

## PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

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

**COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)**

Adopted the staff recommendation report as the City Planning Commission's report on the subject.

Adopted the Findings.

Approved the proposed ordinance, with changes, and recommend its adoption by the City Council.

Recommended that the City Council adopt the Negative Declaration (No. ENV-2015-1463-ND) as the environmental clearance.

**ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:**

N/A

**FINAL ENTITLEMENTS NOT ADVANCING:**

N/A

**ITEMS APPEALED:**

N/A

| <b>ATTACHMENTS:</b>   | <b>REVISED:</b>          | <b>ENVIRONMENTAL CLEARANCE:</b>                           | <b>REVISED:</b>                     |
|---|--------------------------|---|-------------------------------------|
| <input checked="" type="checkbox"/> Letter of Determination     | <input type="checkbox"/> | <input checked="" type="checkbox"/> Categorical Exemption | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> Findings of Fact            | <input type="checkbox"/> | <input type="checkbox"/> Negative Declaration             | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> Staff Recommendation Report | <input type="checkbox"/> | <input type="checkbox"/> Mitigated Negative Declaration   | <input type="checkbox"/>            |
| <input type="checkbox"/> Conditions of Approval                 | <input type="checkbox"/> | <input type="checkbox"/> Environmental Impact Report      | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> Ordinance                   | <input type="checkbox"/> | <input type="checkbox"/> Mitigation Monitoring Program    | <input type="checkbox"/>            |
| <input type="checkbox"/> Zone Change Map                        | <input type="checkbox"/> | <input type="checkbox"/> Other                            | <input type="checkbox"/>            |
| <input type="checkbox"/> GPA Resolution                         | <input type="checkbox"/> |   |                                     |
| <input type="checkbox"/> Land Use Map                           | <input type="checkbox"/> |   |                                     |
| <input type="checkbox"/> Exhibit A - Site Plan                  | <input type="checkbox"/> |   |                                     |
| <input checked="" type="checkbox"/> Mailing List                | <input type="checkbox"/> |   |                                     |
| <input type="checkbox"/> Land Use                               | <input type="checkbox"/> |   |                                     |
| <input type="checkbox"/> Other                                  | <input type="checkbox"/> |   |                                     |

| NOTES / INSTRUCTION(S):  |                   |
|--|-------------------|
|  |                   |
| FISCAL IMPACT STATEMENT:   |                   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |                   |
| <p style="text-align: right;">*If determination states administrative costs are recovered through fees, indicate "Yes".</p>  |                   |
| PLANNING COMMISSION:   |                   |
| <input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> North Valley Area Planning Commission<br><input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> South LA Area Planning Commission<br><input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission<br><input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission<br><input type="checkbox"/> Harbor Area Planning Commission |                   |
| PLANNING COMMISSION HEARING DATE:  | COMMISSION VOTE:  |
| August 13, 2015  | 6 - 2             |
| LAST DAY TO APPEAL:  | APPEALED:         |
| N/A  | No                |
| TRANSMITTED BY:  | TRANSMITTAL DATE: |
| James K. Williams  | SFP 01 2015       |



# LOS ANGELES CITY PLANNING COMMISSION

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

Determination Mailing Date: SEP 01 2015

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

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

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. **Found** that based on the whole of the administrative record, the project is Categorically Exempt No. **ENV-2015-1463-CE** pursuant to the City's CEQA Guidelines, Article II, Section 2, class (m) and CEQA Guidelines Section 15061(b)(3); and direct staff to file the Notice of Exemption with the County Clerk's office.

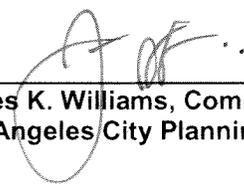
#### RECOMMENDATIONS TO THE CITY COUNCIL:

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 **Find** that based on the whole of the administrative record, the project is Categorically Exempt No. **ENV-2015-1463-CE** pursuant to the City's CEQA Guidelines, Article II, Section 2, class (m) and CEQA Guidelines Section 15061(b)(3); and direct staff to file the Notice of Exemption with the County Clerk's office.

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 | <del>Violation</del> "CUGU" Clean Up Green Up Overlay District |
| 13.19 | <u>Violation</u>   |

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

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

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

~~SEC. 13.19. VIOLATION.~~

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

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

**SEC. 13.18. "CUGU" CLEAN UP GREEN UP DISTRICT.**

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

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

**Abutting Property.** Properties sharing a parcel or lot line.

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

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

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

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

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

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

1. **Project type**

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

2. **Project context**

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

Subject Use List:

**AUTOMOTIVE USES**

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

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

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

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

### **FABRICS**

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

### **FOOD & ANIMAL**

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

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

#### **MANUFACTURING USES**

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

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

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

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

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

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

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

## **METALS**

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

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

## **OTHER**

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

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

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

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

#### **OTHER TRANSPORTATION**

Aircraft Engine or Aircraft Part  
Repairing, Reconditioning, or  
Rebuilding  
Aircraft Engine Testing  
Aircraft Factory  
Aircraft Fueling Station  
Aircraft Hangar  
Aircraft Landing Field  
Aircraft Repairing  
Airport  
Boat Building, small  
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(e)               |   |              |
| Enclosure              | ✓             | 13.18 F.1(c) | ✓   | 13.18 F.2(c)               |   |              |
| Fencing                |               |              | ✓   | 13.18 F.2(d)               |   |              |
| Distancing Requirement |               |              | ✓   | 13.18 F.2(e)               |   |              |
| Building Height        |               |              | ✓   | 13.18 F.2(f), 13.18 F.2(g) |   |              |
| Yard Setback           |               |              | ✓   | 13.18 F.2(h)               |   |              |
| Landscaping            |               |              | ✓   | 13.18 F.2(i)               | ✓   | 13.18 F.3(b) |
| Parking Design         |               |              | ✓   | 13.18 F.2(j)               | ✓   | 13.18 F.3(c) |
| Driveway               |               |              | ✓   | 13.18 F.2(k)               |   |              |
| Noise                  |               |              | ✓   | 13.18 F.2(l)               |   |              |
| Storage of Merchandise |               |              | ✓   | 13.18 F.2(m)               |   |              |

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

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

- (1) All trash receptacles shall be located within a gated, covered enclosure at least six feet in height.
- (2) Chain link, barbed wire, and concertina wire fences are prohibited at the perimeter of the property.

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

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

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

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

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

**2. Subject Use adjacent to Publicly Habitable Spaces**

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

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

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

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

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

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

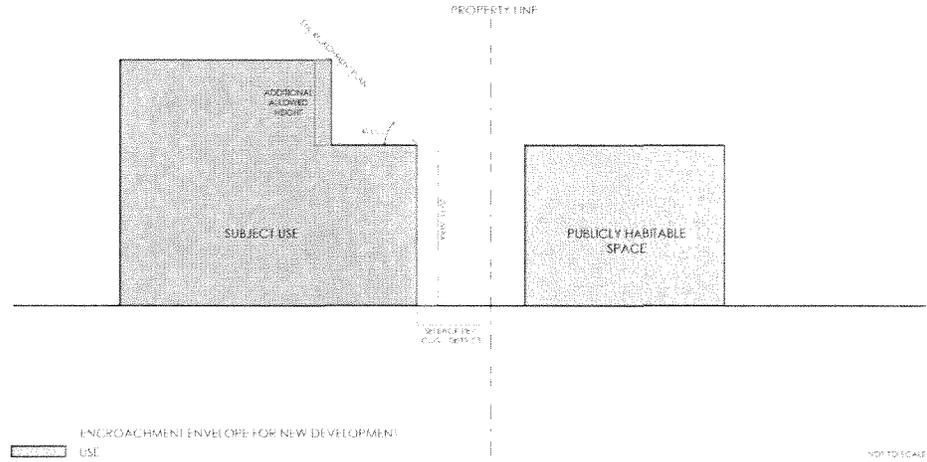
Uses that abut a Publicly Habitable Space shall construct a six-foot high solid concrete or masonry wall for the entire length of the property line in the following zones: C2, C4, CM, MR1, M1, MR2, M2, and M3. The wall shall be without openings and shall have a minimum nominal thickness of 6 inches.

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

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

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

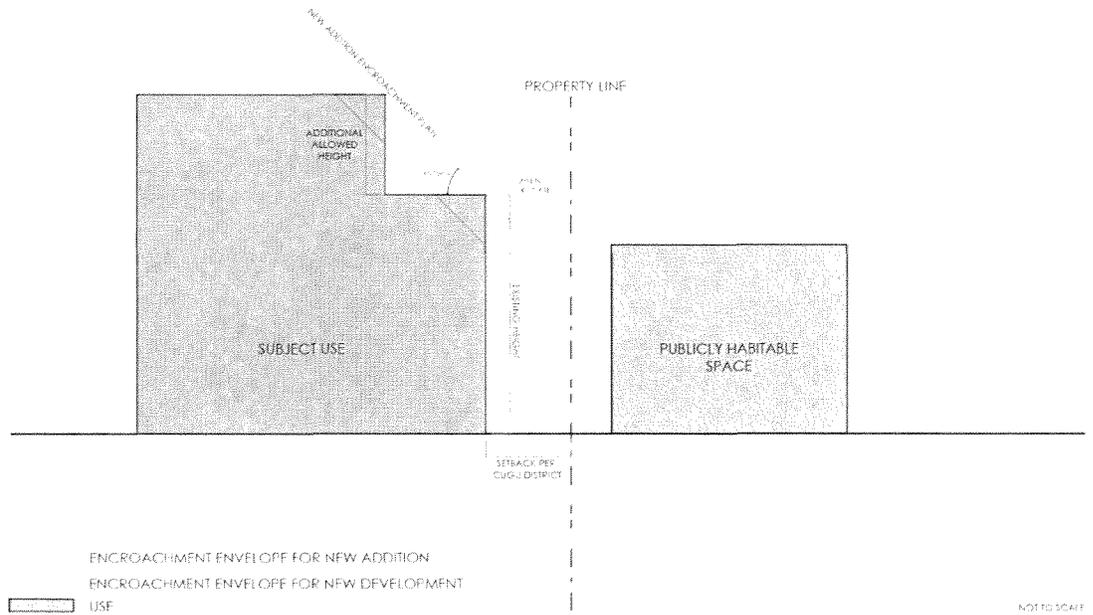
Any new building or structure shall be within an encroachment plane sloping upward and inward at a 45 degree angle commencing 20 feet above the existing grade at the inside line of the side yard setback as illustrated below:



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

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

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



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

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

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

Table 2: Manufacturing Zone Setbacks

|              | <b>MR1   M1   MR2   M2</b>  | <b>M3</b>  |
|--------------|---|--|
| <b>Front</b> | lot depth ≤ 100 ft: 5 ft<br>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 |
| <b>Side</b>  | lot width ≤ 30 ft: 3 ft<br>lot width > 30, < 50 ft: 5 ft<br>lot width ≥ 50: 15 ft |  |
| <b>Rear</b>  | lot depth ≤ 100 ft: 5 ft<br>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.

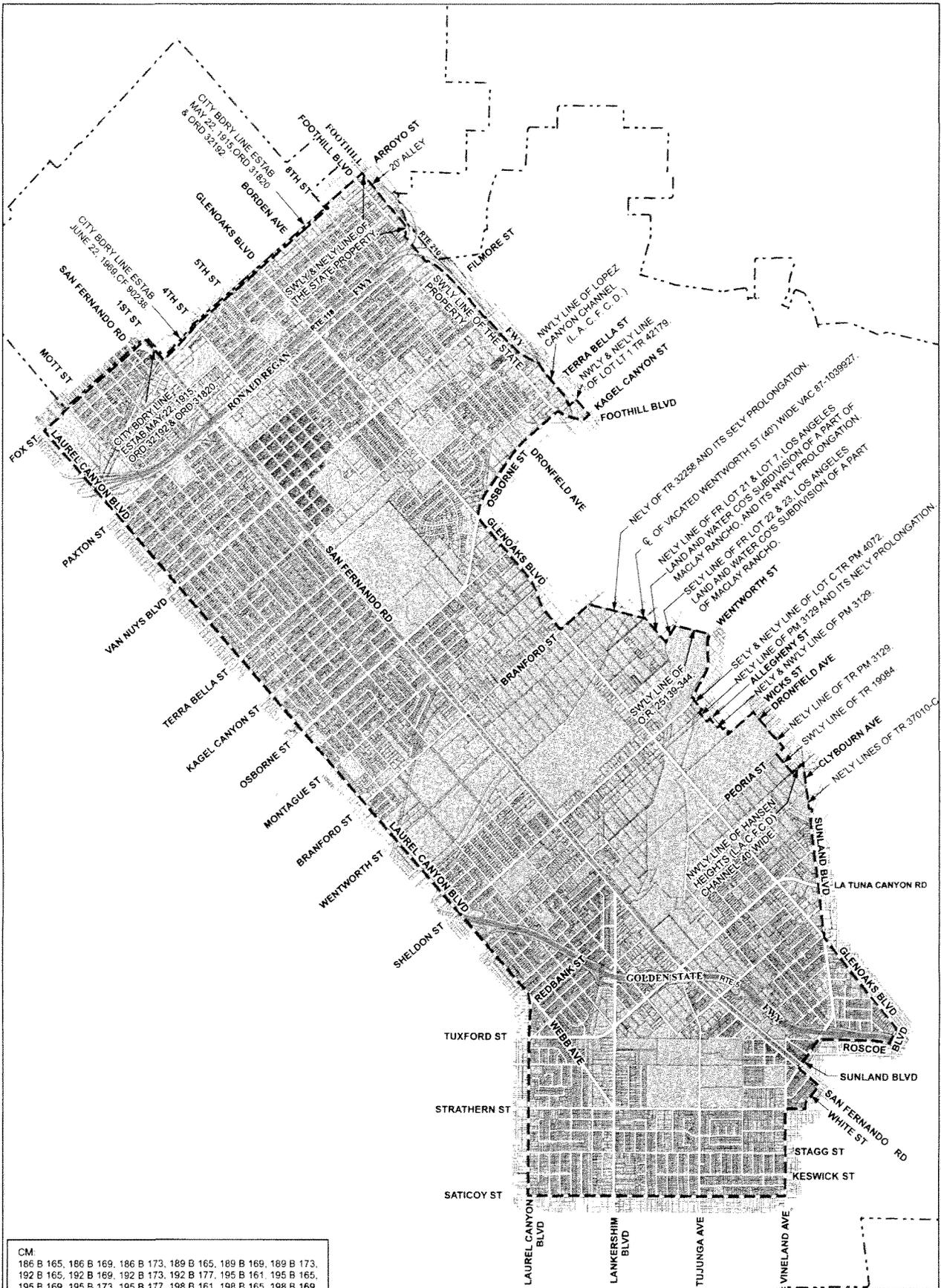
H. **Severability.** If any provision of this Ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this Ordinance, which can be implemented without the invalid provisions and, to this end, the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

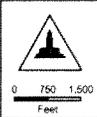
**Section 12.** The City Clerk shall certify to...



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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



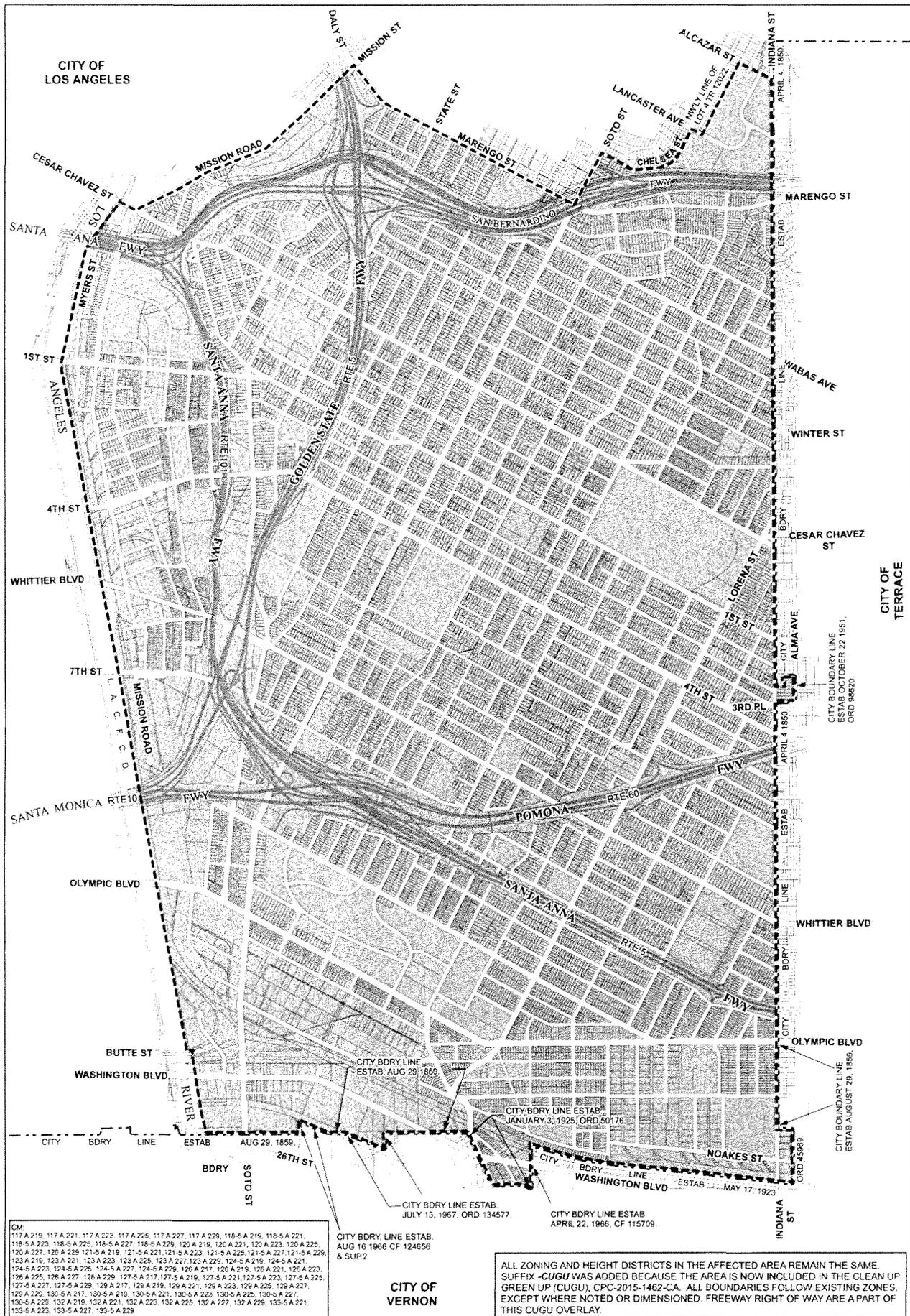
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### CLEAN UP GREEN UP (CUGU)

CPC-2015-1462-CA



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SHEET 1 OF 3

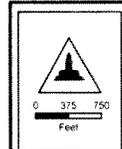


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 133-5 A 223, 133-5 A 227, 133-5 A 229

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 CITY BDRY LINE ESTAB.  
 JULY 13, 1967, ORD 134577.  
 CITY BDRY LINE ESTAB.  
 APRIL 22, 1966, CF 115709.

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

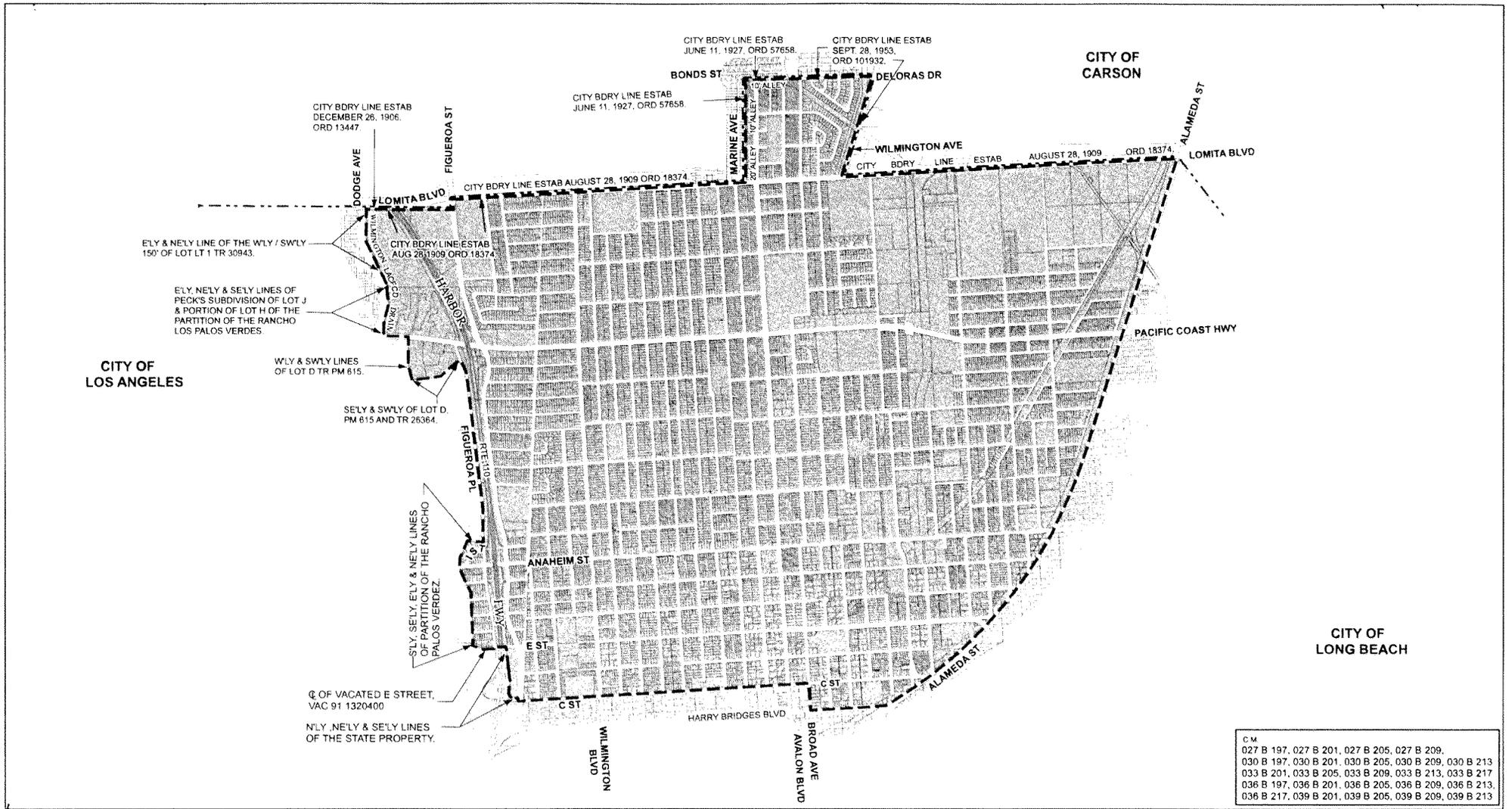
- CUGU
- CLEAN UP GREEN UP BOUNDARY
- CITY BOUNDARY



**CLEAN UP GREEN UP (CUGU)**

CPC 2015-1462 CA

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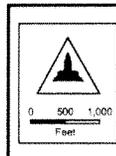


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| 033 B 201, 033 B 205, 033 B 209, 033 B 213, 033 B 217  |
| 036 B 197, 036 B 201, 036 B 205, 036 B 209, 036 B 213, |
| 036 B 217, 039 B 201, 039 B 205, 039 B 209, 039 B 213  |

-CUGU

----- CLEAN UP GREEN UP BOUNDARY

..... CITY BOUNDARY



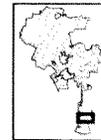
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CPC-2015-1462-CA

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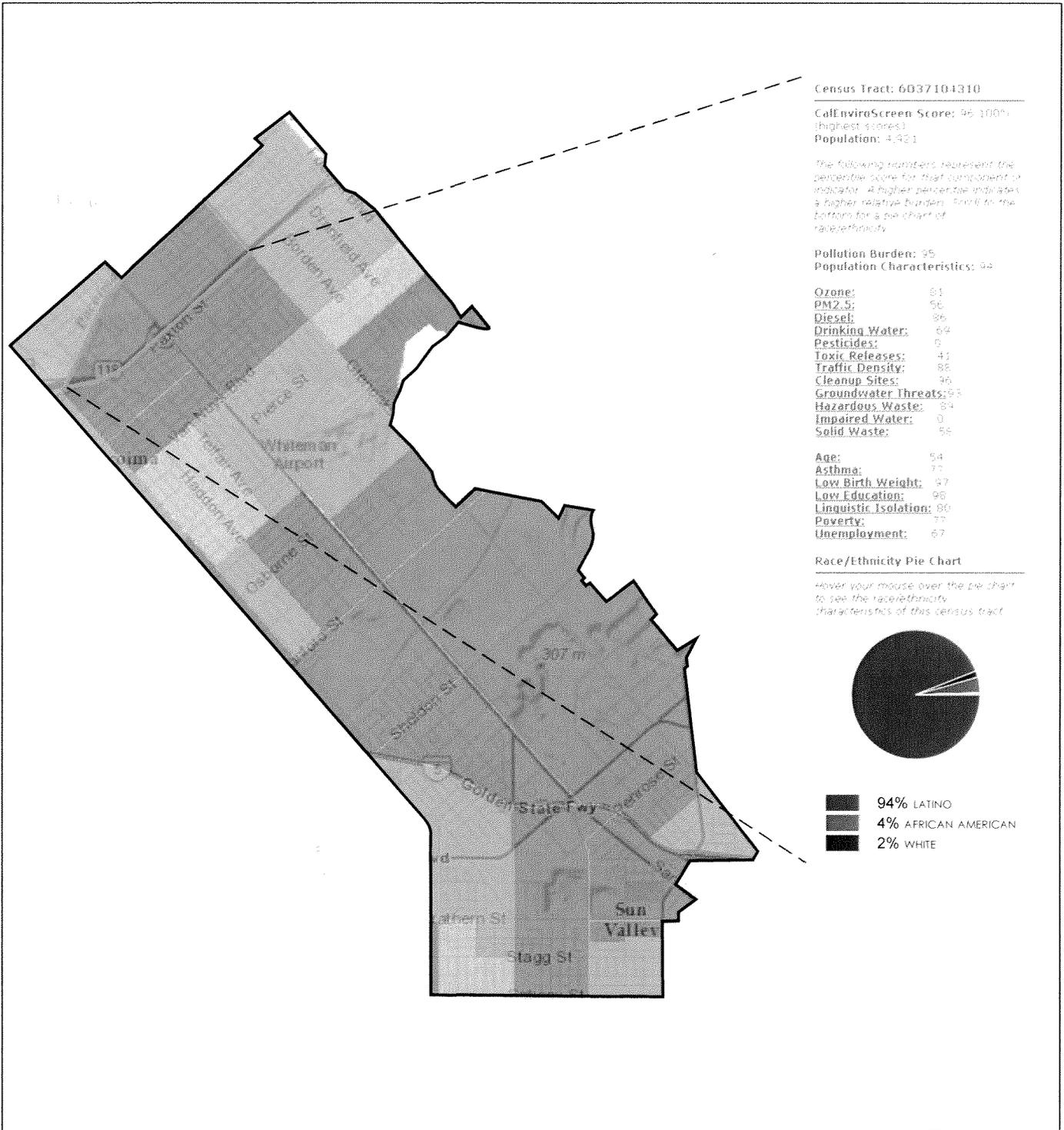
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SHEET 3 OF 3



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

# CalEnviroScreen 2.0 results

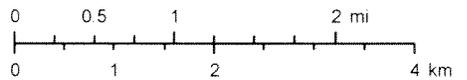


July 7, 2015

**CalEnviroScreen 2.0 Results**

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

1:72,224



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

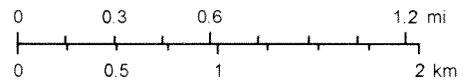
# CalEnviroScreen 2.0 results



July 7, 2015

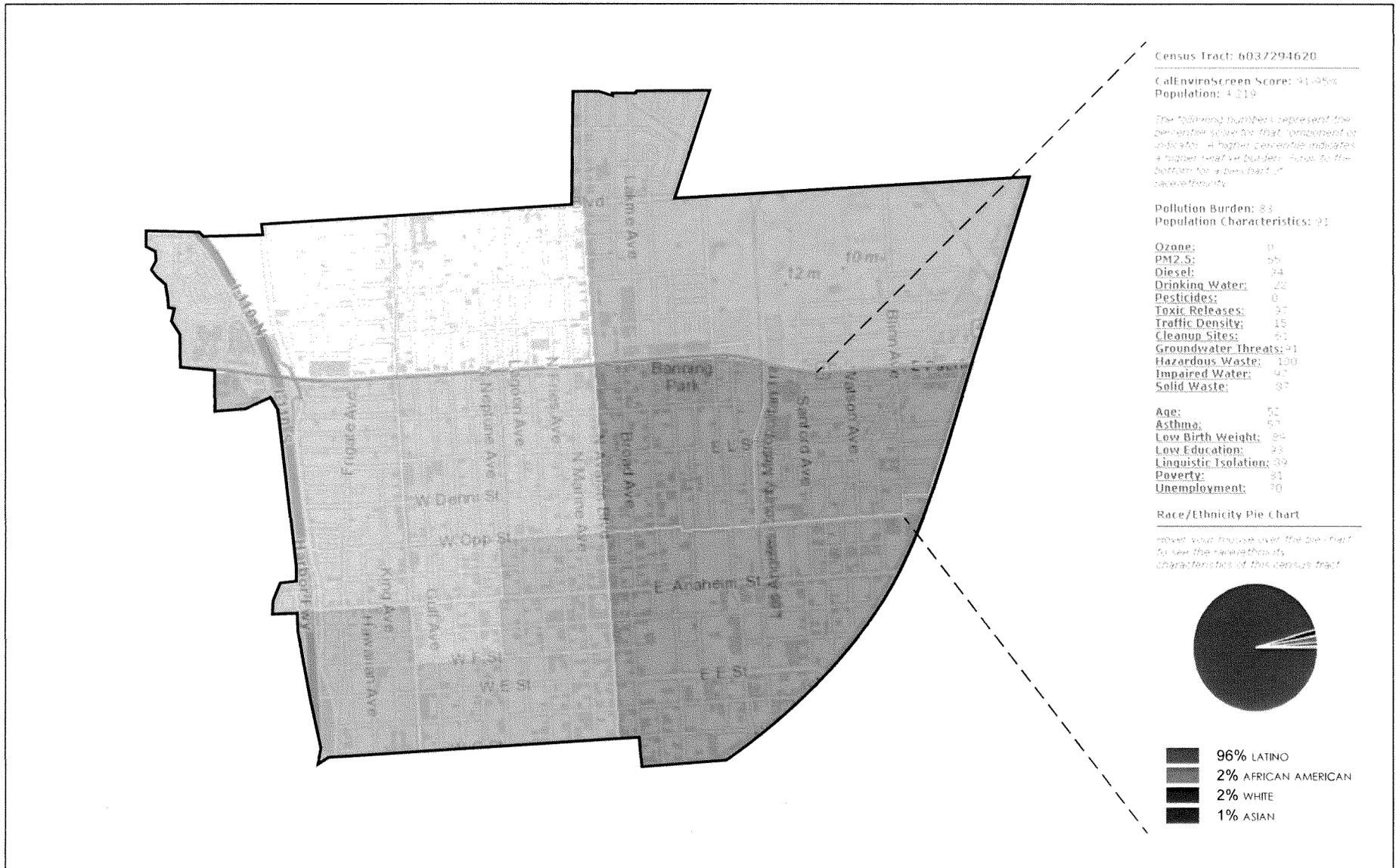
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## CalEnviroScreen 2.0 Results



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

# CalEnviroScreen 2.0 results

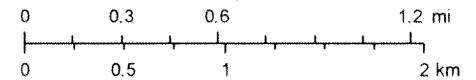


July 7, 2015

**CalEnviroScreen 2.0 Results**



1:36,112



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



# ITEM 7



## DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT

### CITY PLANNING COMMISSION

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

### CASE NO:

CPC-2015-1462-CA

### CEQA:

ENV-2015-1463-CE

### LOCATION:

Citywide

### COUNCIL DISTRICT:

All

### PLAN AREA:

All

### PUBLIC HEARING REQUIRED

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

### RECOMMENDED ACTIONS:

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

MICHAEL J. LOGRANDE

Director of Planning

THOMAS ROTHMANN

Senior City Planner, Code Studies Section

HAGU SOLOMON-CARY, AICP

Planning Assistant, Code Studies Section

Telephone: (213) 978-1394

DEBORAH KAHEN, AICP

City Planner, Code Studies Section

Telephone: (213) 978-1202

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

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    Appendix C - CalEnviro Screen 2.0 Maps ..... C-1

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## SUMMARY

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

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

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

## STAFF REPORT

### Initiation

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

### Background

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

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

### Partnership

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

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

### Research on Incompatible Land Uses

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

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

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

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



## Proposed Ordinance

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

### Qualifying Criteria for Applicable Projects

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

Qualifying project types are as follows:

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

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

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

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

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

Table 1: Development Regulations by Topic and Applicable Project Context

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

### Supplemental Use District (SUD) Development Standards

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

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

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

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

The second signage requirement is the first collaboration of its kind with CARB around California State "No Idling" law. The proposed standard requires Subject Uses that have commercial vehicles and are adjacent to Publicly Habitable Spaces to install "No Idling" signage<sup>1</sup>. Signs will be provided through the collaboration between the City and CARB's Air Pollution Enforcement Division.

### Citywide Standards

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

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

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

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

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<sup>1</sup> California Code of Regulations Title 13 Chapter 10 Section 2480 and 2485

## Outreach

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

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

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

### Public Hearings

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

#### Health:

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

#### Enforcement/Regulation:

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

#### Air Filtration:

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

#### CUGU Boundary:

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

#### Refinery CUP:

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

#### Recommendations:

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

#### Written Comments

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

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

#### Stakeholder Input

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

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

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

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

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

- Establish Metrics to Measure Regulatory Impact

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

- Address Mobile Source Emissions

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

- Retroactive & Proactive Enforcement of Existing Uses

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

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

## **Building Code Changes**

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

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

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

## **Ombudsperson Overview**

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

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

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

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

## **Conclusion**

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

## APPENDIX A

ORDINANCE NO. \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

**NOW, THEREFORE,**

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

**ORDINANCE NO. \_\_\_\_\_**

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

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

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

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

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

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

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

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

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

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

5) ~~Asphalt manufacture or refining.~~

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

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

(a) Project Types:

- (1) New refineries;
- (2) Existing refineries expanding operations beyond the current property lines;
- (3) Existing refinery operations considered to have a potentially significant impact and/or requires mitigation measures as determined by an environmental review process

(b) Limitations.

- (1) Current compliance with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance.
- (2) Submittal of a health impact assessment of the project for the surrounding vicinity identifying the number of people affected, short term or permanent impacts, likelihood that impacts will occur, how the project will contribute to the existing disproportionate burdens, and recommended mitigation measures.
- (3) Submittal of a truck routing plan that minimizes the incidences of commercial trucks that traveling past residences, churches, schools, hospitals, public playgrounds, nursing homes, day care centers, and other similar uses.

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

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

|               |  |
|---------------|--|
| "O"           | Oil Drilling District                          |
| "S"           | Animal Slaughtering District                   |
| "G"           | Surface Mining District                        |
| "RPD"         | Residential Planned Development District       |
| "K"           | Equinekeeping District                         |
| "CA"          | Commercial and Artcraft District               |
| "POD"         | Pedestrian Oriented District                   |
| "CDO"         | Community Design Overlay District              |
| "MU"          | Mixed Use District                             |
| "FH"          | Fence Height District                          |
| "SN"          | Sign District                                  |
| "NSO"         | Neighborhood Stabilization Overlay District    |
| "RFA"         | Residential Floor Area District                |
| "CPIO"        | Community Plan Implementation Overlay District |
| "RIO"         | River Improvement Overlay District             |
| <u>"CUGU"</u> | <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 of 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 | <del>Violation</del> “CUGU” Clean Up Green Up Overlay District |
| 13.19 | <u>Violation</u>   |

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

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

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

~~SEC. 13.18. VIOLATION.~~

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

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

**SEC. 13.18. "CUGU" CLEAN UP GREEN UP DISTRICT.**

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

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

**Abutting Property.** Properties sharing a parcel or lot line.

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

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

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

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

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

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

1. **Project type**

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

2. **Project context**

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

Subject Use List:

**AUTOMOTIVE USES**

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

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

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

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

### **FABRICS**

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

### **FOOD & ANIMAL**

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

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

#### **MANUFACTURING USES**

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

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

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

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

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

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

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

#### **METALS**

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

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

#### **OTHER**

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

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

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

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

**OTHER TRANSPORTATION**

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

**PETROLEUM-RELATED USES**

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

Station  
Oil Reclaiming  
Petroleum Product Bulk Distributing Station  
Petroleum Pumping

**WAREHOUSE / DISTRIBUTION**

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

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

**WASTE DISPOSAL / MANAGEMENT**

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

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

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

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

Table 1: Development Regulations by Applicable Project Context

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

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

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

- (1) All trash receptacles shall be located within a gated, covered enclosure at least six feet in height.
- (2) Chain link, barbed wire, and concertina wire fences are prohibited at the perimeter of the property.

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

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

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

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

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

**2. Subject Use adjacent to Publicly Habitable Spaces**

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

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

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

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

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

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

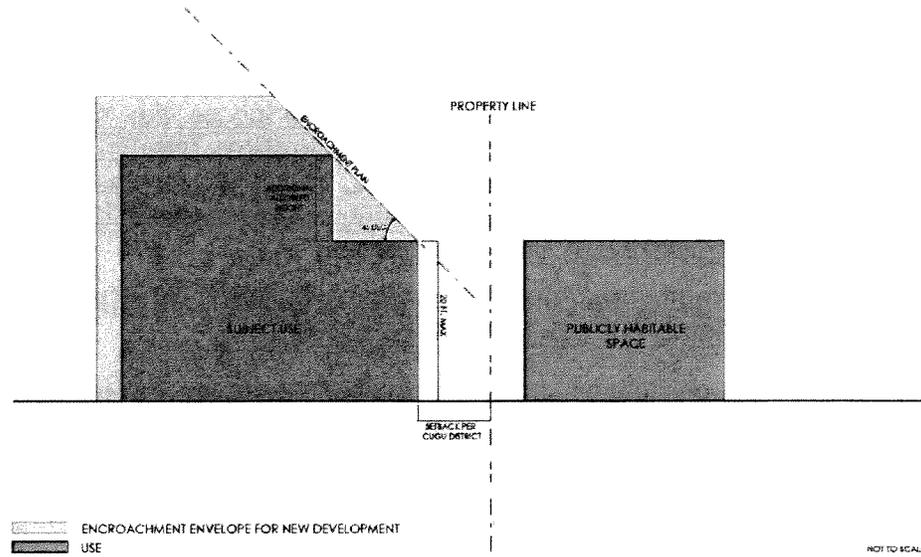
Uses that abut a Publicly Habitable Space shall construct a six-foot high solid concrete or masonry wall for the entire length of the property line in the following zones: C2, C4, CM, MR1, M1, MR2, M2, and M3. The wall shall be without openings and shall have a minimum nominal thickness of 6 inches.

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

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

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

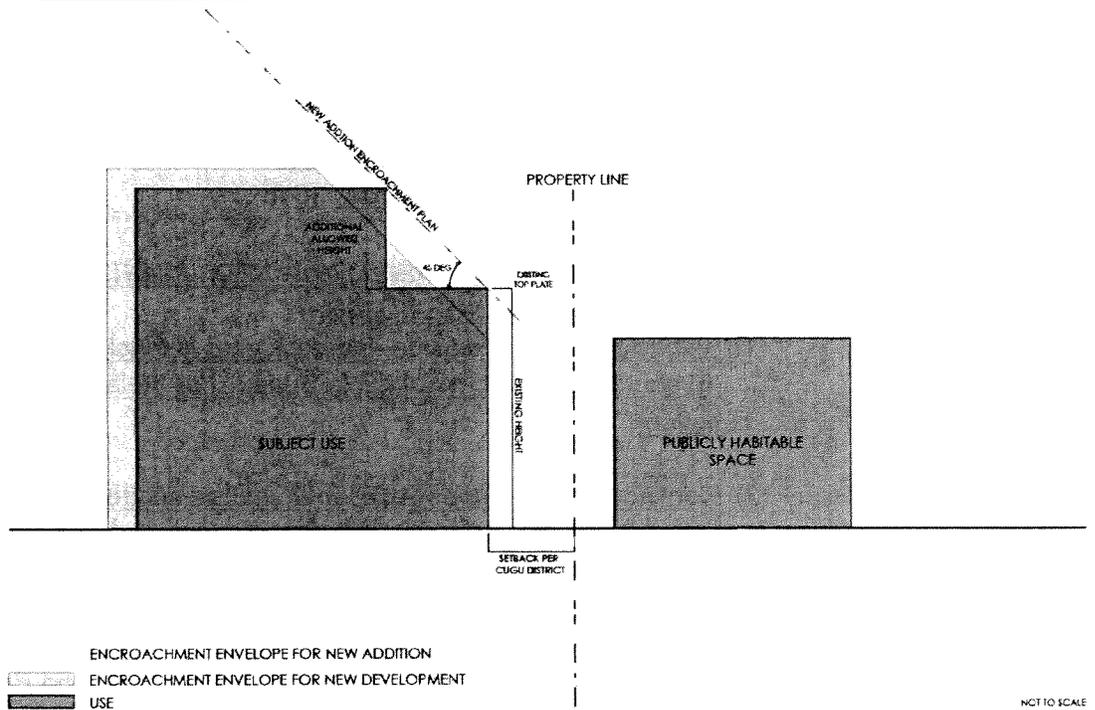
Any new building or structure shall be within an encroachment plane sloping upward and inward at a 45 degree angle commencing 20 feet above the existing grade at the inside line of the side yard setback as illustrated below:



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

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

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



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

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

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

Table 2: Manufacturing Zone Setbacks

|              | <b>MR1   M1   MR2   M2</b>  | <b>M3</b>  |
|--------------|---|--|
| <b>Front</b> | lot depth ≤ 100 ft: 5 ft<br>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 |
| <b>Side</b>  | lot width ≤ 30 ft: 3 ft<br>lot width > 30, < 50 ft: 5 ft<br>lot width ≥ 50: 15 ft |  |
| <b>Rear</b>  | lot depth ≤ 100 ft: 5 ft<br>lot depth > 100 ft: 15 ft                             |  |

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Except for single family dwellings and duplexes, all projects located within 1,000 feet of a freeway shall post a sign to notify the public as described below. The sign shall be posted at a shared main entrance, a shared facility such as a porch, or the front stairs of the building. Public parks shall post signage in the bathroom. The sign must meet the following requirements:

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

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

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

If applicable, each adopted CUGU District shall indicate those development regulations which are not eligible for an Adjustment through this Section. If an application requests more than one CUGU Adjustment, the Director may advise the applicant, prior to the application being deemed complete, that the request be filed and processed as a CUGU Exception, pursuant to Subsection 4 of this Section.

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

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

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

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

- (b) **Findings.** The Area Planning Commission may permit an Exception from a CUGU regulation if it makes all the following findings:
  - (1) The strict application of the CUGU regulations to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the CUGU District and its regulations;

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

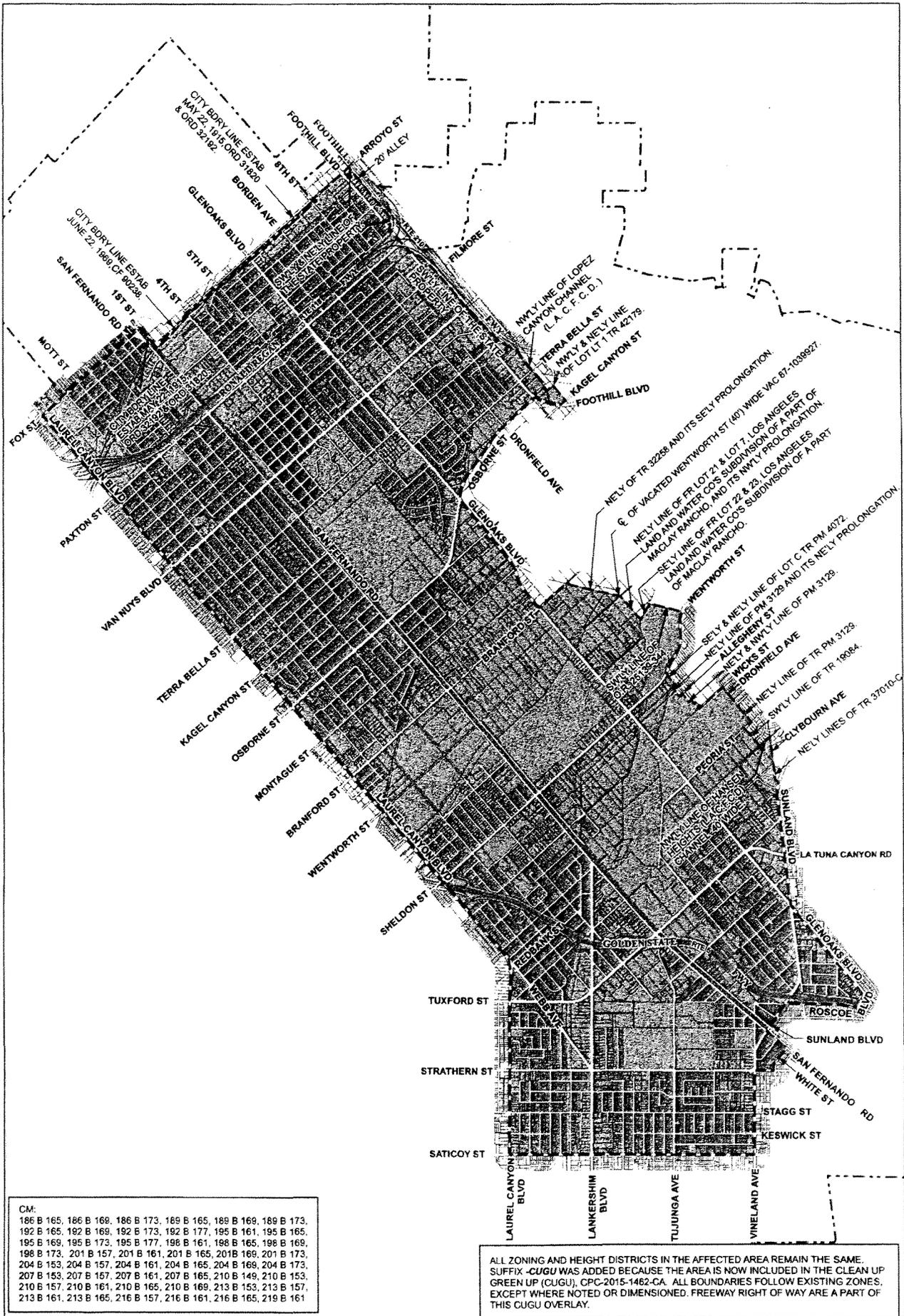
H. **Severability.** If any provision of this Ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this Ordinance, which can be implemented without the invalid provisions and, to this end, the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

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

**SEC. 13.19. VIOLATION.**

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

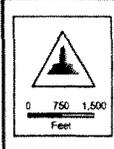
**Section 12.** The City Clerk shall certify to...



CM:  
 186 B 165, 186 B 169, 186 B 173, 189 B 165, 189 B 169, 189 B 173,  
 192 B 165, 192 B 169, 192 B 173, 192 B 177, 195 B 161, 195 B 165,  
 195 B 169, 195 B 173, 195 B 177, 198 B 161, 198 B 165, 198 B 169,  
 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

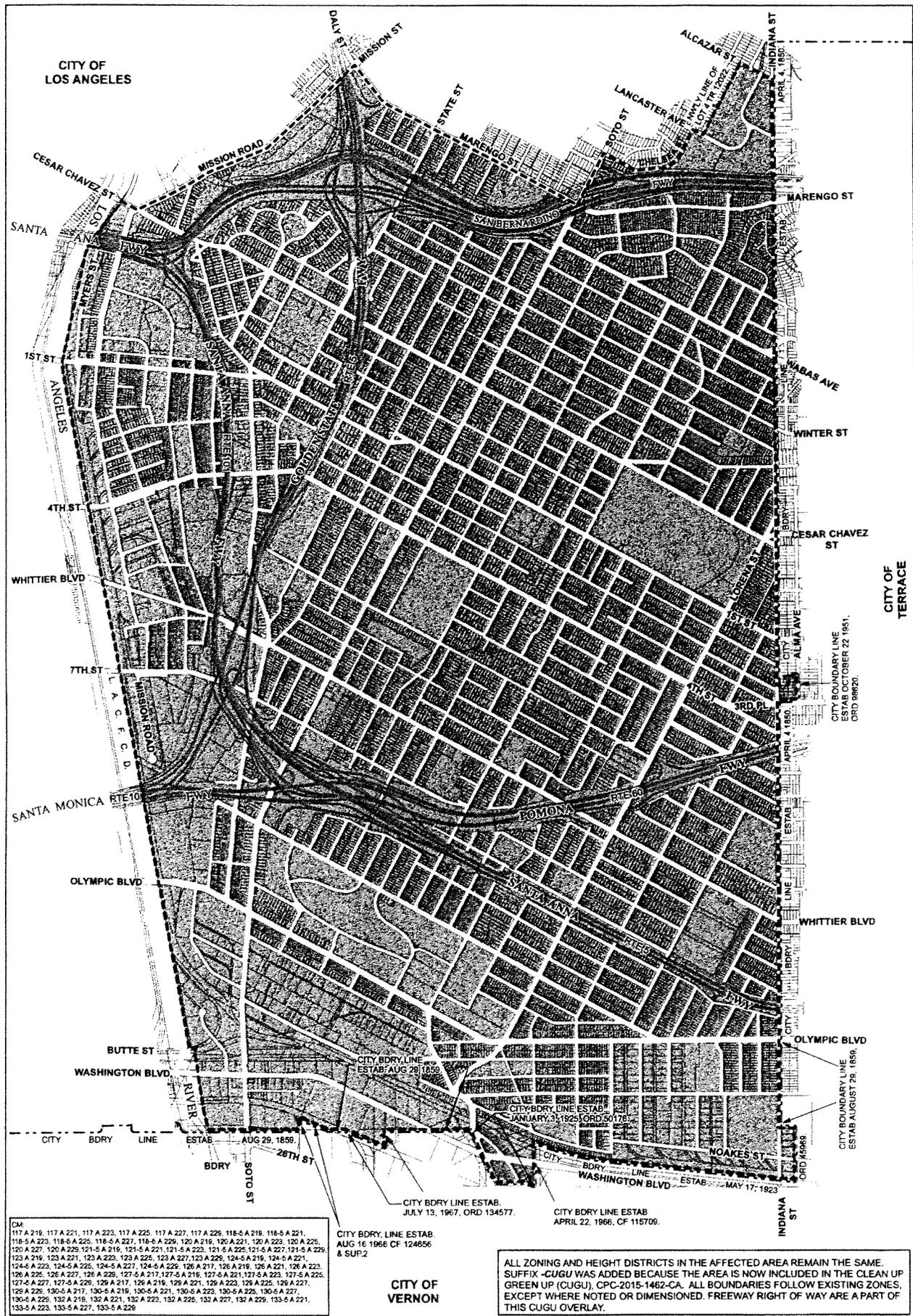


**CLEAN UP GREEN UP (CUGU)**

CPC-2015-1462-CA

LH/ [Signature] 050515 SHEET 1 OF 3

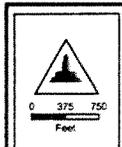




-  -CUGU
-  - CLEAN UP GREEN UP BOUNDARY
-  - CITY BOUNDARY

**CITY OF VERNON**

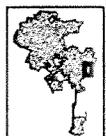
ALL ZONING AND HEIGHT DISTRICTS IN THE AFFECTED AREA REMAIN THE SAME. SUFFIX -CUGU WAS ADDED BECAUSE THE AREA IS NOW INCLUDED IN THE CLEAN UP GREEN UP (CUGU), CPC-2015-1462-CA. ALL BOUNDARIES FOLLOW EXISTING ZONES, EXCEPT WHERE NOTED OR DIMENSIONED. FREEWAY RIGHT OF WAY ARE A PART OF THIS CUGU OVERLAY.

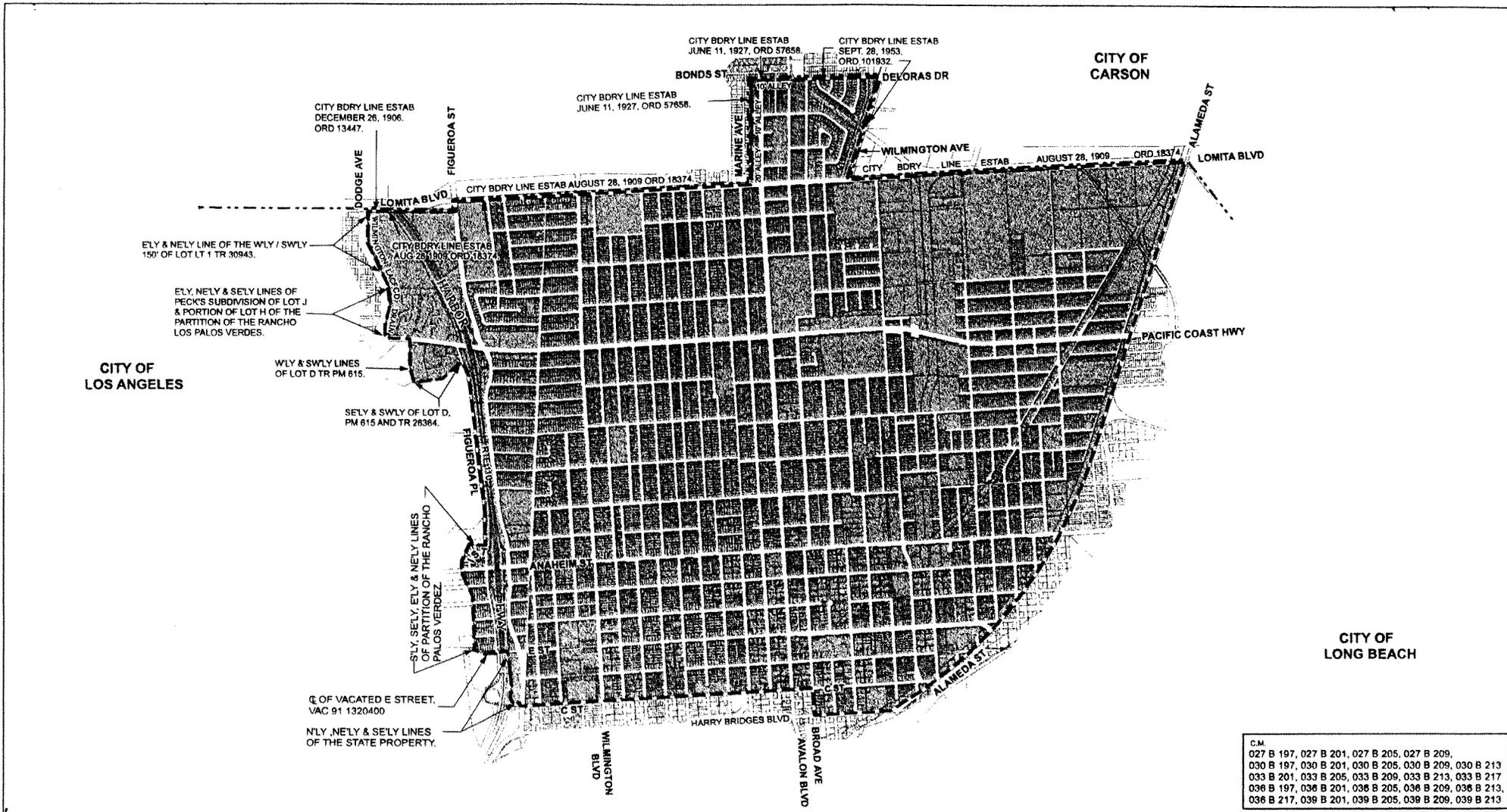


**CLEAN UP GREEN UP (CUGU)**

**CPC 2015-1462 CA**

LH/ [signature] 050515 SHEET 2 OF 3

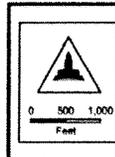




-CUGU

----- CLEAN UP GREEN UP BOUNDARY

----- CITY BOUNDARY



**CLEAN UP GREEN UP (CUGU)**

CPC-2015-1462-CA

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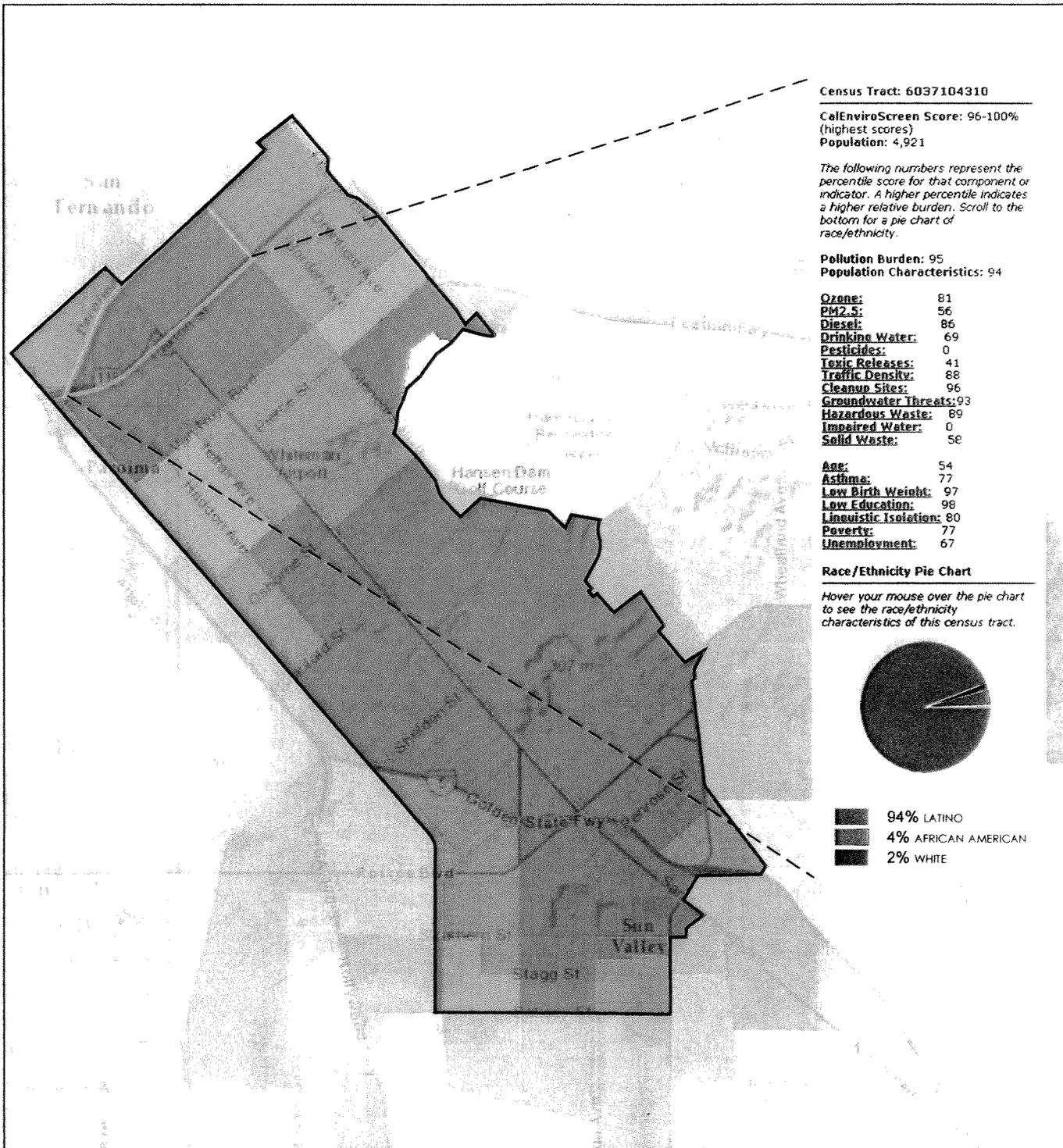
SHEET 3 OF 3



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.

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| 030 B 197, 030 B 201, 030 B 205, 030 B 209, 030 B 213  |
| 033 B 201, 033 B 205, 033 B 209, 033 B 213, 033 B 217  |
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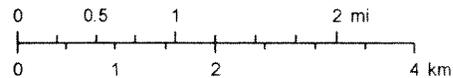
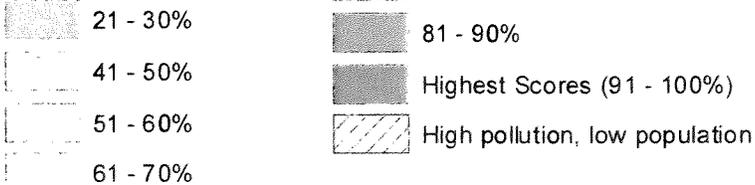
# CalEnviroScreen 2.0 results



July 7, 2015

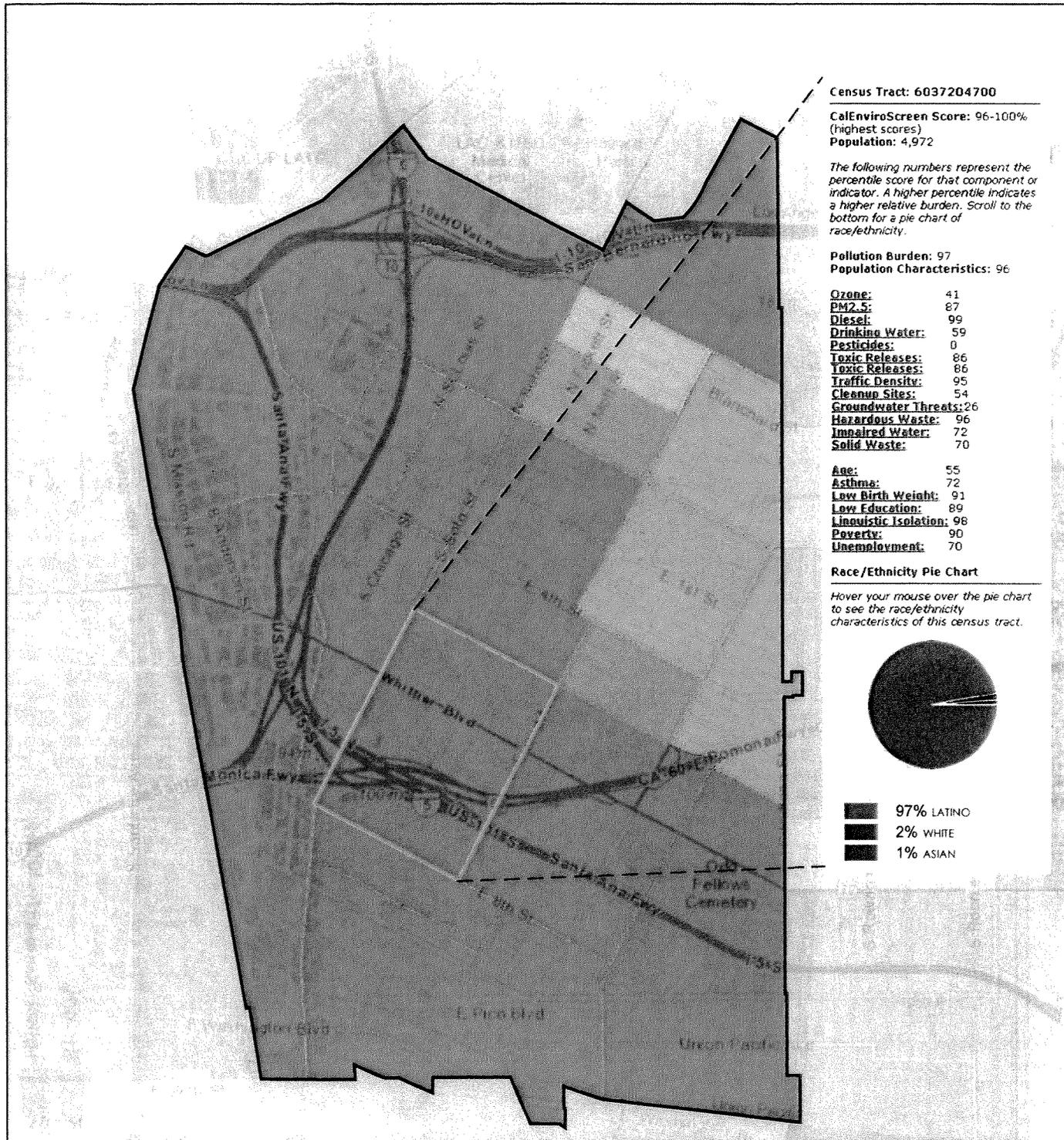
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**CalEnviroScreen 2.0 Results**



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

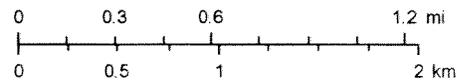
# CalEnviroScreen 2.0 results



July 7, 2015

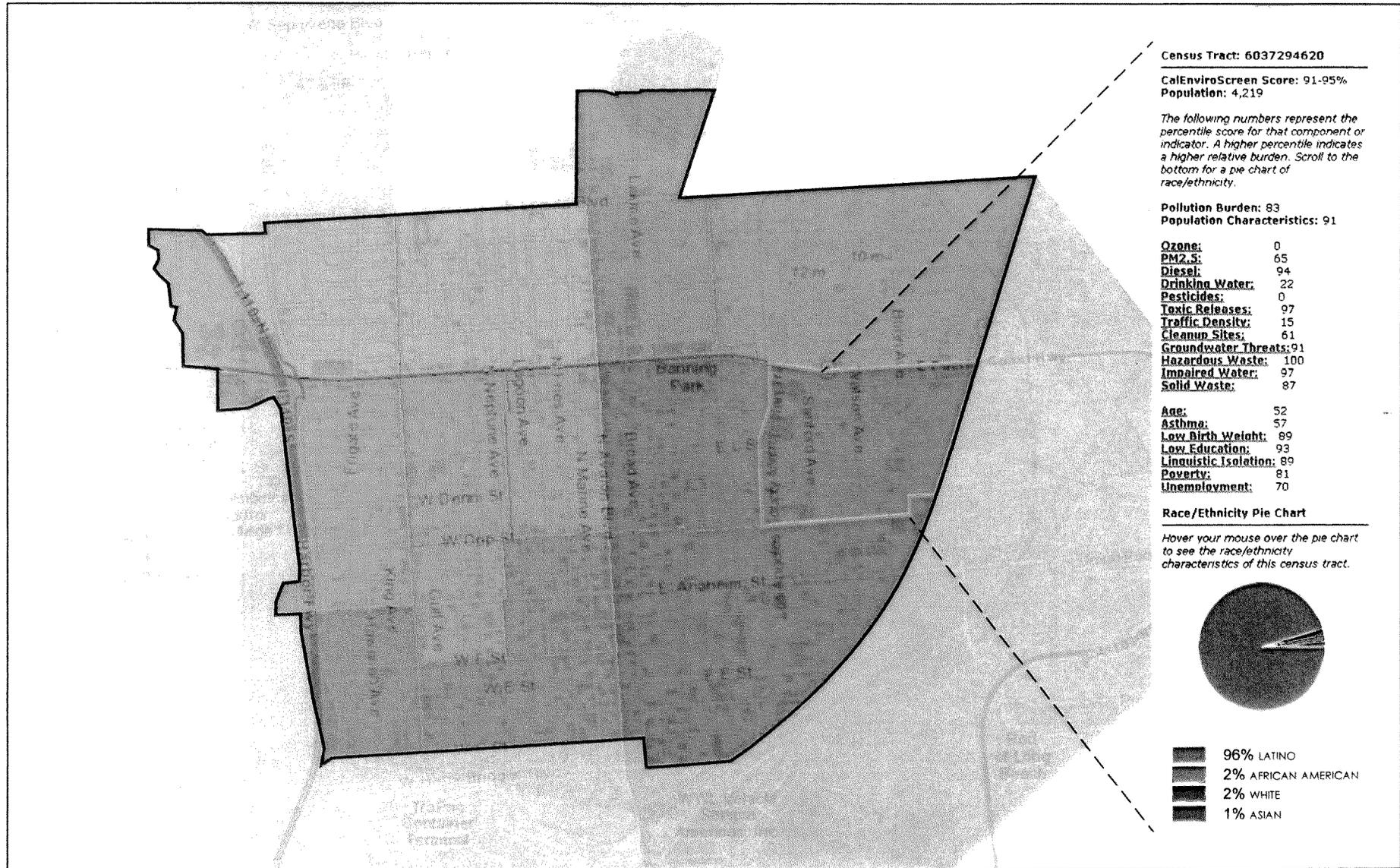
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## CalEnviroScreen 2.0 Results



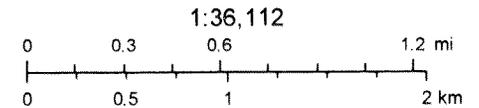
Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# CalEnviroScreen 2.0 results



July 7, 2015

**CalEnviroScreen 2.0 Results**



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

## Summary of Written Comments

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

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

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

| Date      | Name                         | Title                 | Organization  | Stance  | Comment   | Theme            | Subtheme          |
|-----------|------------------------------|-----------------------|---|---------|---|------------------|-------------------|
| 19/6/2015 | Ramya Sivasubramanian        | Staff Attorney        | Natural Resources Defense Council (NRDC)              | Support | The proximity and overconcentration of industrial and transportation pollution sources can lead to increased incidence of asthma and other respiratory diseases, reduced quality of life, and preventable deaths, [however] current regulations do not adequately address this issue. CUGU is a great opportunity to improve public health and air quality. | Health           |                   |
| 13/7/2015 | Various                      | Various               | LA Collaborative for Environmental Health and Justice | Support | We endorse the business ombudsperson concept. It will help help...to know the full array of assistance programs, can provide a single point of entry to businesses seeking assistance.  | Positive General | Business Outreach |
| 13/7/2015 | Linda Kite                   | Executive Director    | Healthy Homes Collaborative                           | Support | The standards provide much needed local regulatory tools to address the issues arising from the proximity of incompatible land uses.  | Positive General |                   |
| 13/7/2015 | Linda Kite                   | Executive Director    | Healthy Homes Collaborative                           | Support | The proposed land use regulations address these adverse cumulative effects, whereas business-by-business regulations governed by other entities often do not recognize or effectively respond to such conditions.   | Positive General |                   |
| 13/7/2015 | Linda Kite                   | Executive Director    | Healthy Homes Collaborative                           | Support | CUGU is an important step towards achieving environmental justice and protecting the public health of residents from three of LA's most polluted communities.   | Positive General |                   |
| 13/7/2015 | Cynthia Strathmann           | Executive Director    | Strategic Actions for a Just Economy (SAJE)           | Support | The standards provide much needed local regulatory tools to address the issues arising from the proximity of incompatible land uses.  | Positive General |                   |
| 13/7/2015 | Cynthia Strathmann           | Executive Director    | Strategic Actions for a Just Economy (SAJE)           | Support | The proposed land use regulations address these adverse cumulative effects, whereas business-by-business regulations governed by other entities often do not recognize or effectively respond to such conditions.   | Positive General |                   |
| 13/7/2015 | Cynthia Strathmann           | Executive Director    | Strategic Actions for a Just Economy (SAJE)           | Support | CUGU is an important step towards achieving environmental justice and protecting the public health of residents from three of LA's most polluted communities.   | Positive General |                   |
| 13/7/2015 | Various                      | Various               | LA Collaborative for Environmental Health and Justice | Support | We appreciate the efforts you and your staff are undertaking to move this most important and ground-breaking policy forward.  | Positive General |                   |
| 13/7/2015 | Various                      | Various               | LA Collaborative for Environmental Health and Justice | Support | We support these efforts to sustain a healthier living environment while promoting quality, sustainable and healthy business retention and expansion.   | Positive General |                   |
| 13/7/2015 | Various                      | Various               | LA Collaborative for Environmental Health and Justice | Support | We appreciate that these standards address and seek to remedy or mitigate health issues caused by light, noise, emissions, truck activity and other aspects of these business operations while reasonably allowing businesses to function and prosper.  | Positive General |                   |
| 13/7/2015 | Various                      | Various               | LA Collaborative for Environmental Health and Justice | Support | We...believe the performance standards...focus on these two...concerns: Adopting local land use policies that specifically deal with local land compatibility issues and with issues of the cumulative impacts of concentration of potentially polluting businesses.  | Positive General |                   |
| 12/7/2015 | Darryl Molina, Bahram Fazeli | Various               | Communities for a Better Environment                  | Support | The new standards provide much needed regulatory tools to address the adverse effects that result from concentrations of industrial uses close to homes, schools, parks, and other places where vulnerable populations live.  | Positive General |                   |
| 12/7/2015 | Darryl Molina, Bahram Fazeli | Various               | Communities for a Better Environment                  | Support | CUGU, and more specifically the inclusion of the CUP aims to mitigate public health impacts through strategic and reasonable land use policy.   | Positive General |                   |
| 8/7/2015  | Manuel Aboelata              | Managing Director     | Prevention Institute                                  | Support | CUGU is an important step towards achieving environmental justice and protecting the public health of residents.  | Positive General |                   |
| 8/7/2015  | Becky Dennison               | Co-Executive Director | Los Angeles Community Action Network                  | Support | The standards provide much needed local regulatory tools to address the issues arising from the proximity of incompatible land uses.  | Positive General |                   |
| 8/7/2015  | Becky Dennison               | Co-Executive Director | Los Angeles Community Action Network                  | Support | The proposed land use regulations address these adverse cumulative effects, whereas business-by-business regulations governed by other entities often do not recognize or effectively respond to such conditions.   | Positive General |                   |
| 8/7/2015  | Becky Dennison               | Co-Executive Director | Los Angeles Community Action Network                  | Support | We applaud the emphasis of the CUGU program on supporting local businesses with financial and technical assistance to become more economically and environmentally sustainable.   | Positive General |                   |
| 8/7/2015  | Maria Brenes                 | Executive Director    | Innercity Struggle                                    | Support | The standards provide much needed local regulatory tools to address the issues arising from the proximity of incompatible land uses.  | Positive General |                   |
| 8/7/2015  | Maria Brenes                 | Executive Director    | Innercity Struggle                                    | Support | The proposed land use regulations address these adverse cumulative effects, whereas business-by-business regulations governed by other entities often do not recognize or effectively respond to such conditions.   | Positive General |                   |

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

COUNTY CLERK'S USE

CITY CLERK'S USE

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

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

|   |   |
|---|---|
| <b>LEAD CITY AGENCY</b><br>City Council/Department of City Planning | <b>COUNCIL DISTRICT</b><br>6, 7, 14, 15 |
|---|---|

|   |  |
|---|--|
| <b>PROJECT TITLE</b><br>Clean Up Green Up Supplemental Use District | <b>LOG REFERENCE</b><br>ENV-2015-1463-CE |
|---|--|

**PROJECT LOCATION**  
Boyle Heights, Pacoima/Sun Valley, and Wilmington

**DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:**  
 An amendment to Section 13.18 of the Los Angeles Municipal Code (LAMC) to authorize the establishment of a Clean Up Green Up Overlay District for designated areas within Boyle Heights, Pacoima/Sun Valley, and Wilmington and two citywide standards amending Sections 12.24 and 13.03 all to address cumulative health impacts of incompatible and noxious land uses, to protect and conserve resources, and improve indoor air quality in new projects. No single physical project is being proposed.

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:**  
N/A

|  |                         |                                     |             |
|--|-------------------------|-------------------------------------|-------------|
| <b>CONTACT PERSON</b><br>Hagu Solomon-Cary | <b>AREA CODE</b><br>213 | <b>TELEPHONE NUMBER</b><br>978-1394 | <b>EXT.</b> |
|--|-------------------------|-------------------------------------|-------------|

This is to advise that on \_\_\_\_\_ the City of Los Angeles has made the following determinations:  
**EXEMPT STATUS: (Check One)**

|   | STATE CEQA GUIDELINES     | CITY CEQA GUIDELINES       |
|---|---------------------------|----------------------------|
| <input type="checkbox"/> MINISTERIAL                      | Sec. 15268                | Art. II, Sec. 2b           |
| <input type="checkbox"/> DECLARED EMERGENCY               | Sec. 15269                | Art. II, Sec. 2a (1)       |
| <input type="checkbox"/> EMERGENCY PROJECT                | Sec. 15269 (b) & (c)      | Art. II, Sec. 2a (2) & (3) |
| <input checked="" type="checkbox"/> CATEGORICAL EXEMPTION | Sec. 15300 <i>et seq.</i> | Art. III, Sec. 1           |

Class 7, 8 Category 15307, 15308 (State CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

**JUSTIFICATION FOR PROJECT EXEMPTION:** The three main purposes of the Code amendment are to: 1) reduce the cumulative health impacts resulting from proposed land use projects, 2) protect the public's health by buffering emitting sources from sensitive receptors, and 3) promote best practices and building improvements that reduce environmental impacts. The Clean Up Green Up Overlay District and the citywide amendments are actions to assure the maintenance, enhancement, or protection of the environment and natural resources.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

|                  |                                    |             |
|------------------|------------------------------------|-------------|
| <b>SIGNATURE</b> | <b>TITLE</b><br>Planning Assistant | <b>DATE</b> |
|------------------|------------------------------------|-------------|

|             |                    |                  |             |
|-------------|--------------------|------------------|-------------|
| <b>FEE:</b> | <b>RECEIPT NO.</b> | <b>REC'D. BY</b> | <b>DATE</b> |
|-------------|--------------------|------------------|-------------|

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record Rev. 11-1-0