Sec. 2. **Zoning Map.** Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classification of properties shown upon a portion of the Zoning Map incorporated herein and made a part of Article 2, Chapter 1, of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map as set forth as Exhibit 1 of this ordinance, which is attached hereto and incorporated by this reference.

Sec. 3. Subdivision 5 of Subsection A of Section 12.20 of Article 2 of Chapter 1 of the Los Angeles Municipal Code is deleted, and Subdivisions 6 through 39 are renumbered 5 through 38, respectively.

Sec. 4. A new Subdivision 29 is added to Subsection U of Section 12.24 of Article 2 of Chapter 1 of the Los Angeles Municipal Code to read as follows:

29. **Petroleum-Based Oil Refineries** (production of petroleum-based fuels, asphalt, 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) **Requirements.**

(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 pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool;

the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

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

Sec. 5. The district listing in Subdivision 2 of Subsection S of Section 12.32 of Article 2 of Chapter 1 of the Los Angeles Municipal Code is amended to read as follows:

2. **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
"RFA"	Residential Floor Area District
"NSO"	Neighborhood Stabilization Overlay District
"CPIO"	Community Plan Implementation Overlay District
"HS"	Hillside Standards Overlay District
"MPR"	Modified Parking Requirement District
"RIO"	River Improvement Overlay District
"CUGU"	Clean Up Green Up Overlay District

Sec. 6. Paragraph (b) of Subdivision 3 of Subsection S of Section 12.32 of Article 2 of Chapter 1 of the Los Angeles Municipal Code is amended to read as follows:

(b) **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, a Hillside Standards Overlay District, a

Modified Parking Requirement District, a River Improvement Overlay District, or a 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.

Sec. 7. Subparagraph (3) of Paragraph (c) of Subdivision 3 of Subsection S of Section 12.32 of Article 2 of Chapter 1 of the Los Angeles Municipal Code is amended to read as follows:

(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", "MPR", "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.

Sec. 8. Paragraph (c) of Subdivision 4 of Subsection S of Section 12.32 Article 2 of Chapter 1 of the Los Angeles Municipal Code is amended to read as follows:

(c) **Procedures.** An applicant for a Project that complies with the provisions of an adopted Commercial and Aircraft District, Pedestrian Oriented District, Community Design Overlay District, Mixed Use District, Community Plan Implementation Overlay District, 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 regulations. A Project that does not qualify for Administrative Clearance shall follow the procedures set forth in the applicable Supplemental Use District.

Sec. 9. The table of contents preceding Section 13.00 of Article 3 of Chapter 1 of the Los Angeles Municipal Code is amended to read as follows:

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 Artcraft 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 Overlay District.
13.17	"RIO" River Improvement Overlay District.
13.18	"CUGU" Clean Up Green Up Overlay District.
13.19	Violation.

Sec. 10. Subdivision 1 of Subsection F of Section 13.03 of Article 3 of Chapter 1 of the Los Angeles Municipal Code is amended 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 from 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).

Sec. 11. Section 13.18 of Article 3 of Chapter 1 of the Los Angeles Municipal Code is deleted in its entirety and replaced 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 land uses including, but not limited to, concentrated industrial land use, on-road vehicle travel, and heavily freight-dominated transportation corridors, which are incompatible with the sensitive uses to which they are in close proximity, such as homes, schools and other sensitive 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 shall 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:

1. **Adjacent Property.** A property next to, across the street or alley from, or having a common corner with the subject property.
2. **Abutting Property.** A property sharing a parcel or lot line.
3. **Freeway.** A divided arterial highway with full control of access and with grade separation at intersections.
4. **Fugitive Emissions.** Emissions not caught by a mechanically ventilated system or other capture system, which are often due to equipment leaks, evaporative processes and/or windblown disturbances.
5. **Hedge.** A row of bushes or small trees planted close together to form a fence or boundary; hedgerow.
6. **Landscape Practitioner.** Any person licensed by the State of California to design, install or maintain landscape or irrigation systems; or any person specifically exempted by the State from the licensing requirements in the field of landscape or land management; or any homeowner who designs, installs or maintains landscaping or irrigation systems on his or her own property.
7. **Publicly Habitable Spaces.** Any use containing one or more dwelling unit or guest room, as well as a school, park, recreation center, day care center, hospital, medical building and nursing home.

E. Qualifying Criteria. A project that satisfies at least one criterion under the "Project Type" list in Subdivision 1 below, and at least one criterion under the "Project Context" list in Subdivision 2 below shall comply with the provisions of this section.

1. **Project Type.**

(a) **NEW.** The construction of a new stand-alone building.

(b) **MAJOR IMPROVEMENT.** The alteration of any building(s) or structure(s) on a project site which does not expand the building(s) or structure(s), and for which the aggregate value of the alterations within any 24-month period exceeds 50 percent of the replacement cost of the

building(s) and structure(s) on the project site, as determined by the Department of Building and Safety. Notwithstanding the provisions of Section 12.23, the existence of a Major Improvement on a project site shall require the entire project site to be upgraded in accordance with all applicable provisions of Section 13.18 of this Code.

(c) **ADDITION.** The expansion of any existing building(s) or structure(s), with or without other alterations to the building(s) or structure(s), on a project site in which the total aggregate value of work in any 24-month period exceeds 50 percent of the replacement cost of all buildings and structures on the entire project site, as determined by the Department of Building and Safety. Notwithstanding the provisions of Section 12.23, an addition shall be upgraded in accordance with all applicable provisions of Section 13.18 of this Code.

(d) **CHANGE OF USE.** The expansion of or change to a use on the Subject Use list.

2. **Project Context.**

(a) Project is a municipal project located within 1,000 feet of a Freeway or State Route specified in LAMC Section 13.18.F.4.

(b) Project is a Publically Habitable Space adjacent to a Subject Use.

(c) Primary use of site is a Subject Use adjacent to a Publicly Habitable Space.

(d) Primary use of site is a Subject Use, as listed below:

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, wholesale
 Bus Storage or Operating Yard
 Car Wash
 Commercial Vehicle Rental and Storage
 Engine Testing
 Gasoline Station
 House Mover or Wrecker
 Household Moving Rental Trucks and Trailers, rental, storage, or storage for rental purposes
 Household Moving Truck Repair and Storage
 Motor Coach Repairing or Overhauling
 Motorcycle or Motor Scooter Repair
 Motorcycle or Motor Scooter Repair, wholesale
 Motorcycle or Motor Scooter Sales, new
 Motorcycle or Motor Scooter Sales, used
 Motorcycle Storage Garage
 Moving Van Storage or Operating Yard
 Recreational Vehicle Sales, new
 Recreational Vehicle Sales, used
 Recreational Vehicle Storage
 Tank Truck Parking or Storage
 Temporary Storage of Abandoned, Partially Dismantled, Obsolete, or Wrecked Automobiles
 Tire Retreading or Recapping
 Tow Truck Dispatching
 Tractor Rental Yard
 Trailer (utility) Rental and Storage
 Trailer Rental
 Trailer Sales, new
 Trailer Sales, used
 Truck Rental
 Truck Repairing or Overhauling
 Truck Sales or Storage Yard
 Trucking Yard or Terminal
 U-Drive Business

FABRICS

Carpet and Rug Cleaning Plant
 Cloth Shrinking, Sponging, or Waterproofing
 Dry Cleaning Plant
 Dry Cleaning Plant, wholesale

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

FOOD & ANIMAL

Cannery (except fish products or sauerkraut)
 Cannery, fish or sauerkraut
 Composting Facility
 Curing Facility
 Dehydrating of Food
 Feeding Pen, stock
 Fish Canning, Cleaning, or Curing
 Fish Distributing, wholesale or stock wagon operators
 Fish Smoking
 Flour Mill
 Food Commissary
 Food Dehydrating Plant
 Frozen Food Locker Rental
 Fruit Cannery
 Fruit Preserving
 Grain Drying or Fermenting
 Grain Elevator
 Hatchery, poultry or fish
 Hides (raw) Curing, Tanning, or Storage
 Hog Ranch, Feed, or Sales Yard
 Honey Processing and Packing
 Kennel
 Livestock Exhibition, Sale, or Stable
 Meat Cutting Plant
 Menagerie
 Nut Roasting, Frying, or Candy Coating
 Olive Oil Extraction
 Packing Plant, fruit or vegetable
 Pet Animal Crematory
 Potato Chip Factory
 Poultry Killing
 Poultry Slaughterhouse, wholesale
 Produce Market, wholesale

Produce Yard or Terminal
 Rabbit Killing
 Rabbit Slaughterhouse, wholesale
 Retinning and Reconditioning of Milk
 Shrimp (frozen) Cleaning, Breeding,
 Packaging, and Refreezing
 Stockyard or Feeding Pen
 Swine Ranch
 Tanning, Curing, or Storing of Raw
 Hides or Skins
 Vegetable Cannery

MANUFACTURING USES

Abrasives Manufacturing
 Acetylene Gas Manufacturing or
 Storage
 Acid Manufacturing
 Adhesive Manufacturing, liquid
 Advertising Structures
 Manufacturing
 Agar-Agar Manufacturing
 Alcohol Manufacturing
 Ammonia Manufacturing
 Ammunition Manufacturing
 Anti-Knock Compound (for gasoline)
 Manufacturing
 Asbestos Product Manufacturing
 Asphalt Roofing Paper or Shingle
 Manufacturing
 Automotive Body and Frame
 Manufacturing
 Awning Manufacturing
 Babbitt Metal Manufacturing
 Barrel or Drum (steel) Manufacturing
 or Reclaiming
 Bathing Cap Manufacturing
 Bathtub Manufacturing
 Battery Manufacturing
 Billboard Manufacturing
 Bleach Manufacturing
 Bolt Manufacturing
 Bone Products Manufacturing
 Boneblack Manufacturing
 Bottle Manufacturing
 Box Spring Manufacturing
 Brick Manufacturing
 Briquette Manufacturing
 Broom Manufacturing
 Brush Manufacturing
 Building Block Manufacturing
 By-Product Products Manufacturing,

 from fish, meat, or animals
 Can Manufacturing or
 Reconditioning
 Canvas Manufacturing
 Canvas Products Manufacturing,
 Cap Manufacturing
 Carbon Paper Manufacturing
 Carpet and Rug Manufacturing
 Cattle or Sheep Dip Manufacturing
 CD, DVD, Video Tape, or Cassette
 Manufacturing
 Cellophane Products Manufacturing
 Cellulose Compound Manufacturing
 Cellulose Nitrate Products
 Manufacturing
 Cellulose Products Manufacturing
 Cement Manufacturing
 Cement Products Manufacturing
 Cesspool Block Manufacturing
 Chamois Skins Manufacturing
 Charcoal Manufacturing
 Chemical Manufacturing
 Chewing Tobacco Manufacturing
 Chlorine Gas Manufacturing
 Cigar Manufacturing
 Cigarette Manufacturing
 Cloth Manufacturing
 Cloth Products Manufacturing
 Clothing Manufacturing
 Coil Manufacturing, small
 Coil Spring Manufacturing
 Computer Manufacturing
 Concrete Products Manufacturing
 Condenser Manufacturing, small
 Cork Manufacturing
 Cork Products Manufacturing
 Cosmetics Manufacturing
 Creosote Manufacturing, Bulk
 Storage, or Treatment
 Creosote Products Manufacturing
 Crystal Holder Manufacturing
 Dextrin Manufacturing
 Disinfectant Manufacturing
 Dog and Cat Food Manufacturing
 Door Manufacturing
 Dress Manufacturing
 Drug Manufacturing
 Dye Stuff Manufacturing
 Electric Generator or Motor
 Manufacturing
 Assembly and Manufacturing

Electric Parts	Heating Gas Manufacturing
Electrical Equipment Manufacturing	Horn Products Manufacturing
Electrical Sign Manufacturing	Hosiery Manufacturing
Electronic Instruments and Devices Manufacturing	Hydrochloric Acid Manufacturing
Electronic Products Assembly and Manufacturing	Ice Cream Manufacturing
Emery Cloth Manufacturing	Ice Manufacturing or Distributing
Excelsior Manufacturing	Incinerator Manufacturing
Explosives Manufacturing	Ink Manufacturing
Feather Products Manufacturing	Inner Spring Manufacturing
Felt Manufacturing, burlap, fur, hair, or wood	Jewelry Manufacturing
Felt Manufacturing, cotton	Juice Manufacturing
Felt Products Manufacturing	Jute Products Manufacturing
Fencing (wire) Manufacturing	Lacquer Manufacturing
Fertilizer Manufacturing, liquid	Lampblack Manufacturing
Fertilizer Manufacturing, Processing, or Packaging	Lard Manufacturing
Fiber Manufacturing	Leather Machine Belt Manufacturing
Firearm Manufacturing	Leather Products Manufacturing
Fireworks Manufacturing or Storage	Light Sheet Metal Products Manufacturing
Fish Oil or Fishmeal Manufacturing	Lime Manufacturing
Food Products Manufacturing	Linoleum Manufacturing
Frit or Glaze Manufacturing	Linseed Oil Manufacturing
Fiber Products Manufacturing	Liquid Fertilizers Manufacturing
Fur Products Manufacturing	Liquid Coating for Beverage Tanks, manufacturing of
Furniture Manufacturing	Machine Belt Manufacturing
Garment Manufacturing	Machinery Manufacturing
Gas Manufacturing	Mannequin Manufacturing
Gelatin Manufacturing	Mat Manufacturing
Glass Fiber Manufacturing	Match Manufacturing
Glass Manufacturing	Match Manufacturing, safety paper
Glass Products Manufacturing	Metals (precious or semi-precious), manufacturing products of
Glove Manufacturing	Metal Stamp Manufacture
Glucose Manufacturing	Musical Instrument Manufacturing
Glue Manufacturing	Nail Manufacturing
Golf Balls Manufacturing	Neon Light Manufacturing
Graphite Manufacturing	Neon Sign Manufacturing
Grease Manufacturing or Refining	Nitric Acid Manufacturing
Guncotton Products Manufacturing	Nitrogen Manufacturing, Compressing, and Bulk Storage
Gunpowder Manufacturing and Storage	Novelties Manufacturing
Gutta-perche, treating or manufacturing products therefrom	Oil Manufacture (vegetable)
Gypsum Manufacturing, Processing, or Grinding	Optical Goods Manufacturing
Hair Care Products Manufacturing	Orthopedic or Surgical Supplies Manufacturing
Hat Manufacturing	Oxygen Manufacturing, Compressing, and Bulk Storage
Heating Equipment Manufacturing	Paint Manufacturing
	Paint Products Manufacturing
	Paper Manufacturing or Converting

Paper Products Manufacturing
 Pectin Manufacturing
 Perfume Manufacturing
 Perfumed Toilet Soap Manufacturing
 Petroleum Manufacturing
 Pharmaceuticals Manufacturing
 Phenol Manufacturing
 Phenol Products Manufacturing
 Pickle Manufacturing
 Pie Manufacturing
 Plaster of Paris Manufacturing
 Plastic Manufacturing
 Plastic Products Manufacturing
 Point Manufacturing
 Polish Manufacturing
 Potash Manufacturing
 Pottery Manufacturing
 Powdered Metal Parts or Articles
 Manufacturing
 Pulp or Paper Manufacturing
 Pyrotechnics Manufacturing
 Pyroxylin Manufacturing
 Rubber Cement Manufacturing
 Rubber Products Manufacturing
 Rubber Stamp Manufacturing
 Rug Manufacturing
 Sandpaper Manufacturing
 Sash Manufacturing
 Sauerkraut Manufacturing
 Sausage Manufacturing
 Scientific Instrument and Equipment
 Manufacturing
 Screw Machine Products
 Manufacturing
 Sheet Metal Products
 Manufacturing, light
 Shell Manufacturing
 Shellac Manufacturing
 Shoddy Manufacturing
 Shoe Manufacturing
 Shoe Polish Manufacturing
 Sign Manufacturing
 Size Manufacturing
 Soap Manufacturing
 Sodium Compounds Manufacturing
 Stamp Manufacturing
 Starch Manufacturing
 Statuary Manufacturing
 Steel Pipe Manufacturing
 Stencil Manufacturing
 Stereo Equipment Manufacturing

Stones (Precious or Semi-Precious),
 manufacturing products of
 Stove Manufacturing
 Stove Polish Manufacturing
 Sulfuric Acid Manufacturing
 Sulfurous Acid Manufacturing
 Synthetic Rubber Products
 Manufacturing
 Tallow Manufacturing
 Tank Coating Manufacturing
 Tank Retinning and Manufacturing
 Tar Products Manufacturing
 Tar Roofing Manufacturing
 Tar Waterproofing Manufacturing
 Textile Manufacturing
 Textile Product Manufacturing
 Tire Manufacturing
 Tobacco Products Manufacturing
 Toiletries Manufacturing
 Tool Manufacturing
 Toy Manufacturing
 Trailer Manufacturing
 Transformer Manufacturing, small
 Turpentine Manufacturing
 Typewriter Ribbon Manufacturing
 Varnish Manufacturing
 Vegetable Oil Manufacturing
 Venetian Blind Manufacturing
 Ventilating Duct Manufacturing
 Vinegar Manufacturing
 Wall Board Manufacturing
 Washer Manufacturing
 Waterproofing Compound
 Manufacturing
 Window Manufacturing
 Window Shade Manufacturing, cloth
 Window Shade Manufacturing, wood
 or metal
 Wire Fencing Manufacturing
 Wire Manufacturing
 Wood Products Manufacturing
 Wool Products Manufacturing
 Woven Wire Manufacturing
 Yarn Products Manufacturing
 Yeast Manufacturing

METALS

Blacksmith Shop
 Blast Furnace
 Blending and Mixing of Compounds
 for Case Hardening, Tempering

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

OTHER
 Aerosol Packaging
 Asbestos Processing or Grinding
 Battery Rebuilding
 Blending and Mixing of Compounds for Water Softening, Boiler Cleaning
 Book Bindery
 Bottling Plant

Box and Crate Assembly
 Box Factory or Cooperage
 Building Materials Sales Yard
 Cement Mixer Rental
 Central Steam (heated, or chilled water)
 Concrete Batching Plant
 Cooperage Works
 Cornice Works
 Distillation of Bones
 Earth or Soil Stockpiling, Distribution, or Excavating
 Electric Appliance Assembly
 Electric Foundry
 Electric Motor Repair
 Electronic Instruments and Devices Assembly
 Electroplating of Small Articles
 Electroplating Works
 Embalming
 Enameling Works
 Engraving
 Film Development / Printing Machines
 Film Laboratory
 Fumigating Plant
 Funeral Parlor
 Furniture Assembly Plant
 Furniture Cleaning
 Granite (decomposed) Excavating or Stockpiling
 Granite Grinding, Dressing, or Cutting
 Gravel Plant
 Insecticide or Pesticide Blending or Mixing
 Lapidary Shop
 Liquor or Spirits Rectifying
 Lubricating Oil Canning and Packaging
 Lumber Yard, retail
 Machine Shop
 Machine Shop, precision
 Machinery (farm) Repairing and Overhauling
 Marble Grinding, Dressing, or Cutting
 Mattress Factory or Renovating
 Mausoleum
 Monument Works
 Morgue

Mortuary or Mortuary School
 Oxygen, storage of compressed
 Packaging Business
 Paint Mixing
 Phonograph Assembly
 Photo Developing and Finishing
 Pipe Reclaiming
 Pipe Storage Yard
 Planing Mill
 Plaster Staff Works
 Polish Mixing, automobile or
 furniture
 Printing Establishment
 Printing Establishment, wholesale
 Printing or Stenciling Designs on
 Fabric, Cloth, or Wallpaper
 Public Utilities Service Yard
 Publishing Establishment
 Publishing Establishment, wholesale
 Pumping Plant
 Radio and Television Assembly
 Railroad Repair Shop
 Repair Garage
 Repair Shop
 Research and Development Center
 Containers
 Rock, Sand, Gravel, or Earth
 Distribution or Storage
 Roofing Material Factory
 Rope Factory
 Roundhouse
 Safe and Vault Repairing and
 Servicing
 Salt Works
 Salvage Business
 Sand Blasting
 Sand Pit
 Saw Mill
 Secondhand Box or Container
 Storage, Display, Processing, or
 Sales
 Secondhand Furniture and
 Appliance Storage, Display,
 Processing, or Sales
 Shellac Mixing
 Shingle Mill
 Starch (liquid) Mixing and Bottling
 Stereo Equipment Assembly
 Stone Mill or Quarry
 Stone Monument Works
 Sugar Refining

Testing Laboratory
 Top Soil Stripping, Removing, or
 Stockpiling
 Tree Wrecking Yard
 Undertaking
 Upholstery Shop
 Water Softening Unit, servicing and
 refrigeration plant
 Wax Polish Blending, Mixing, and
 Packaging
 Wiping Rag Storage
 Wire, application of rubber to
 Wood Pulling or Scouring
 Wood Yard
 Woodworking Equipment Rental
 Shop
 Woodworking Shop
 Xeroxing

OTHER TRANSPORTATION

Aircraft Engine or Aircraft Part
 Repairing, Reconditioning, or
 Rebuilding
 Aircraft Engine Testing
 Aircraft Factory
 Aircraft Fueling Station
 Aircraft Hangar
 Aircraft Landing Field
 Aircraft Repairing
 Airport
 Boat Building, small
 Draying Yard or Terminal
 Electric Railroad Yard
 Freight Classification Yard, railroad
 Freight Forwarding Station or
 Terminal
 Freightling 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. A project shall be subject to the following development regulations. A project that has been granted vested rights under Section 12.26.A.3 of this Code prior to the effective date of this ordinance is exempt.

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

Table 1: Development Regulations by Applicable Project Context

Development Regulations	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.** Any Subject Use, as listed in 13.18. E.2.(d) of this Code, shall comply with the following development standards if the Project Type (pursuant to 13.18.E.1) is applicable.

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

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

(c) **Enclosure** (applies to project types: NEW, ADDITION, CHANGE OF USE)

A use, material or equipment that emits or generates dust, smoke, gas, fumes, cinder or refuse matter shall be completely enclosed with mechanical ventilation to prevent fugitive emissions unless another regulatory agency requires natural ventilation. A stack, vent or flare is exempt from this 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) (applies to project types: NEW, MAJOR IMPROVEMENT, ADDITION, CHANGE OF USE)

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

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

(c) **Enclosure** (applies to project types: NEW, MAJOR IMPROVEMENT, ADDITION, CHANGE OF USE)

A use, material or equipment that emits or generates dust, smoke, gas, fumes, cinder or refuse matter shall be completely enclosed with mechanical ventilation for the improved portions of the project to prevent fugitive emissions, unless another regulatory agency requires natural ventilation. A stack, vent and flare is exempt from this enclosure requirement.

(d) **Fencing** (applies to project types: NEW, MAJOR IMPROVEMENT, ADDITION, CHANGE OF USE)

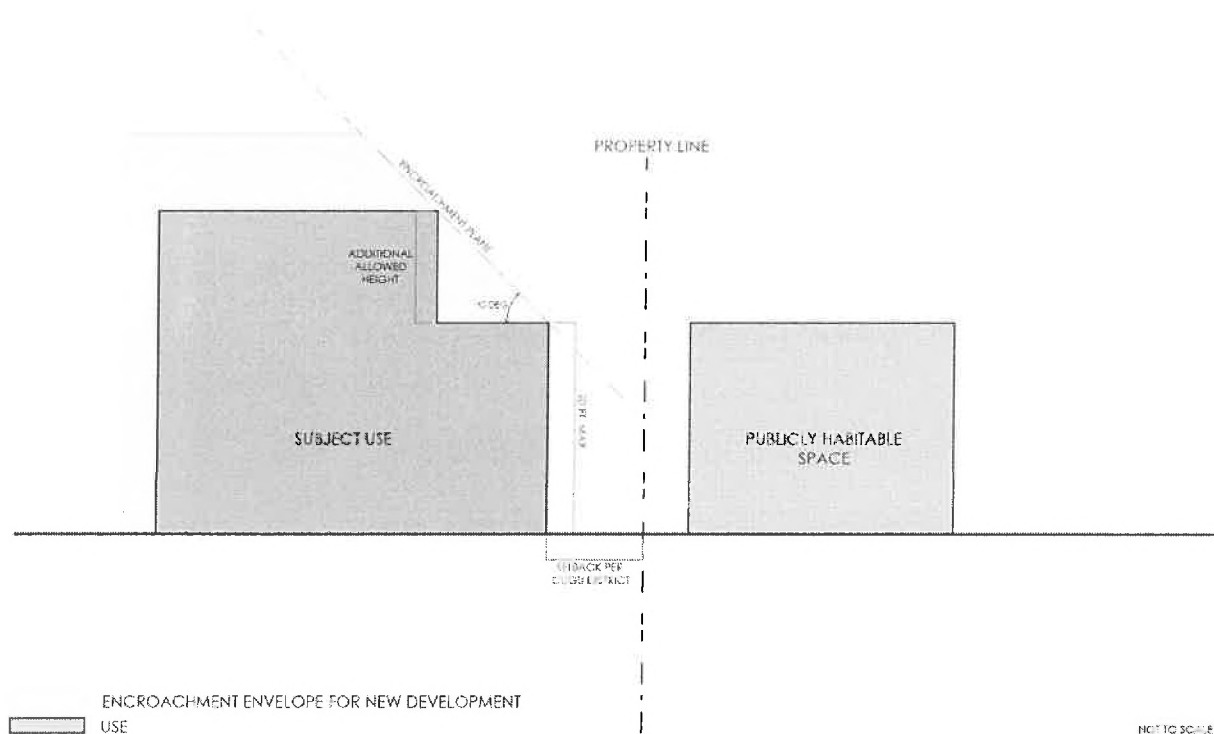
A use that abuts a Publicly Habitable Space shall construct a 6-foot high solid concrete or masonry wall for the entire length of the property line in the following zones: C2, C4, CM, MR1, M1, MR2, M2 and M3. The wall shall be without openings and shall have a minimum nominal thickness of 6 inches.

(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)

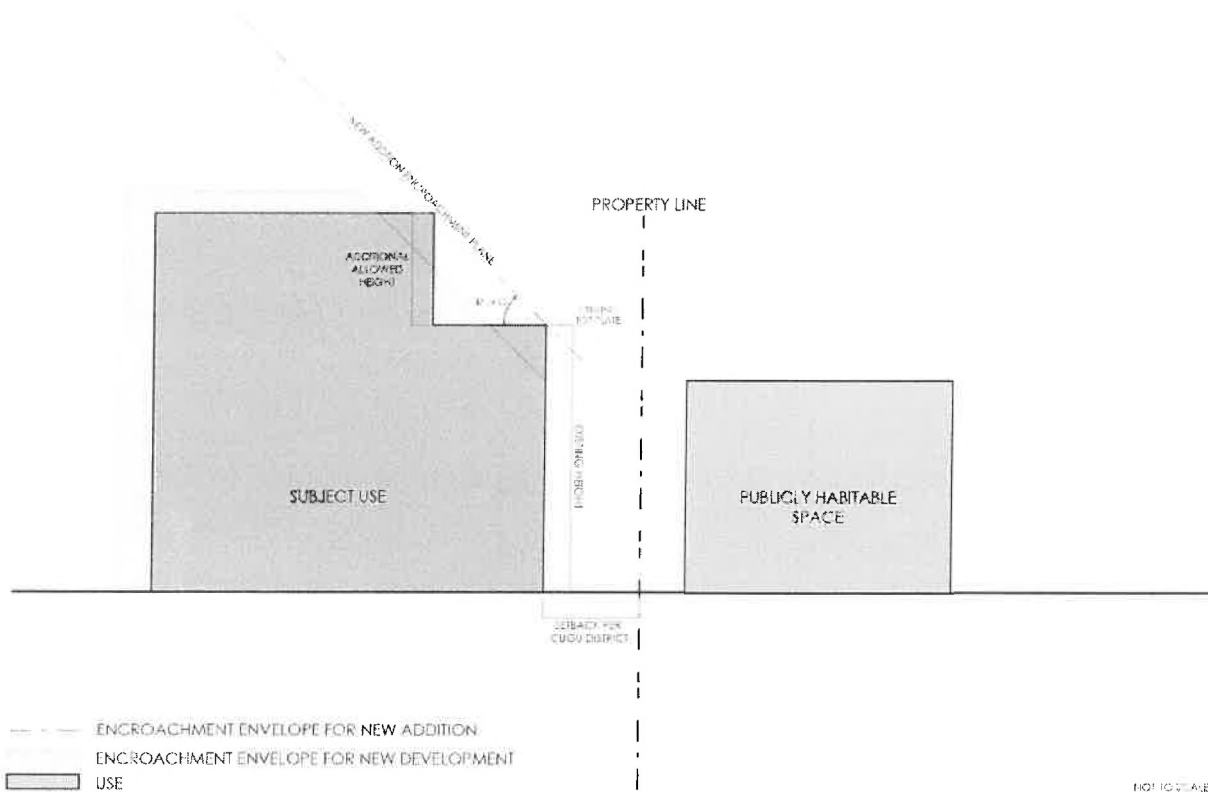
Any new building or structure shall be within an encroachment plane sloping upward and inward at a 45 degree angle commencing 20 feet above the existing grade at the inside line of the side yard setback as illustrated below:



Encroachment plane standards shall only be required when a Subject Use 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 Section 13.18.G.3(c) of this Code.

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, MAJOR IMPROVEMENT, ADDITION, 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 6 and 8 feet high, low in water use, low in biogenic emissions, high in carbon and particulate matter filtration qualities, and retain foliage for most months of the year. Trees shall be limited to selections 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 available at the Planning Department's Development Services Counter. 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, promulgated pursuant to Section 12.41 B.2 of this Code.

(j) **Surface Parking Lot Design** (applies to project types: NEW, MAJOR IMPROVEMENT, ADDITION, 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.** An existing or new parking lot that abuts a public right-of-way with five or more new spaces shall be screened at the perimeter by either landscape or hardscape.

(i) A landscaped screen 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) of this Code. Shrubs shall be planted and maintained between trees to create a visual screen. Illustrations of this requirement are provided in the CUGU application packet.

(ii) A hardscape screen 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 3 feet 6 inches in height. Chain link, barbed wire and concertina wire fences are prohibited.

(3) Tree Planting. One tree for every 4 new parking spaces 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 are 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, MAJOR IMPROVEMENT, ADDITION, CHANGE OF USE)

(1) A new driveway shall maintain the minimum width required by 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 any new and existing driveway shall be no more than 30 percent of the total street frontage of the property. If existing conditions exceed 30 percent, no new driveway shall be added.

(3) For parcels equal to or greater than 100 feet in width, the total sum of any new and existing driveway shall be no more than 20 percent of the total street frontage of the property. If existing conditions exceed 30 percent, no new driveway shall be added.

(l) **Noise** (applies to project types: NEW, MAJOR IMPROVEMENT, ADDITION, CHANGE OF USE)

(1) A noise generating use or activity shall not exceed the presumed ambient noise level specified by zone in Table II of Section 111.03 of the LAMC.

(i) An applicant 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. An applicant 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) An applicant whose project include a noise generating use or activity 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. An applicant shall comply with all mitigated measures. Noise levels shall be measured per Section 13.18.F.2(l)(1)(ii) of this Code.

(m) **Storage of Merchandise and Materials** (applies to project types: NEW, MAJOR IMPROVEMENT, ADDITION, 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 this Code.

(2) Materials that are subject to releasing dust or particulate matter shall be covered or completely enclosed.

(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 and/or voluntary 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, MAJOR IMPROVEMENT, ADDITION, 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 will grow to be between six and eight feet high when mature, low in water use, low in biogenic emissions, high in carbon and particulate matter filtration qualities, and retain foliage for most months of the year. Trees shall be limited to selections 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)

Any parking lots with five or more parking stalls shall comply with the requirements in Section 13.18.F.2 (j) of this Code.

4. **Municipal Projects Adjacent to Freeway and State Route 47.**

(a) **Signage** (applies to project types: NEW, MAJOR IMPROVEMENT, ADDITION, CHANGE OF USE)

Any municipal buildings open to the public and located within 1,000 feet of a freeway shall post a sign to notify the public as follows:

“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.”

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 and Spanish;
- (4) Durable sign made from plastic or aluminum or other hard surface; and
- (5) Fixed to a wall, door, or other physical structure.

G. Issuance of Building Permits. For any Project 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 Section 13.18.G of this Code.

H. 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 form available at the Planning Department’s Development Services Counter. Prior to deeming the whether the application is 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 who complies with the CUGU District regulations shall submit plans to the Director for an Administrative Clearance pursuant to Section 12.32.S.4 of this Code. Applicants requesting an Adjustment shall submit plans per Subdivision 3 below. A project that cannot comply with the requirements of the CUGU District may request relief through the Exception procedures set forth in Subdivision 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 each of 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 Subdivision 4 of this section.

(b) **Findings.** The Director may grant an Adjustment upon making all of the following findings:

(1) Special circumstances applicable to the Project or project site exist 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; and

(3) In granting the Adjustment, the Director has considered and finds 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 designated in the CUGU District as not eligible for Adjustment shall be processed through the CUGU Exception procedures listed in Subdivision 4 of this section.

4. **Exceptions – Area Planning Commission Authority with Appeals to the City Council.**

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

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

(b) **Findings.** The Area Planning Commission may permit an Exception from a CUGU regulation if it makes all the following findings:

(1) The strict application of the CUGU regulations to the subject property would result in practical difficulties or an unnecessary hardship inconsistent with the general purpose and intent of the CUGU District and its regulations;

(2) Exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property exist 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 a special circumstance and practical difficulties or unnecessary hardship, 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.

I. 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. The City Council hereby declares that it would have adopted each and every provision and portion thereof not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

Sec. 12. A new Section 13.19 of Article 3 of Chapter 1 of the Los Angeles Municipal Code is added to read as follows:

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 City 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 Code.

Sec. 13. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

HOLLY L. WOLCOTT, City Clerk

By _____ Deputy

Approved _____

Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
ADRIENNE S. KHORASANEE
Deputy City Attorney

Date April 5, 2016

File No(s). CF 15-1026

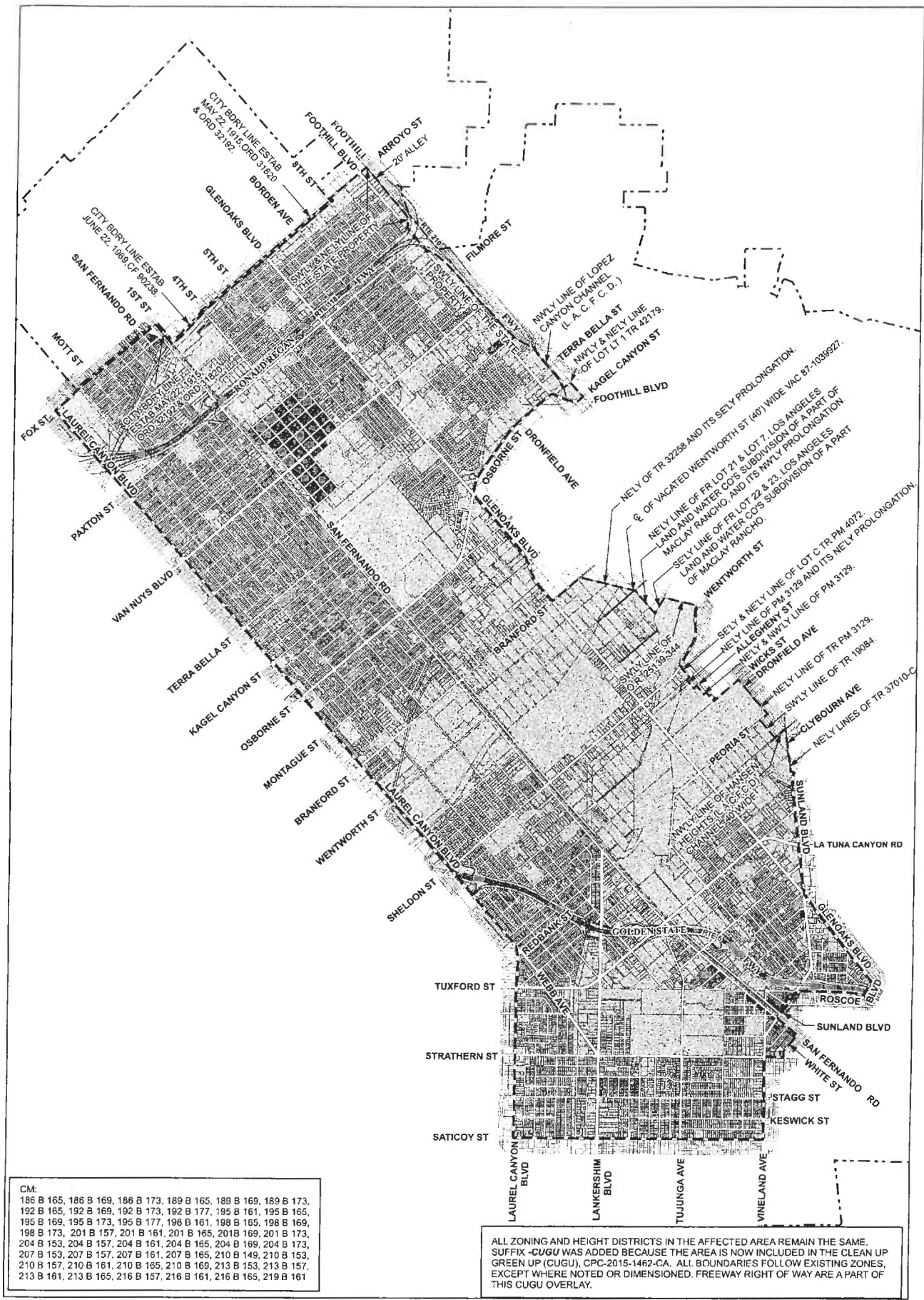
Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted

April 5, 2016

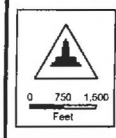
See attached report.


Vincent P. Bertoni, AICP
Director of Planning

Exhibit 1



- CUGU
- CLEAN UP GREEN UP BOUNDARY
- CITY BOUNDARY



CLEAN UP GREEN UP (CUGU)

CPC-2015-1462-CA

LHI

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SHEET 1 OF 3

