



Department of City Planning
781 Pinefalls Avenue
Diamond Bar, CA 91789

Notice of Public Hearing

Aviso de Audiencia Pública • 公開聽證會通知
공청회통지 • Abiso ng Pagdinig sa Publiko
Հանրային լսումների մասին ծանուցագիր



Thursday, July 23, 2026
10:00 a.m.

Pursuant to Chapter 1A Section 13B.6.2 of the LAMC, the Nuisance Abatement/Revocation proceedings for the Murphy Oil Drill Site by the Associate Zoning Administrator

Site Address:

2126 West Adams Boulevard and
2125 West 26th Place

Hearing Conducted by:

Associate Zoning Administrator

This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477
When prompted, enter the Meeting ID: **865 8039 2586#**

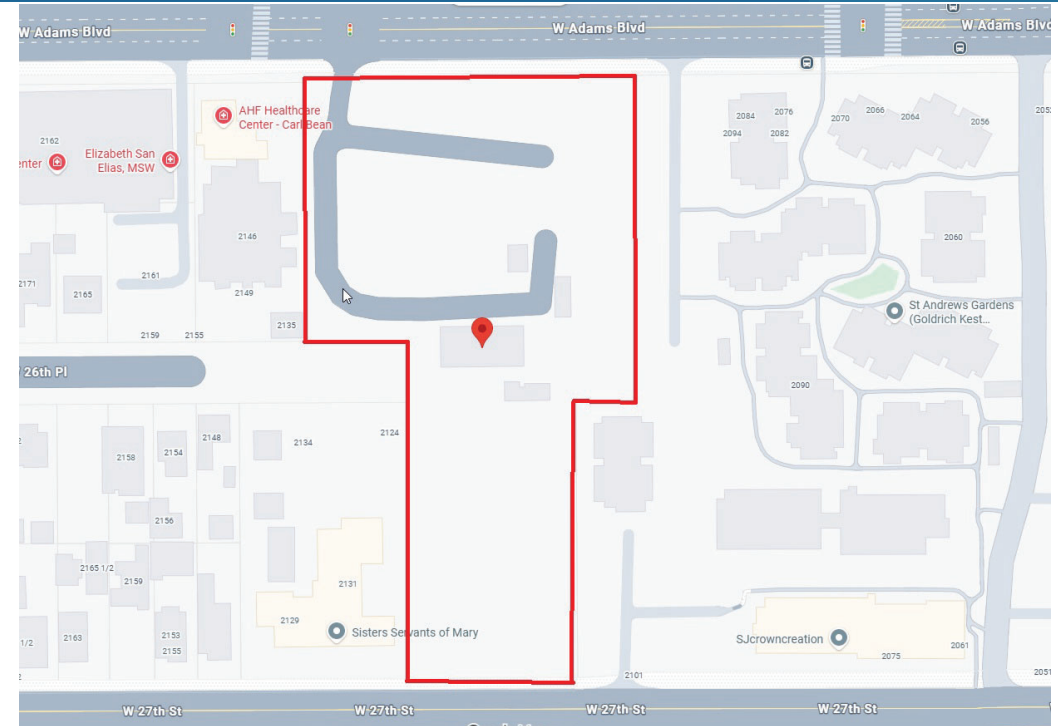
With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/86580392586>
Enter Meeting ID: 865 8039 2586 and Passcode: 149160

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.

The meeting's agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

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Site Address

Dirección del Sitio
사이트 주소 • 網站地址
Address ng Lugar
Գտնվելու Վայրի Հասցե

2126 West Adams Boulevard and 2125 West 26th Place
2126 West Adams Boulevard y 2125 West 26th Place

Current Use

Uso Actual
현 사용처 • 使用現狀
Kasalukuyang Gamit
Ընթացիկ Օգտագործումը

The site doing business as the Murphy Oil Drill Site has generated numerous complaints and received various notices of violations from regulatory agencies. As the present use may jeopardize and adversely affect the public health, peace, and safety of persons residing and working on the premises and in the surrounding area, and has documented reports of repeated nuisance activities, the City has responded with a public hearing for possible imposition of conditions to abate the nuisance or to revoke said use.

Pursuant to Chapter 1A Section 13B.6.2 of the Los Angeles Municipal Code, the Associate Zoning Administrator may require the discontinuance of the use or may impose corrective conditions regarding its use in order to mitigate any land use impacts.

El establecimiento que opera bajo el nombre de "Murphy Oil Drill Site" ha generado numerosas quejas y ha recibido diversas notificaciones de infracción por parte de agencias reguladoras. Dado que el uso actual podría poner en peligro y afectar negativamente la salud, la tranquilidad y la seguridad pública de las personas que residen y trabajan en el lugar y sus alrededores e informes documentados de molestias reiteradas, la Ciudad ha convocado una audiencia pública para considerar la imposición de condiciones destinadas a mitigar dichas molestias o a revocar la autorización de uso.

De conformidad con el Capítulo 1A, Sección 13B.6.2 del Código Municipal de Los Ángeles, el/la Administrador/a Asociado/a de Zonificación puede ordenar el cese de la actividad o imponer condiciones correctivas para mitigar cualquier impacto derivado del uso de suelo.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Associate Zoning Administrator will consider:

- 1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15321 (Enforcement Actions by Regulatory Agencies), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
- 2. Pursuant to Chapter 1A, Section 13B.6.2. of the Los Angeles Municipal Code:
 - a. Possible violations of Condition of Approvals of Case No. ZA-1959-15227-O-PA6-1A: Condition No. 3 (LAMC Section 13.01, F-18 compliance), Condition No. 4 (site improvements), Condition No. 6 (hours of operations), Condition No. 7 (sound reduction), Condition No. 10 (nuisance/annoyance impacts from oil drilling activity), Condition No. 13 (graffiti abatement), Condition No. 18 (annual reporting), Condition No. 19 (fenceline air monitoring system), Condition No. 21 (landing page), Condition No. 23 (finalization of the required structure around the oil production area), Condition No. 24 (Spill Prevention Control and Countermeasure Plan), Condition Nos. 25 and 26 (equipment and energy usage), and Condition No. 27 (idle well regulations).
 - b. State and Regional Violations: California State Geologic Energy Management Division (CalGEM) Notice of Compliance I.D. 12281399 failure to conduct a fluid level test, Notice of Compliance I.D 12364552 for unsuccessful well testing; California Air Resources Board (CARB) (Methane Task Force Inspection Report for the South Los Angeles Community Reported a leak on Oil well No. 5; South Coast Air Quality Management District (SCAQMD) Notice of Violations: P80684 equipment operation within 1,000 ft. from a K-12 school boundary site, P78161 vapor leak in excess of established thresholds, Notice to Comply E61263 the use of spray as a neutralizing agent, P74382 failure to property maintain equipment, P73334 failure to collect and control the emissions of produced gas, P73327 vapor leak in excess of established thresholds; between January 1, 2024 an June 1, 2026, SCAQMD records indicate that there were 27 SCAQMD-recorded odor complaints regarding the subject business.

**For discontinuance of use or imposition of conditions, the property owner and/or business owner/operator shall be considered as the "Applicant". For applications filed pertaining to appeals and all subsequent Plan Approval applications, the property owner and/or business owner/operator, as well as all agents/representatives/associates affiliated with the property and business, who files an application on behalf of the property owner and/or business owner/operator, said individual shall be considered the Applicant.*

El/La Administrador/a Adjunto/a de Zonificación considerará:

- 1 Una exención de la Ley de Calidad Ambiental de California (CEQA) conforme a la Sección 15321 de las Directrices de la CEQA (Acciones de cumplimiento por parte de organismos reguladores), y la ausencia de pruebas sustanciales que demuestran la aplicación de alguna excepción a una exención categórica conforme a la Sección 15300.2 de las Directrices de CEQA.
- 2 De conformidad con el Capítulo 1A, Sección 13B.6.2. del Código Municipal de Los Ángeles:
 - a. Posibles infracciones de las condiciones de aprobación del Caso N.º ZA-1959-15227-O-PA6-1A: Condición N.º 3 (cumplimiento con LAMC Sección 13.01-F,18), Condición N.º 4 (características físicas), Condición N.º 6 (horario de funcionamiento), Condición N.º 7 (reducción de ruido), Condición N.º 10 (impactos de molestias derivados de las actividades de la perforación petrolífera), Condición No. 13 (eliminación de grafiti), Condición No. 18 (Reportes Anuales), Condición No. 19 (sistema de monitoreo de aire en el perímetro), Condicion N.º 21 (contenido requerido en la página electrónica), Condición N.º 23 (finalización de la estructura requerida alrededor del área de producción de petróleo), Condición N.º 24 (Plan de Prevención, Control y Contramedidas de Derrames), Condiciones N.º 25 y 26 (uso de equipos y energía) y Condición N.º 27 (normativa sobre pozos inactivos).
 - b. Violaciones estatales y regionales: California State Geologic Energy Management Division (CalGEM) — Aviso de Cumplimiento (I.D. 12281399) por no realizar una prueba de nivel de fluido; Aviso de Cumplimiento (I.D. 12364552) por pruebas de pozo no exitosas; California Air Resources Board (CARB) — (Informe de Inspección del Grupo de Trabajo sobre Metano para la comunidad del Sur de Los Ángeles) informó una fuga en el Pozo de petróleo n.º 5; South Coast Air Quality Management District (SCAQMD) — Avisos de Infracción: P80684 operación de equipo dentro de 1,000 pies del límite de un centro escolar K-12, P78161 fuga de vapor que excede los umbrales establecidos, Notificación para Cumplir E61263 por el uso de spray como agente neutralizante, P74382 falta de mantenimiento adecuado del equipo, P73334 falta de colecta y control de las emisiones de gas producido, P73327 fuga de vapor que excede los umbrales establecidos; entre el 1 de enero de 2024 y el 1 de junio de 2026, los registros de SCAQMD indican que hubo 27 denuncias documentadas por SCAQMD por olores relacionadas con el negocio en cuestión.

**En los casos de cese de uso o imposición de condiciones, el propietario del inmueble y/o el propietario u operador del negocio serán considerados como el "Solicitante". Para las solicitudes presentadas en relación con recursos de apelación y todas las solicitudes posteriores de aprobación de planes, dicha persona—ya sea el propietario del inmueble, el propietario u operador del negocio, o cualquier agente, representante o afiliado vinculado a la propiedad y al negocio que presente una solicitud en nombre de ellos—será considerada el Solicitante.*

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s): ZA-2026-3203-RV Environmental Case Number(s): ENV-2026-3204-CE

Related Case Number(s): ZA-1959-152227-O-PA6-1A Overlay(s): Jefferson Park Historic Preservation Overlay Zone and Oil Drilling District

Zone: [Q]R4-1-O-HPOZ

Land Use Designation: Medium Residential Community Plan Area: South Los Angeles

Council District: 10-Hutt Assigned Staff Contact Information:

Property Owner: Roman Catholic Archbishop of LA Rony Giron, City Planner Rony.Giron@lacity.org (213) 202-5421 200 North Spring Street Room 763 Los Angeles, CA 90012

Business Owner / Operator: E&B Natural Resources Management Corp

Who’s Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知 Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

Accommodations - 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.

To request a reasonable accomodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.