

**ORDINANCE NO. 184246**

An ordinance amending Sections 12.04, 12.20, 12.24 and 12.32 of Article 2 of Chapter 1 of the Los Angeles Municipal Code, and Sections 13.03, 13.18 and 13.19 of Article 3 of Chapter 1 of the Los Angeles Municipal Code in order to authorize the establishment of a Clean Up Green Up Supplemental Use District within Boyle Heights, Pacoima/Sun Valley, and Wilmington to reduce cumulative health impacts resulting from incompatible land uses, establish a citywide Conditional Use for asphalt manufacturing and refinery facilities, and increase the notification requirement for projects within a surface mining district.

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

Section 1. Subsection D of Section 12.04 of Article 2 of Chapter 1 of the Los Angeles Municipal Code is amended to read as follows:

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

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

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

Land classified in an "O" Oil Drilling District, "S" Animal Slaughtering District, "G" Surface Mining District, "RPD" Residential Planned Development District, "K" Equinekeeping District, "CA" Commercial and Artcraft District, "POD" Pedestrian Oriented District, "CDO" Community Design Overlay District, "MU" Mixed Use

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

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

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

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

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

29. **Petroleum-Based Oil Refineries** (production of petroleum-based fuels, asphalt, coke or similar products) in an M3 Zone:

(a) **Project Types.**

- (1) New refineries;
- (2) Existing refineries expanding operations beyond the current property lines.

(b) **Requirements.**

(1) Current compliance with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance.

(2) Submittal of a health impact assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool;

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

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

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

2. **Districts.** In order to carry out the provisions of this Article, the following districts are established:

"O"	Oil Drilling District
"S"	Animal Slaughtering District
"G"	Surface Mining District
"RPD"	Residential Planned Development District
"K"	Equinekeeping District
"CA"	Commercial and Artcraft District
"POD"	Pedestrian Oriented District
"CDO"	Community Design Overlay District
"MU"	Mixed Use District
"FH"	Fence Height District
"SN"	Sign District
"RFA"	Residential Floor Area District
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"CPIO"	Community Plan Implementation Overlay District
"HS"	Hillside Standards Overlay District
"MPR"	Modified Parking Requirement District
"RIO"	River Improvement Overlay District
"CUGU"	Clean Up Green Up Overlay District

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

(b) **Additional Requirements for Application.** Except for CPIO Districts, which may not be established through the application procedure, one or more of the owners or lessees of property within the boundaries of the proposed district may submit a verified application for the establishment of a district. An application for the establishment of a Commercial and Artcraft District, a Pedestrian Oriented District, an Equinekeeping District, a Community Design Overlay District, a Mixed Use District, a Sign District, a Residential Floor Area District, a Neighborhood Stabilization Overlay District, a Hillside Standards Overlay District, a

Modified Parking Requirement District, a River Improvement Overlay District, or a Clean Up Green Up Overlay District shall contain the signatures of at least 75 percent of the owners or lessees of property within the proposed district. An application for the establishment of a Fence Height District shall contain the signatures of at least 50 percent of the owners or lessees of property within the proposed district. An application shall be accompanied by any information deemed necessary by the Department.

If establishment of a district is initiated by the City Council, City Planning Commission or Director of Planning, the signatures of the property owners or lessees shall not be required.

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

(3) **Time for Commission to Act on Application.** The City Planning Commission shall act on an application to establish an "O", "S", "G", "K", "CA", "POD", "CDO", "MU", "FH", "SN", "RFA", "NSO", "CPIO", "HS", "MPR", "RIO", or "CUGU" District within 75 days from the date of the filing of the application. The City Planning Commission shall act on an application to establish an "RPD" District within 75 days from receipt of the Subdivision Committee report and recommendation. The City Planning Commission shall act on proceedings initiated by the Council within 75 days of receipt of that action from the Council, or within the time that the Council may otherwise specify.

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

(c) **Procedures.** An applicant for a Project that complies with the provisions of an adopted Commercial and Aircraft District, Pedestrian Oriented District, Community Design Overlay District, Mixed Use District, Community Plan Implementation Overlay District, River Improvement Overlay District, or Clean Up Green Up Overlay District shall submit plans to the Director for an Administrative Clearance. The Director or his/her designee shall review the Project for compliance with the applicable Supplemental Use District development regulations. A Project that does not qualify for Administrative Clearance shall follow the procedures set forth in the applicable Supplemental Use District.

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



Section	
13.01	"O" Oil Drilling Districts.
13.02	"S" Animal Slaughtering Districts.
13.03	"G" Surface Mining Operations Districts.
13.04	"RPD" Residential Planned Development Districts.
13.05	"K" Equinekeeping Districts.
13.06	Commercial and Artcraft Districts.
13.07	Pedestrian Oriented District.
13.08	"CDO" Community Design Overlay District.
13.09	Mixed Use District.
13.10	Fence Heights District.
13.11	"SN" Sign District.
13.12	"NSO" Neighborhood Stabilization Overlay District.
13.13	"RFA" Residential Floor Area District.
13.14	"CPIO" Community Plan Implementation Overlay District.
13.15	"MRP" Modified Parking Requirement District.
13.16	"HS" Hillside Standards Overlay District.
13.17	"RIO" River Improvement Overlay District.
13.18	"CUGU" Clean Up Green Up Overlay District.
13.19	Violation.

Sec. 10. Subdivision 1 of Subsection F of Section 13.03 of Article 3 of Chapter 1 of the Los Angeles Municipal Code is amended to read as follows:

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

Sec. 11. Section 13.18 of Article 3 of Chapter 1 of the Los Angeles Municipal Code is deleted in its entirety and replaced as follows:

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

**A. Purpose.** This section sets forth procedures and standards for the establishment of the CUGU District. The purpose of the CUGU District is to reduce cumulative health impacts resulting from land uses including, but not limited to, concentrated industrial land use, on-road vehicle travel, and heavily freight-dominated transportation corridors, which are incompatible with the sensitive uses to which they are in close proximity, such as homes, schools and other sensitive uses.

**B. Relationship to other Zoning Regulations.** Wherever the provisions of the CUGU District conflict with any provisions of other Supplemental Use Districts, the underlying zone, or any other regulation, the more restrictive provision shall prevail.

**C. District Identification.** The provisions of this ordinance shall apply to all properties identified on the zoning map with a "CUGU" suffix on the zone classification. The CUGU District shall include all public and private land uses.

**D. Definitions.** For the purposes of this section, the following words and phrases are defined as follows:

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

2. **Abutting Property.** A property sharing a parcel or lot line.

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

4. **Fugitive Emissions.** Emissions not caught by a mechanically ventilated system or other capture system, which are often due to equipment leaks, evaporative processes and/or windblown disturbances.

5. **Hedge.** A row of bushes or small trees planted close together to form a fence or boundary; hedgerow.

6. **Landscape Practitioner.** Any person licensed by the State of California to design, install or maintain landscape or irrigation systems; or any person specifically exempted by the State from the licensing requirements in the field of landscape or land management; or any homeowner who designs, installs or maintains landscaping or irrigation systems on his or her own property.

7. **Publicly Habitable Spaces.** Any use containing one or more dwelling unit or guest room, as well as a school, park, recreation center, day care center, hospital, medical building and nursing home.

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

1. **Project Type.**

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

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

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

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

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

## 2. **Project Context.**

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

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

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

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

### Subject Use List

#### **AUTOMOTIVE USES**

Automobile Dismantling Yard  
Automobile Impound Yard  
Automobile Parts  
Automobile Parts, repairing or  
rebuilding for wholesale  
Automobile Rebuilding or  
Reconditioning, wholesale  
Automobile Rental  
Automobile Sales, used  
Automobile Storage Area  
Automobile Storage Garage  
Automobile Window Tinting  
Automobile Wrecking  
Automotive Assembly, wholesale

Automotive Exhaust Test Station  
Automotive Fueling and Service  
Station and Fuel Store  
Automotive Refueling Station  
Automotive Glass Shop  
Automotive Painting  
Automotive Painting, wholesale  
Automotive Repair  
Automotive Sound Shop  
Automotive Undercoat Spraying,  
wholesale  
Automotive Upholstering  
Automotive Upholstering, wholesale  
Automotive Uses, other  
Body and Fender Repairing,

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

#### **FABRICS**

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

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

#### **FOOD & ANIMAL**

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

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

### **MANUFACTURING USES**

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

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

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

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

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

## **METALS**

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



Boiler Works	Box and Crate Assembly
Bolt or Screw Thread Rolling or Cutting	Box Factory or Cooperage
Brass Foundry	Building Materials Sales Yard
Bronze Casting	Cement Mixer Rental
Case Hardening	Central Steam (heated, or chilled water)
Casting, heavyweight	Concrete Batching Plant
Die Casting	Cooperage Works
Drop Forge Industry	Cornice Works
Fabrication of Iron or Steel	Distillation of Bones
Fabrication of Light Weight Steel	Earth or Soil Stockpiling, Distribution, or Excavating
Forge Plant	Electric Appliance Assembly
Foundry (except iron, steel, brass, manganese, bronze and zinc)	Electric Foundry
Foundry, iron, steel, brass, manganese, bronze and zinc	Electric Motor Repair
Galvanizing of Metal or Metal Products	Electronic Instruments and Devices Assembly
Heat Treating	Electroplating of Small Articles
Iron Foundry or Fabrication Plant	Electroplating Works
Iron Ore Pellet Loading and Unloading Facility	Embalming
Iron Storage, Sorting, Collecting, or Baling	Enameling Works
Iron Works, ornamental	Engraving
Metal Products Inspection by X-Ray	Film Development / Printing Machines
Metal Roll Forming	Film Laboratory
Metal Spinning	Fumigating Plant
Ore Reduction Plant	Funeral Parlor
Quarry	Furniture Assembly Plant
Roll Forming of Metals, cold process	Furniture Cleaning
Rolling Mill	Granite (decomposed) Excavating or Stockpiling
Screw Thread Rolling or Cutting	Granite Grinding, Dressing, or Cutting
Sharpening or Grinding of Tools or Cutlery	Gravel Plant
Smelter, tin, copper, zinc, or iron ores	Insecticide or Pesticide Blending or Mixing
Steel Foundry or Fabrication Plant and Heavyweight Casting	Lapidary Shop
Steel Mill	Liquor or Spirits Rectifying
Tempering	Lubricating Oil Canning and Packaging
Welding, acetylene or electric	Lumber Yard, retail
<b>OTHER</b>	Machine Shop
Aerosol Packaging	Machine Shop, precision
Asbestos Processing or Grinding	Machinery (farm) Repairing and Overhauling
Battery Rebuilding	Marble Grinding, Dressing, or Cutting
Blending and Mixing of Compounds for Water Softening, Boiler Cleaning	Mattress Factory or Renovating
Book Bindery	Mausoleum
Bottling Plant	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  
 Freight Yard or Terminal  
 Marine Cargo Loading or Unloading,  
     wharf or dock  
 Parcel Delivery Service  
 Railroad Yard  
 Shipbuilding  
 Train Station  
 Wharf or Dock for Marine Cargo

#### **PETROLEUM-RELATED USES**

Booster Pump Station, with in-line  
     heater system for oil pipeline  
 Butane Gas Filling Station  
 Compressed Natural Gas  
     Automotive Refueling Station

Fuel Yard  
 Gas Storage  
 Oil Drilling Equipment Yard  
 Oil Drilling or Pumping and  
     Oil Pipeline Booster Pump  
     Station  
 Oil Reclaiming  
 Petroleum Product Bulk  
     Distributing Station  
 Petroleum Pumping  
**WAREHOUSE / DISTRIBUTION**  
 Agricultural Equipment Sales Yard,  
     wholesale  
 Appliances (secondhand) Storage,  
     Display, Processing, or Sales  
 Barrel or Drum (secondhand)  
     Storage, Display, Processing, or  
     Sale  
 Barrel Storage, empty  
 Bottle Washing, Collection, or  
     Storage  
 Boxes and Crates (secondhand)  
     Storage, Display, Processing, or  
     Sales  
 Cement (bulk) Transfer  
 Cement (bulk) Unloading and  
 Distribution  
 Distributing Plant  
 Equipment Storage Yard  
 Clay Products Storage  
 Clay Products Storage Yard  
 Cold Storage Plant  
 Contractor's Equipment Rental Yard  
     or Plant  
 Contractor's Equipment Storage  
     Yard or Plant  
 Distribution Center, Plant, or  
     Warehouse  
 Egg Candling and Distribution  
 Electric Motor Repair, wholesale  
 Feed Storage and Sales Yard  
 Fertilizer Sales, wholesale  
 Furniture (secondhand) Storage,  
     Display, Processing, or Sales  
 Gravel Distribution  
 Hay Barn  
 Ice and Cold Storage Plant  
 Ice Storage Plant  
 Lumber Yard, wholesale  
 Milk Bottling or Distributing Station  
 Open Storage

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

## **WASTE DISPOSAL / MANAGEMENT**

Building Materials Salvage Yard  
 Cesspool Pumping, Cleaning, and  
     Draining  
 Chipping and Grinding Activities  
 Garbage Incineration, Reduction, or  
     Dumping  
 Garbage, Fat, Offal, or Dead Animal  
     Reduction or Rendering  
 Gardener's Refuse Collection Yard  
     or Station  
 Hazardous Waste Facility, disposal  
 Hazardous Waste Facility, storage  
     and/or treatment  
 Junk Yard  
 Junk Collection, Sorting, Storage, or  
     Baling  
 Leaf Mold Storage, Composting, and  
     Packaging  
 Lumber Yard, used materials and  
     salvaging  
 Machinery Wrecking or Storage  
     Yard  
 Manure Storage or Processing  
 Medical Waste Treatment  
 Mulching Facility  
 Offal or Dead Animal Dumping  
 Paper Scrap or Waste Storage  
 Storage, Sorting, Collecting, or  
     Baling  
 Recyclable Materials Collection,  
     Buyback Centers, Mobile Recycling  
     Centers  
 Recycling Material Processing  
     Facility  
 Refuse Dump  
 Refuse Transfer Station  
 Rubbish Incinerator or Storage  
 Sanitary Landfill

Scrap Iron Collection, Sorting,  
Storage, or Baling  
Scrap Metal Collection, Sorting,  
Storage, or Baling  
Scrap Metal Processing Yard

Sewage Treatment Facility  
Sewage Disposal or Treatment Plant  
Solid Waste Alternative Technology  
Processing Facility

**F. Development Regulations.** A project shall be subject to the following development regulations. A project that has been granted vested rights under Section 12.26.A.3 of this Code prior to the effective date of this ordinance is exempt.

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

Table 1: Development Regulations by Applicable Project Context

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

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

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

(1) All trash receptacles shall be located within a gated, covered enclosure at least six feet in height.

(2) Chain link, barbed wire, and concertina wire fences are prohibited at the perimeter of the property.

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

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

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

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

## 2. **Subject Use Adjacent to Publicly Habitable Spaces**

(a) All the standards in Section 13.18.F.1(a) and 13.18.F.1(b) (applies to project types: NEW, MAJOR IMPROVEMENT, ADDITION, CHANGE OF USE)

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

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

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

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

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

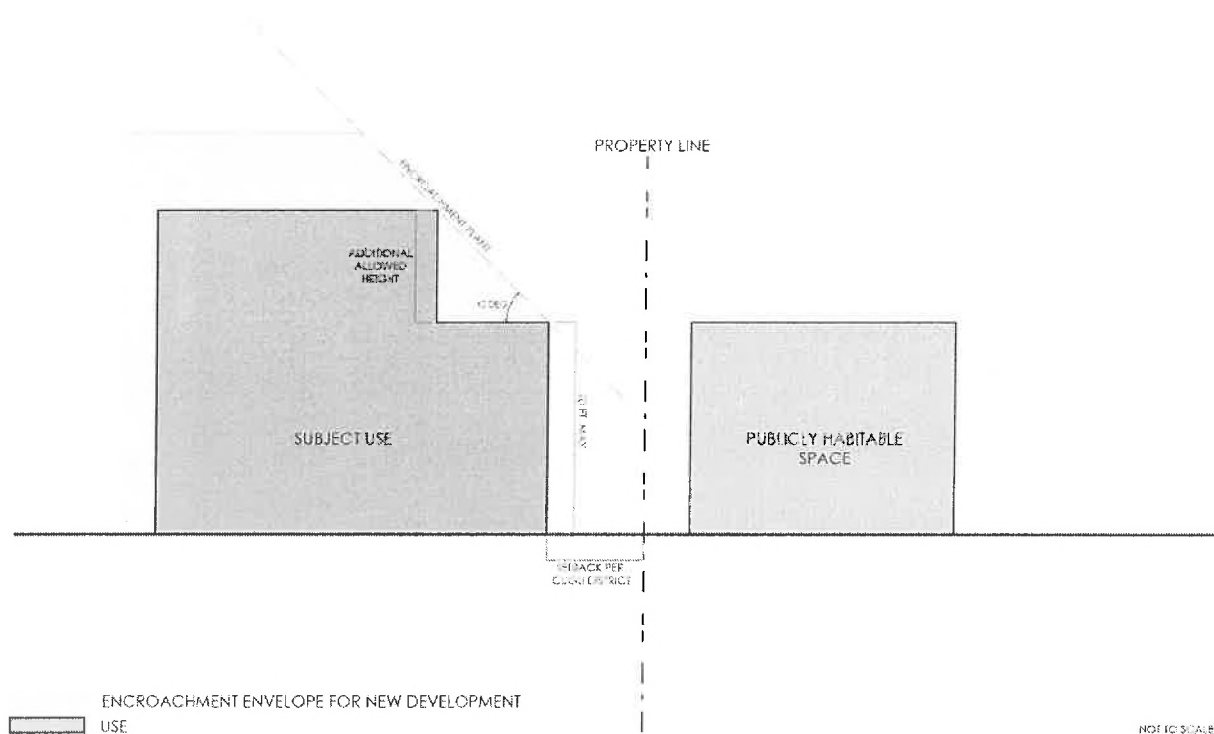
A use that abuts a Publicly Habitable Space shall construct a 6-foot high solid concrete or masonry wall for the entire length of the property line in the following zones: C2, C4, CM, MR1, M1, MR2, M2 and M3. The wall shall be without openings and shall have a minimum nominal thickness of 6 inches.

(e) **Distancing Requirement** (applies to project types: NEW, CHANGE OF USE)

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

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

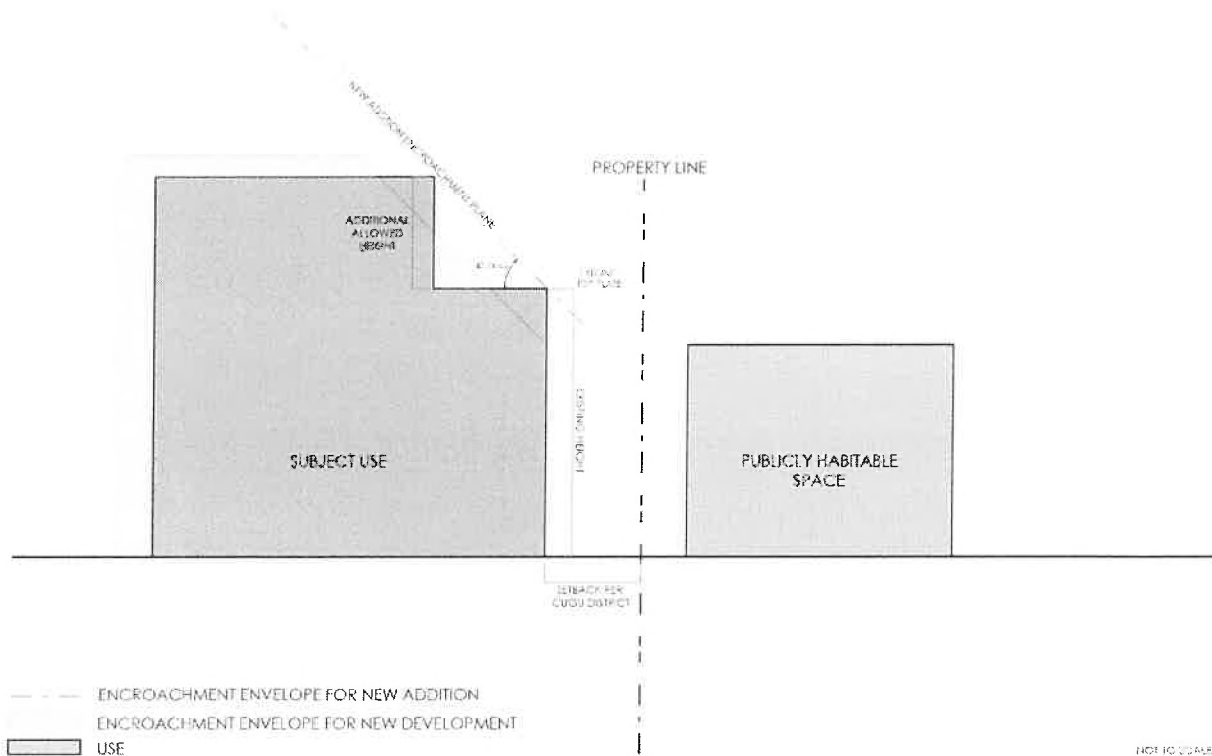
Any new building or structure shall be within an encroachment plane sloping upward and inward at a 45 degree angle commencing 20 feet above the existing grade at the inside line of the side yard setback as illustrated below:



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

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

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



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

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

A new building, structure or addition shall provide the following setbacks indicated in Table 2 when abutting a Publicly Habitable Space. This regulation is not eligible for an Adjustment pursuant to Section 13.18.G.3(c) of this Code.



Table 2: Manufacturing Zone Setbacks

	<b>MR1   M1   MR2   M2</b>	<b>M3</b>
Front	lot depth ≤ 100 ft: 5 ft lot depth > 100 ft: 15 ft	5% of lot depth, 5% of lot width; no less than 15 ft if within 500 ft if a PHS
Side	lot width ≤ 30 ft: 3 ft lot width > 30, < 50 ft: 5 ft lot width ≥ 50: 15 ft	
Rear	lot depth ≤ 100 ft: 5 ft lot depth > 100 ft: 15 ft	

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

(1) **Setbacks.** All required side and back yard setbacks in Section 13.18.F.2(h) abutting a Publicly Habitable Space shall be landscaped to provide a buffer.

(2) **Planting.** A Landscape Practitioner shall select trees or hedges that are between 6 and 8 feet high, low in water use, low in biogenic emissions, high in carbon and particulate matter filtration qualities, and retain foliage for most months of the year. Trees shall be limited to selections from the Department of Public Works Bureau of Street Services, Street Tree Selection Guide, except non-drought tolerant trees and Palms shall be prohibited. A minimum of one tree shall be planted and maintained every 10 linear feet within the setback. A list of preferred trees is also provided in the CUGU application packet available at the Planning Department's Development Services Counter. Landscape Plans shall be submitted to the Department of City Planning for approval.

(3) **Irrigation.** Project applicants shall design and install irrigation systems pursuant to Guidelines BB – Irrigation Specification, promulgated pursuant to Section 12.41 B.2 of this Code.

(j) **Surface Parking Lot Design** (applies to project types: NEW, MAJOR IMPROVEMENT, ADDITION, CHANGE of USE)

(1) **Layout.** New on-site parking and loading areas (including service bays) shall be at the rear or side of the building.

(2) **Screening.** An existing or new parking lot that abuts a public right-of-way with five or more new spaces shall be screened at the perimeter by either landscape or hardscape.

(i) A landscaped screen shall be a combination of trees and shrubs. One tree shall be planted and maintained every 15 linear feet in accordance with Section 13.18.F.2(i)(2) of this Code. Shrubs shall be planted and maintained between trees to create a visual screen. Illustrations of this requirement are provided in the CUGU application packet.

(ii) A hardscape screen shall be a wall, barrier, or fence of uniform appearance that is opaque or perforated (provided no more than 50 percent of the face is open). The structure shall be no less than 3 feet 6 inches in height. Chain link, barbed wire and concertina wire fences are prohibited.

(3) Tree Planting. One tree for every 4 new parking spaces shall be planted within the surface parking lot. When the application of these regulations results in the requirement of a fractional of a tree, any fraction over one-half shall be construed as requiring a whole tree. Parking spaces covered by solar carports functioning as shade structures are exempt from the calculation. Non-solar carports are not exempt from the calculation.

(i) The surface lot shall be graded to allow for ground water recharge into a minimum 3-foot by 3-foot unpaved planting area. This unpaved area shall be concave in design to receive runoff per Bureau of Engineering specifications.

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

(1) A new driveway shall maintain the minimum width required by Section 12.21.A.5(f) of the LAMC, unless otherwise required by the Department of Transportation or Fire Department.

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

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

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

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

(i) An applicant shall submit to the Department of City Planning an acoustic evaluation report issued by a licensed noise consulting professional which identifies compliance options for noise mitigation. An applicant shall comply with the stated performance-based mitigation measures.

(ii) Baseline and other ambient noise levels shall be measured at the property line. If the ambient sound levels at the site exceed the allowable ambient levels in Table II, the existing site's ambient level becomes the new allowable baseline and no increase in that level shall be allowed.

(2) An applicant whose project include a noise generating use or activity shall submit an acoustic evaluation report prepared by a licensed consulting professional which includes current and projected noise levels at the site. The report shall include compliance options for noise mitigation measures. An applicant shall comply with all mitigated measures. Noise levels shall be measured per Section 13.18.F.2(l)(1)(ii) of this Code.

(m) **Storage of Merchandise and Materials** (applies to project types: NEW, MAJOR IMPROVEMENT, ADDITION, CHANGE OF USE)

(1) All open air storage of merchandise or materials shall be confined within a storage area enclosed by a solid, non-combustible wall with self-closing gates, except for construction equipment.

(i) All outdoor storage shall comply with the height restrictions for materials and equipment per Section 12.19.A.4(b)(3) of this Code.

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

(3) Barbed wire, chain linked and concertina wire fences are prohibited at the perimeter of the property.

3. **Publicly Habitable Spaces Adjacent to Subject Uses.**

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

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

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

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

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

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

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

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

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

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

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

“NOTICE: Air pollution studies show a strong link between the chronic exposure of populations to vehicle exhaust and particulate matter from major roads and freeways and elevated risk of adverse

health impacts, particularly in sensitive populations such as young children and older adults. Areas located within 500 feet of the freeway are known to experience the greatest concentration of ultrafine particulate matter and other pollutants implicated in asthma and other health conditions.”

The sign shall be posted at a shared main entrance or shared facility. Public parks shall post signage in restrooms. The sign must meet the following requirements:

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

**G. Issuance of Building Permits.** For any Project within a CUGU District, the Department of Building and Safety shall not issue any permits, including, but not limited to, grading, shoring or building unless an Administrative Clearance, CUGU Adjustment, or CUGU Exception has been obtained pursuant to the applicable procedures in Section 13.18.G of this Code.

**H. Review Procedures for Projects within CUGU District.**

1. **Application.** All Projects proposed within a CUGU District shall be submitted for approval with a CUGU application and form available at the Planning Department’s Development Services Counter. Prior to deeming the whether the application is complete, the Director shall determine and advise the applicant, if necessary, of the processes to be followed, materials to be submitted, and fees to be paid. The granting of the CUGU approval shall not imply or be deemed to constitute compliance within any other applicable provisions of this Code.

2. **Administrative Clearance - Authority of the Director.** An applicant who complies with the CUGU District regulations shall submit plans to the Director for an Administrative Clearance pursuant to Section 12.32.S.4 of this Code. Applicants requesting an Adjustment shall submit plans per Subdivision 3 below. A project that cannot comply with the requirements of the CUGU District may request relief through the Exception procedures set forth in Subdivision 4 of this section.

3. **Adjustments - Director Authority with Appeal to the Area Planning Commission.** The Director or the Director's designee shall have initial decision-making authority to grant a CUGU Adjustment with an appeal to the Area Planning Commission in accordance with the procedures set forth in Section 11.5.7.C.4-6. of this Code.

(a) **Limitations.** Unless otherwise limited by the CUGU District, a CUGU Adjustment shall be limited to deviations of up to 20 percent from each of the quantitative development regulations.

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

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

(1) Special circumstances applicable to the Project or project site exist which make the strict application of the CUGU regulation(s) impractical;

(2) The Project, as approved, is consistent with the purpose and intent of the CUGU District and substantially complies with the applicable CUGU regulations; and

(3) In granting the Adjustment, the Director has considered and finds no detrimental effects of the Adjustment on surrounding properties, the public, or public rights-of-way.

(c) All Projects seeking relief from any development regulation designated in the CUGU District as not eligible for Adjustment shall be processed through the CUGU Exception procedures listed in Subdivision 4 of this section.

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

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

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

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

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

(2) Exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property exist that do not apply generally to other properties in the CUGU District;

(3) An Exception from the CUGU regulation is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the CUGU District and in the same zone and vicinity but which, because of a special circumstance and practical difficulties or unnecessary hardship, is denied to the property in question;

(4) The granting of an Exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to, or in the vicinity of, the subject property; and

(5) The granting of an exception will be consistent with the principles, intent and goals of the CUGU District and any applicable element of the General Plan.

**I. Severability.** If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provisions and, to this end, the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted each and every provision and portion thereof not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.



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

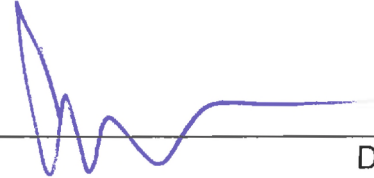
**SEC. 13.19. VIOLATION.**

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


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

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of APR 13 2016.

HOLLY L. WOLCOTT, City Clerk

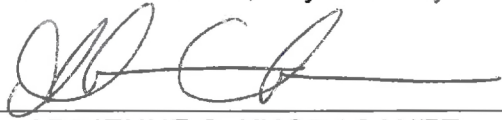
By  Deputy

Approved APRIL 22, 2016

  
Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By   
ADRIENNE S. KHORASANEE  
Deputy City Attorney

Date April 5, 2016

File No(s). CF 15-1026

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

April 5, 2016

See attached report.

  
Vincent P. Bertoni, AICP  
Director of Planning

## DECLARATION OF POSTING ORDINANCE

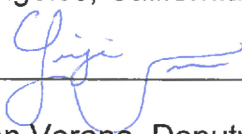
I, JUAN VERANO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

**Ordinance No. 184246 – Amending Sections 12.04, 12.20, 12.24 and 12.32 of Article 2 of Chapter 1 of the Los Angeles Municipal Code (LAMC), and Sections 13.03, 13.18 and 13.19 of Article 3 of Chapter 1 of the LAMC in order to authorize the establishment of a Clean Up Green Up Supplemental Use District within Boyle Heights, Pacoima/Sun Valley, and Wilmington** – a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **April 13, 2016**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **April 25, 2016** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

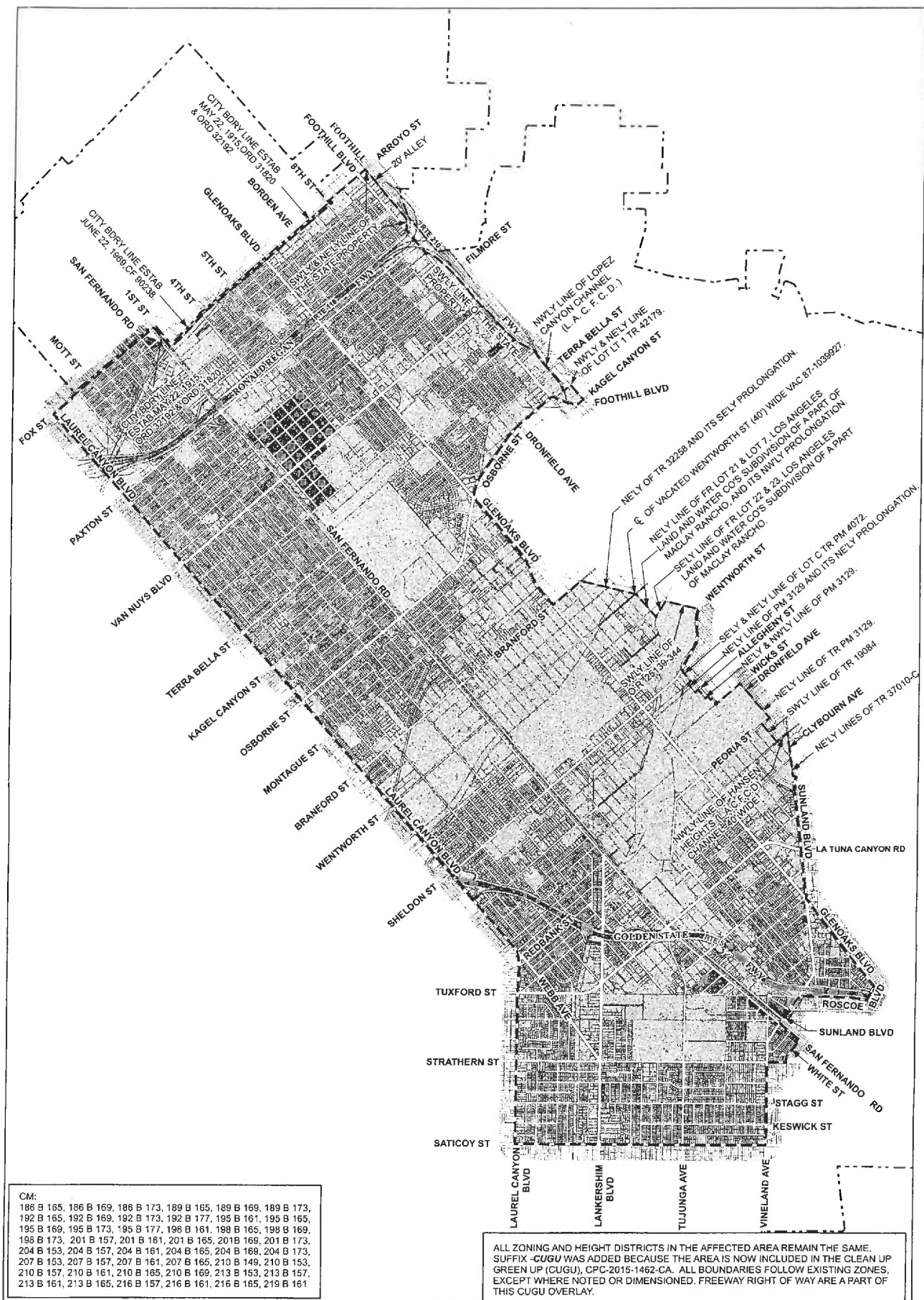
Copies of said ordinance were posted conspicuously beginning on **April 25, 2016** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **25th** day of **April 2016** at Los Angeles, California.

  
\_\_\_\_\_  
Juan Verano, Deputy City Clerk

## Exhibit 1



-CUGU



----- CLEAN UP GREEN UP BOUNDARY



----- CITY BOUNDARY



## CLEAN UP GREEN UP (CUGU)

CPC-2015-1462-CA

LHI

050515

SHEET 1 OF 3







