

ARTICLE 8.
**SPECIFIC PLANS,
SUPPLEMENTAL &
SPECIAL DISTRICTS**

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DIV. 8.1. **SPECIFIC PLANS (SP)**

SEC. 8.1.1. **GENERAL**

A. **Purpose**

The purpose of a Specific Plan is to provide additional regulatory controls or incentives beyond, or in-lieu of, those provided in this Chapter for the systematic implementation of the General Plan.

B. **Applicability**

1. **Definition of Project**

The definition of a project and the applicability of Specific Plan regulations are established in each Specific Plan.

2. **Specific Plan Guidelines**

A Specific Plan may establish guidelines in order to provide guidance for the implementation of the plan, or for the review of projects seeking relief from the standards outlined in each Specific Plan.

3. **Reconciling Provisions**

In the event that the regulations of this Division or a Specific Plan conflict with any provisions of the zoning districts, Supplemental Districts, or any other regulation, the Specific Plan shall prevail. In the event that a Specific Plan is silent regarding any provisions of the zoning districts, Supplemental Districts, or any other regulations, those provisions shall apply, except that:

- a. Where any process or procedure established in a Specific Plan conflicts with those set forth in *Article 13 (Administration)*, the provisions of the Specific Plan shall prevail.
- b. In the event that any provision of a Specific Plan conflicts with the provisions of a Sign District, the provisions of the Sign District shall prevail.

4. **Violations**

The violation of any provision of an adopted Specific Plan or condition imposed by a decision-making body in approving the site requirements, methods of operation, development plans or other actions taken pursuant to the authority contained in each Specific Plan and this Division shall constitute a violation of this Chapter.

SEC. 8.1.2. **SPECIFIC PLAN STANDARDS**

A. **Specific Plan Regulations**

Regulations are established in each Specific Plan as a regulatory document outside of this Chapter.

SEC. 8.1.3. **PROCEDURES**

A. **Establishing & Amending Specific Plans**

Specific Plans are established and amended by the City Council pursuant to *Sec. 13B.1.2. (Specific Plan Adoption/Amendment)*, and are represented as part of the zone of a lot as outlined in *Sec. 1.4.2.A.3. (Specific Plans & Supplemental Districts)*.

B. **Issuance of Building Permits**

For any project within a Specific Plan, the Department of Building and Safety may not issue a building permit for a project unless approved by the Department of City Planning pursuant to the applicable procedures below:

1. **Administrative Review**

As permitted by the applicable Specific Plan, a project that complies with the applicable regulations in a Specific Plan may be approved pursuant to *Sec. 13B.3.1. (Administrative Review)*.

2. **Project Compliance**

A project that is subject to review and consideration by the Director of Planning for compliance with the applicable regulations and guidelines in a Specific Plan may be approved pursuant to *Sec. 13B.4.2. (Project Compliance)*.

3. **Project Compliance (Design Review Board)**

A project that is subject to review and consideration by the Director of Planning, with recommendation from a Design Review Board, for compliance with the applicable regulations and guidelines in a Specific Plan may be approved pursuant to *Sec. 13B.4.3. (Project Compliance (Design Review Board))*.

4. **Project Adjustment**

An applicant of a project that cannot comply with the requirements of a Specific Plan may request relief, as applicable, pursuant to *Sec. 13B.4.4. (Project Adjustment)*.

5. **Project Exception**

An applicant of a project that cannot comply with the requirements of a Specific Plan may request relief, as applicable, pursuant to *Sec. 13B.4.5. (Project Exception)*.

6. Specific Plan Interpretation

The Director of Planning may interpret Specific Plans pursuant to *Sec. 13B.4.6. (Specific Plan Interpretation)*.

DIV. 8.2. **SUPPLEMENTAL DISTRICTS**

SEC. 8.2.1. **GENERAL**

A. **Purpose**

The zoning system established in this Chapter provides responsive zoning solutions to a wide variety of policy objectives. However, some policies are difficult to express through the zoning districts alone and are better addressed through topic-specific or geographic-specific regulations. The Supplemental Districts established in this Division are intended to provide additional regulations that build upon and enhance the regulations applied through the base zoning.

B. **Applicability**

1. **Establishing Supplemental Districts**

New Supplemental Districts are established, and the enabling provisions are amended by the City Council pursuant to *Sec. 13B.1.3. (Zoning Code Amendment)*. Supplemental Districts are applied to lots as outlined in each district, and are represented as part of the third bracket set of the zone of a lot, as outlined in *Sec. 1B.2.3.A.2. (Specific Plans & Supplemental Districts)*, with the acronym established for each district.

2. **Limitations on Supplemental Districts**

The Supplemental Districts established in this Division shall not supersede any zoning district, as established in *Sec. 1.4.2.A.1. (Zoning Districts)*. Sign Districts may supersede the sign regulations established by Development Standards Districts, and Oil Drilling Districts may supersede the use regulations regarding oil and gas extraction in Use Districts.

3. **Definition of Project**

The definition of a project and the applicability of Supplemental District regulations are established in each Supplemental District.

4. **Supplemental District Guidelines**

A Supplemental District may establish guidelines in order to provide guidance for the implementation of a Supplemental District, or for the review of projects seeking relief from the standards outlined in each Supplemental District.

5. **Reconciling Provisions**

The enabling language of each Supplemental District established in this Article shall establish direction regarding potential conflicts with any provisions of the zoning districts of a lot, Specific Plan, or any other regulation.

6. Issuance of Building Permits

The Department of Building and Safety may not issue a building permit for a Project in a Supplemental District unless approved by the Department of City Planning pursuant to the applicable procedures identified in each Supplemental District, unless otherwise stated in this Division.

7. Violations

The violation of any provision of a Supplemental District or condition imposed by a decision-making body in approving the site requirements, methods of operation, development plans or other actions taken pursuant to the authority contained in this Division shall constitute a violation of this Chapter.

SEC. 8.2.2. **COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO)**

A. **Purpose**

The purpose of Community Plan Implementation Overlay (CPIO) Districts is to provide supplemental regulations tailored to each community plan area. A CPIO is intended to:

1. Ensure that development enhances the unique architectural, environmental, and cultural qualities of each community plan area.
2. Integrate improvements and enhancements to the public right-of-way.
3. Maintain compatible land uses, scale, intensity, and density.

B. **Applicability**

1. **Definition of Project**

The definition of a project and the applicability of CPIO are established in each CPIO. The CPIO may define the term project differently for each subarea within the district.

2. **CPIO Guidelines**

CPIO guidelines may be established in order to provide guidance for the implementation of, or review of projects seeking relief from the regulations outlined in each CPIO.

3. **Reconciling Provisions**

a. **Zoning Districts**

In the event that the provisions of a CPIO conflict with provisions of a zoning district, the provisions of the zoning district will prevail.

b. **Other Supplemental Districts**

In the event that the provisions of a CPIO conflict with provisions of another Supplemental District or any other regulation, the more restrictive provision shall prevail, except that where the provisions of a CPIO conflict with those of a Historic Preservation District, then the provisions of the Historic Preservation District shall prevail.

c. **Specific Plans**

Where the provisions of a CPIO conflict with those of a Specific Plan, then the provisions of the Specific Plan shall prevail.

C. District Standards

Each CPIO shall contain the following:

1. Subarea Boundaries

A map showing all sites within the district's subareas.

2. District Regulations

District regulations and definitions that may apply to all lots and public right-of-way within a CPIO's subareas.

D. Procedures

1. Establishing a CPIO

CPIO regulations and boundaries are established and amended pursuant to *Section 14.3.2. (Specific Plan Adoption/Amendment)*, and are represented as part of the third bracket set of the zone of a lot with the acronym "CPIO."

a. Boundaries

CPIO shall remain within the boundaries of a single community plan. Subarea boundaries shall be defined at the time the CPIO is established.

b. CPIO Subareas

A CPIO includes one or more defined subareas within which community plan programs and policies are implemented through additional regulations. Subareas may be contiguous or non-contiguous lots characterized by common community plan goals, themes, and policies, grouped by a common boundary.

c. Minimum Area

Each CPIO shall have a minimum of one mapped subarea.

2. Issuance of Permits

For all projects within a CPIO, the Department of Building and Safety shall not issue a grading, building or structure, use of land, demolition, or sign permit unless approved by the Department of City Planning pursuant to the applicable procedures below:

a. Administrative Review

A project that complies with the applicable provisions of an adopted CPIO may be approved pursuant to *Sec. 13B.3.1. (Administrative Review)*. Project applicants which do not comply with the applicable CPIO regulations may request relief through the procedures in *Sec. 8.2.2.D.2.b. (Project Adjustment)* and *Sec. 8.2.2.D.2.c. (Project Exception)*.

b. Project Adjustment

Project applicants may request relief of up to 20% from the quantitative district regulations or minor adjustments from the qualitative district regulations in an adopted CPIO subarea, unless otherwise limited by a CPIO or CPIO subarea, pursuant to *Sec. 13B.4.4. (Project Adjustment)*.

i. Limitations

- a)** Each adopted CPIO shall indicate those district regulations which are not eligible for a project adjustment. If an application request includes more than one project adjustment, the Director may require that the applicant, prior to the application being deemed complete, file the requests as a project exception, pursuant to *Sec. 13B.4.5. (Project Exception)*.
- b)** To the extent that a CPIO contains sign regulations, signs shall not qualify for relief through a project adjustment.
- c)** All other projects seeking relief from any district regulation that contains prohibition language, or district regulations otherwise designated in the CPIO as not eligible for a project adjustment, shall be processed through the project exception procedure below.

ii. Supplemental Finding

In addition to the findings set forth in *Sec. 13B.4.4. (Project Adjustment)*, the Director must also find that the project is compatible with the neighborhood character of the CPIO or CPIO subarea.

c. Project Exception

If a project cannot comply with the requirements of a CPIO, the applicant may request relief, as applicable, pursuant to *Sec. 13B.4.5. (Project Exception)*.

i. Limitations

An exception from a CPIO regulation shall not be used to grant a special privilege, nor to grant relief from self-imposed hardships.

ii. Supplemental Findings

In addition to the findings set forth in *Sec. 13B.4.5. (Project Exception)*, the Area Planning Commission may grant a project exception from a CPIO regulation concerning signs if the Area Planning Commission also makes all the following findings:

- a)** Strict compliance would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning restrictions due to unique existing physical circumstances on the subject property;

- b) An exception from the district regulation is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the same CPIO district or subarea, the same zone, and the vicinity, but which because of special circumstances and practical difficulties or unnecessary hardships is denied to the property in question;
- c) The exception would not constitute a special grant of privilege.

SEC. 8.2.3. SIGN DISTRICTS (SN)

A. Purpose

The purpose of a Sign District is to identify areas of the City with unique characteristics for enhancement through the imposition of special sign regulations designed to reinforce the theme or unique qualities of that district, or which eliminate blight through a sign reduction program.

B. Applicability

1. Definition of Project

A Sign District project involves the erection, construction, addition to, or exterior structural alteration of any sign located within a Sign District, and is subject to the regulations outlined in the Sign District in which it is located, pursuant to the adopted District Standards.

2. Reconciling Provisions

In the event that the provisions of a Sign District conflict with any provision of the zoning districts of a lot, Specific Plan, other Supplemental District, or any other regulation, the Sign District shall prevail.

C. District Standards

The district standards for each Sign District shall be determined at the time the district is established. The sign regulations shall enhance the character of the district by addressing the location, number, square footage, height, light illumination, hours of illumination, sign reduction program, duration of signs, design and types of signs permitted, as well as other characteristics, and may include murals, supergraphics, and other on-site and off-site signs.

1. Definitions

Definitions shall be consistent with *Div. 4C.11. (Signs)*. Terms that are not defined in *Div. 4C.11. (Signs)* may be defined in a Sign District.

2. Limitations on Standards

The standards for a Sign District do not supersede the regulations of a Specific Plan or Supplemental District, as established in this Article, or any zoning regulation needed to implement the provisions of an approved Development Agreement.

D. Procedures

1. Establishing a Sign District

Sign District regulations and boundaries are established and amended pursuant to *Sec.13B.1.2. (Specific Plan Adoption/Amendment)*, and are represented as part of the third bracket set of the zone of a lot with the acronym "SN."

a. **Applicable Zones**

Each Sign District shall include only properties in the Commercial-Mixed, Commercial, Industrial-Mixed, or Industrial Use Districts, except that properties in Residential Use Districts with a Density District of 2 or higher may be included in a Sign District, provided the lots are designated as part of a Regional Center in the General Plan Land Use.

b. **Minimum Area**

No Sign District shall contain less than 1 block or 3 acres in area, whichever is the smaller. The total acreage in the Sign District shall include contiguous lots of land which may only be separated by public streets, ways or alleys, or other physical features, or as set forth in Sign District rules approved by the Director of Planning. Precise boundaries are required at the time of application for initiation of an individual Sign District.

2. **Issuance of Building Permits**

The Department of Building and Safety may approve and issue permits for any project within a Sign District that conforms to the applicable district standards.

3. **Review of Projects**

A project shall be reviewed in conformance with the procedures established in each Sign District.

SEC. 8.2.4. **OIL DRILLING DISTRICTS (O)**

A. **Purpose**

The purpose of this Section is to provide for a process to create Supplemental Districts for oil drilling activities.

B. **Applicability**

1. **General Applicability**

The provisions of this Section apply to the Use Districts where drilling of oil wells or production from the wells of oil, gases, or other hydrocarbon substances, is permitted. The provisions of this Section do not apply to:

- a. Lots in the Heavy Industrial 1 Use District, except as specifically provided in this Section to the contrary.
- b. The location of subterranean gas holding areas that are operated as a public utility and are regulated by the provisions of *Article 5. (Use)*.

2. **Definition of Project**

No person shall drill, deepen, or maintain an oil well, or convert an oil well from one class to the other, and no permits shall be issued for that use, until a determination has been made by the Zoning Administrator or Area Planning Commission pursuant to the procedure prescribed in *Sec. 8.2.4.C.3. (Drilling Site Requirements)*.

3. **Oil Drilling Area Types**

Each district shall be determined to be in one of the following oil drilling area types using the corresponding criteria: The standards and requirements of each Oil Drilling District depend on the oil drilling area type in which the district is located.

a. **Non-Urbanized Area**

All those portions of the City which the City Planning Commission or Council has determined will not be detrimentally affected by the drilling, maintenance, or operation of oil wells. In making its determination, the City Planning Commission, or the Council on appeal, shall give due consideration to the amount of land subdivided, the physical improvements, the density of population and the zoning of the district.

b. **Urbanized Area**

All land in the City, except land in the Heavy Industrial 1 Use District, and land which has been determined to be Non-Urbanized Area by the City Planning Commission or Council or land located in the Los Angeles City Oil Field Area (as identified below).

c. Offshore Area

All property in the City which is between the mean high tide line and the outermost seaward City boundary.

d. Los Angeles City Oil Field Area

All land in the City within the areas identified on the maps in Ordinance No. 156,166 located in Council File No. 80-3951 and shall include all oil producing zones beneath those areas but no deeper than the third zone beneath the surface of the earth.

4. Status of Areas

Where uncertainty exists as to whether or not a particular area shall be continued as an urbanized area, any person contemplating filing a petition for the establishment of an Oil Drilling District, may prior to its filing, request the City Planning Commission to determine the status of the area in which the proposed district is to be located. The Commission shall refer the request to the Director of Planning for investigation and upon receipt of his or her report shall determine whether the area is Urbanized or Non-Urbanized. The determination of the City Planning Commission may be appealed to the Council, which may, by resolution, approve or disapprove the determination.

5. Description of Districts

The Oil Drilling Districts within which the drilling for and production of oil, gas or other hydrocarbon substances is permitted, and the conditions applying thereto (subject to further conditions imposed by the Zoning Administrator in the drilling site requirements), are described as follows:

a. Districts in Non-Urbanized Areas

For boundaries of districts and applicable special conditions, refer to maps and records maintained by the Department of City Planning.

b. Districts in Urbanized Areas

For boundaries of districts and applicable special conditions, refer to maps and records maintained by the Department of City Planning.

c. Districts in Offshore Areas

For boundaries of districts and applicable special conditions, refer to maps and records maintained by the Department of City Planning.

d. Districts in the Los Angeles City Oil Field Area

For boundaries of districts and applicable special conditions, refer to maps and records maintained by the Department of City Planning.

6. Requirements for Filing

a. Non-Urbanized Areas

Each application for the establishment of an Oil Drilling District in an Non-Urbanized Area shall include property having a net area or not less than 1 acre (excluding public streets, alleys, walks, or ways, except that an application may be filed on property containing less than 1 acre which is surrounded on all sides by streets. Such property may consist of one or more lots which shall be contiguous, except that said lots may be separated by a public alley or walk.

b. Urbanized Areas

- i. Each application for the establishment of an Oil Drilling District in an Urbanized Area shall contain a statement that the applicant has the proprietary or contractual authority to drill for and produce oil, gas, or other hydrocarbon substances under the surface of at least 75% of the property to be included in said district.
- ii. Any municipal body or official required by law to consider and make a report or recommendation relative to or to approve or disapprove such application may request the applicant in writing to submit for inspection copies of leases and contracts held by the applicant in support of such asserted proprietary or contractual authority. The limitations of time for acting upon such application shall be suspended from the time of mailing such request until the documents requested have been submitted.
- iii. Where said authority to drill for and produce oil, gas and other hydrocarbons is pursuant to contract, said application shall be accompanied by a copy of the contract, and said contract shall have attached and refer to by reference the following information for the contracting parties:
 - a) A summary of the provisions of this Code, as amended, which are applicable to the district, prepared or approved by the Board of Public Works or its designee;
 - b) Any additional information which the person in charge of Petroleum Administration finds from time to time is required to give all contracting parties a reasonably complete knowledge of oil and gas leasing requirements and procedures in urbanized areas within the City.
- iv. The Oil Drilling District described in the application shall be not less than 40 acres in area, including all streets, ways, and alleys within the boundary, shall be substantially compact in area, and the boundaries shall follow public streets, ways, or alleys as far as practicable.
- v. Each applicant for the establishment of an Oil Drilling District in an Urbanized Area shall be accompanied by a report from a petroleum geologist who is either an active member of the American Association of Petroleum Geologists or the American Institute of Professional Geologists, or meets the educational and experience

requirements to become an active member of the American Association of Petroleum Geologists or the American Institute of Professional Geologists, that the production of oil from under the proposed District would not, in his or her opinion, result in any noticeable subsidence. If the City's authorized person in charge of Petroleum Administration disagrees in any way with the report, he or she shall submit in writing his or her own views on the report as part of the report to the City Planning Commission.

c. **Offshore Areas**

Each application for the establishment of an Oil Drilling District in an offshore area shall include property having a net area of not less than 1,000 acres.

d. **Los Angeles City Oil Field Area**

Each application for the establishment of an Oil Drilling District in the Los Angeles City Oil Field Area shall:

- i. Include property not less than 1 acre in size, bounded on each side by a public street, alley, walk, or way, and such district shall be wholly contained within the Los Angeles City Oil Field Area.
- ii. Contain a statement that the applicant has the proprietary or contractual authority to drill for and produce oil, gas or other hydrocarbon substances under the surface of at least 75% of the total land area of the property to be included in the district. Any municipal body or official required by law to consider and make a report or recommendation relative to or to approve or disapprove such application may request the applicant in writing to submit for inspection copies of leases and contracts held by applicant in support of such asserted proprietary or contractual authority. The limitations of time for acting upon such application shall be suspended from the time of mailing such request until the documents requested have been submitted. **[Editor's note: Maps formerly referred to in this Paragraph were deleted by Ord. No. 177,103, Eff. 12/18/05.]**

e. **General - All Areas**

No application for the establishment of an Oil Drilling District shall be accepted for filing in the City Planning Department unless it has first been submitted to and reported on by the authorized person in charge of Petroleum Administration. The report shall consider the propriety of the proposed boundaries of the district, the desirability of the drill site location and whether or not the exploration for oil is geologically justified in the District. The report shall be made within 30 days of the receipt of the application. A copy of the report shall accompany the application when it is filed with the Department of City Planning.

C. District Standards

1. Standard Conditions

a. Non-Urbanized Areas

Each Oil Drilling District established in a Non-Urbanized Area shall be subject to the following conditions:

- i. Each district shall contain a net area of 1 acre or more which shall be composed of contiguous lots that may be separated by an alley or walk, except that a district may contain an area of less than 1 acre where it is surrounded on all sides by streets.
- ii. Each drilling site in any district shall contain a net area of 1 acre or more and shall be composed of contiguous lots which may be separated only by an alley or walk. A drilling site may contain less than 1 acre of area where it is surrounded on all sides by public or approved private streets.
- iii. Only one oil well Class A may be established or maintained on each acre of land, except that there may be one oil well Class A on any land surrounded on all sides by public or approved private streets. Provided, however, in determining conditions for drilling pursuant to *Sec. 8.2.4.C.3. (Drilling Site Requirements)*, the Zoning Administrator may permit surface operations for more than one oil well Class A in a semi-controlled drilling site where the additional wells are to be bottomed under adjacent land in a drilling district in lieu of surface operations. There shall be no less than 1 net acre of land in the combined drill site and production site for each well in a semi-controlled drilling site. The Zoning Administrator shall require a site of more than 1 acre for each oil well where a larger area is required in the particular Oil Drilling District. The Zoning Administrator may require larger minimum drilling sites or production areas when reasonably necessary in the public interest for a particular oil producing section.
- iv. Where drilling sites greater than 1 acre are required and 2 or more lessees or oil drilling developers in a block or area have at least 1 net acre each, but all lessees or developers do not have the greater area required for drilling under these regulations, the Zoning Administrator shall equitably allocate permitted wells among the competing lessees or developers. Where necessary, the lessee or developer having control of the larger portion of the property shall be given preference. In those situations outlined above, in addition to the proration required by *Sec. 8.2.4.C.1.a.vi.*, the Zoning Administrator shall require that the lessee or developer who is authorized to drill the well shall offer an equitable consolidation agreement to the lessee or developer who has not been permitted to drill. This consolidation agreement shall contain an offer in writing, open for acceptance for 30 days, giving the other lessees or developers a choice of either:
 - a) A lease on terms and conditions agreed upon, or on substantially the same terms and conditions contained in leases owned by the applicant; or

- b) A consolidation agreement agreed upon providing that each lessee or developer shall contribute to the cost of drilling and operation of the well and share in the production from the well in the proportion that the area of his property bears to the total area in the drilling unit.
- v. No public street, alley, walk, or way shall be included in determining the net area within any district or drilling site.
- vi. Where the drilling site is so located as to isolate any lot in the Oil Drilling District in such a manner that it could not be joined with any other land so as to create another drilling site of the area required in the particular district in which it is located, the Zoning Administrator shall require, as a condition to the drilling and production on the drilling site that the owner, lessee or permittee or his or her successor shall pay to the owners of the oil and gas mineral rights in each isolated lot, a pro-rata share of the landowners' royalty in all of the oil and gas produced from the drilling site, the share to be in that proportion as the net area of the isolated lot is to the total net area of the drilling site plus the area of all the isolated lots; provided that the landowners' royalty shall be determined in accordance with any existing contracts for payments to the landowners of the drilling site, but, in no event, as to the owner of the isolated lot or lots, shall it be less than a 1/6th part of the oil and gas produced and saved from the drilling site.

b. Urbanized Areas

Each Oil Drilling District established in an Urbanized Area shall be subject to the following conditions:

- i. Each district shall be not less than 40 acres in area, including all streets, ways, and alleys within the boundaries thereof.
- ii. No more than 1 controlled drill site shall be permitted for each 40 acres in any district and that site shall not be larger than 2 acres when used to develop a district approximating the minimum size; provided, however, that where the site is to be used for the development of larger Oil Drilling Districts or where the Zoning Administrator requires that more than one Oil Drilling District be developed from one controlled drilling site, the site may be increased, at the discretion of the Zoning Administrator when concurred in by the Board of Fire Commissioners, by no more than 2 acres for each 40 acres included in the district or districts.
- iii. The number of oil wells Class A which may be drilled and operated from any controlled drilling site may not exceed 1 well to each 5 acres in the district or districts to be explored from said site.

Notwithstanding the above, should the City Council determine that an Urbanized Oil Drilling District contains more than one producing zone, the City Council may then authorize, by ordinance, the drilling of additional oil wells Class A, not to exceed 1 well

per 5 acres for each identified producing zone, and specify the maximum number of wells to be drilled as the result of such authorization.

- iv. Each applicant, requesting a determination by the Zoning Administrator prescribing the conditions controlling drilling and production operations, as provided in *Sec. 8.2.4.C.3. (Drilling Site Requirements)*, must have proprietary or contractual authority to drill for oil under the surface of at least 75% of the property in the district to be explored.
- v. Each applicant or his or her successor in interest shall, within one year from the date the written determination is made by the Zoning Administrator prescribing the conditions controlling drilling and production operations as provided in *Sec. 8.2.4.C.3. (Drilling Site Requirements)*, execute an offer in writing giving to each record owner of property located in the Oil Drilling District who has not joined in the lease or other authorization to drill the right to share in the proceeds of production from wells bottomed in the district, upon the same basis as those property owners who have, by lease or other legal consent, agreed to the drilling for and production of oil, gas or other hydrocarbon substances from the subsurface of the district. The offer hereby required shall remain open for acceptance for a period of five years after the date the written determination is made by the Zoning Administrator. During the period the offer is in effect, the applicant, or his or her successor in interest, shall impound all royalties to which the owners or any of them may become entitled in a bank or trust company in the State of California, with proper provisions for payment to the record owners of property in the district who had not signed the lease at the time the written provisions were made by the Zoning Administrator, but who accepts the offer in writing within the five-year period. Any such royalties remaining in any bank or trust company at the time the offer expires which are not due or payable as provided above shall be paid pro-rata to those owners who, at the time of the expiration, are otherwise entitled to share in the proceeds of the production.
- vi. The entire controlled drilling site shall be adequately landscaped, except for those portions occupied by any required structure, appurtenance or driveway, and all landscaping shall be maintained in good condition at all times. Plans showing the type and extent of the landscaping shall be first submitted to and approved by the Zoning Administrator.
- vii. Each applicant, requesting a determination by the Zoning Administrator prescribing the conditions controlling drilling and production operations, as provided in *Sec. 8.2.4.C.3. (Drilling Site Requirements)*, shall post in the Office of Zoning Administration a satisfactory corporate surety bond (to be approved by the City Attorney and duplicates to be furnished to him or her) in the sum of \$5,000 in favor of the City of Los Angeles, conditioned upon the performance by the applicant of all of the conditions, provisions, restrictions and requirements of this Section, and all additional conditions, restrictions or requirements determined and prescribed by the Zoning Administrator. No extension of time that may be granted by the Zoning Administrator or any change or specifications or requirements that may be approved or required by him or her or

by any other officer or department of the City or any other alteration, modification of waiver affecting any of the obligations of the grantee made by any City authority or by any other power or authority whatsoever shall be deemed to exonerate either the grantee or the surety on any bond posted pursuant to this Section.

- viii. If the Zoning Administrator determines, after first receiving a report and recommendation from the Board of Public Works or its designee, that oil drilling and production activities within the district have caused or may cause subsidence in the elevation of the ground within the district or in the immediate vicinity, then after consulting with recognized experts in connection with that problem and with those producing hydrocarbons from the affected area, he or she shall have the authority to require the involved oil producer or producers to take corrective action, including re-pressurizing the oil producing structure or cessation of oil drilling and production.
- ix. The Zoning Administrator may impose additional conditions or require corrective measures to be taken if he or she finds, after actual observation or experience with drilling one or more of the wells in the district, that additional conditions are necessary to afford greater protection to surrounding property.

c. Offshore Areas

Each Oil Drilling District established in an Offshore Area shall be subject to the following conditions:

- i. All activities conducted within each such district shall conform to the spirit and intent of the provisions of the Submerged Land Special District as established in Sec. 1.4.2. (Zoning Map).
- ii. No surface or submarine drilling or producing operations shall be permitted between the mean high tide line and the outermost seaward City boundary. Surface drilling or producing operations may be conducted only from permitted or approved onshore drillsites. Oil and gas accumulations may be developed by directional or slant drilling beneath any portion of the submerged land within the district.
- iii. Onshore drilling and producing operations utilizing directional or slant drilling may be approved by the Zoning Administrator only when a showing is made that production of oil and gas cannot be accomplished from already approved or permissible sites.
- iv. The number of oil wells Class A which may be drilled into any offshore drilling district from a single installation or facility onshore shall not exceed one well to each five acres of district and the installation and operation of all wells shall meet the requirements of the Submerged Land Special District as established in Sec. 1.4.2. (Zoning Map).
- v. Each applicant requesting a determination by the Zoning Administrator prescribing the conditions controlling drilling and production operations, as provided in Sec. 8.2.4.C.3. (*Drilling Site Requirements*), shall post in the Office of Zoning Administration

a satisfactory corporate surety bond (to be approved by the City Attorney and duplicates to be furnished to him or her) in the sum of \$50,000 in favor of the City, conditioned upon the performance by the applicant of all of the conditions, provisions, restrictions and requirements of this section, and all additional conditions, restrictions, or requirements determined and prescribed by the Zoning Administrator. No extension of time that may be granted by the Zoning Administrator on any change of specifications on requirements that may be approved or required by him or her or by any other officer or department of the City or any other alteration, modification or waiver affecting any of the obligations of the applicant made by any City authority or by any other power or authority whatsoever shall be deemed to exonerate either the applicant or the surety on any bond posted pursuant to this section.

- vi. All derricks and other drilling facilities shall be removed within 30 days after completion or abandonment of the well; and thereafter any work done on any existing well which requires redrilling or reconditioning shall be done by temporary or portable equipment which shall be removed within 30 days after completion of such work.
- vii. Pollution of water and contamination or soiling of the urban coastline or beaches are prohibited.

d. Los Angeles City Oil Field Area

Each Oil Drilling District established in the Los Angeles City Oil Field Area shall be subject to the following conditions:

- i. The boundary of each district shall follow the center line of city streets as far as practicable;
- ii. Each district shall include the streets, ways, and alleys within the boundaries thereof and shall be substantially compact in area;
- iii. The drilling, pumping, redrilling, repairing, maintenance or other servicing of any new oil well Class A in said district shall be conducted only on a Drilling and Production Site in the Los Angeles City Oil Field Area upon which site at least one oil well Class A:
 - a) Was in existence on January 24, 1982; and
 - b) Had not been abandoned in accordance with State Division of Oil and Gas regulations prior to January 24, 1982; and
 - c) Has a Los Angeles Fire Department Serial Number, which number was in existence on January 24, 1982.
- iv. The number of new oil wells Class A permitted on such a Drilling and Production Site in the Los Angeles City Oil Field Area shall not exceed one well to each acre in the District;

- v. Each applicant, requesting a determination by the Zoning Administrator prescribing the conditions controlling new drilling and production operations as provided in Sec. 8.2.4.C.3. (*Drilling Site Requirements*), must have proprietary or contractual authority to drill for oil under the surface of at least 75% of the total land area of the property in the district to be explored.
- vi. Within one year from the date the written determination is made by the Zoning Administrator prescribing the conditions controlling drilling and production operations, as provided in Sec. 8.2.4.C.3. (*Drilling Site Requirements*), each applicant or his or her successor in interest shall offer in writing to each record owner of property located in the Oil Drilling District who has not joined in the lease or other authorization to drill, the right to share in proceeds of production from new wells bottomed in the district upon the same basis as those property owners who have, by lease or other legal consent, agreed to the drilling for and production of oil, gas or other hydrocarbon substances from the sub-surface of the district. The offer hereby required shall remain open for acceptance for a period of 5 years after the date the written determination is made by the Zoning Administrator. During the period the offer is in effect, the applicant, or his or her successor in interest, shall impound all royalties to which the owners or any of them may become entitled in a bank or trust company in the State of California, with proper provisions for payment to the record owners of property in the district who had not signed the lease at the time the written determination was made by the Zoning Administrator, but who accepts the offer in writing within the five-year period. Any royalties remaining in any bank or trust company at the time the offer expires which are not due or payable as provided above shall be paid pro-rata to those owners who, at the time of the expiration, are otherwise entitled to share in the proceeds of the production.
- vii. The entire site upon which new oil wells are to be drilled shall be adequately fenced and landscaped; plans showing the type and extent of the landscaping shall be first submitted to and approved by the Zoning Administrator.
- viii. Each applicant requesting a determination by the Zoning Administrator prescribing the conditions controlling drilling and production operations, as provided in Sec. 8.2.4.C.3. (*Drilling Site Requirements*), shall post in the Office of Zoning Administration a satisfactory corporate surety bond (to be approved by the City Attorney and duplicates to be furnished by him or her) in the sum of \$5,000 in favor of the City of Los Angeles, conditioned upon the performance by the applicant of all of the conditions, provisions, restrictions, and requirements of this section, and all additional conditions, restrictions, or requirements determined and prescribed by the Zoning Administrator. No extension of time that may be granted by the Zoning Administrator or any change of specifications or requirements that may be approved or required by him or her or by any other officer or department of the City or any other alteration, modification or

waiver affecting any of the obligations of the grantee made by any City authority or by any other power or authority whatsoever shall be deemed to exonerate either the grantee or the surety of any bond posted pursuant to this section.

- ix. If the Zoning Administrator determined after first receiving a report and recommendation from the Board of Public Works or its designee that oil drilling and production activities within the district have caused or may cause subsidence in the elevation of the ground within the district or in the immediate vicinity, he or she shall have the authority, after consulting with recognized experts in connection with the problem and with those persons producing hydrocarbons from the affected area, to require the involved oil producer or producers to take corrective action, including re-pressurizing the oil producing structure or cessation of oil drilling and production.
- x. The Zoning Administrator may impose additional conditions or require corrective measures to be taken if the Zoning Administrator finds, after actual observation or experience with drilling one or more of the wells in the district, that additional conditions are necessary to afford greater protection to surrounding property.
- xi. Any operator of any site within an Oil Drilling District, approved by the Zoning Administrator pursuant to *Sec. 12.6.5. (Nonconforming Oil Wells)*, may apply to the Department of City Planning for the establishment of fencing and landscaping requirements. Once the requirements have been satisfied, the operator shall be relieved of the restrictions specified in *Sec. 12.6.5. (Nonconforming Oil Wells)*. Should an operator of such a site in a district desire to redrill or deepen a oil well Class A, if the oil well:
 - a) Was in existence on January 24, 1982; and
 - b) Had not been officially abandoned in accordance with State Division of Oil and Gas Regulations prior to January 24, 1982; and
 - c) Has a Los Angeles Fire Department serial number and the number was in existence on January 24, 1982, that operator shall comply with the provisions of *Sec. 8.2.4.C.3. (Drilling Site Requirements)*. Compliance with the Determination of Conditions issued shall relieve the operator of the restrictions specified in *Sec. 12.6.5. (Nonconforming Oil Wells)*.

2. **Additional Conditions**

- a. In addition to the standard conditions applying to Oil Drilling Districts, the Council, by ordinance, or the Zoning Administrator may impose other conditions in each district as deemed necessary and proper. Where these conditions are imposed by ordinance, they may be subsequently modified or deleted in the following manner:

- i. Where the condition relates to the location of a drill site within a district, by amending the ordinance, only after the submission of an application, the payment of fees, notice, hearing and procedure identical to that required by this article for the establishment of an Oil Drilling District; and
 - ii. Where the condition does not relate to the location of a drill site, by amending the ordinance, without the necessity of fees, notice or hearing.
- b. In its report to the Council relative to the establishment of a district, the City Planning Commission may recommend conditions for consideration. Some of these additional conditions, which may be imposed in the ordinance establishing the districts or by the Zoning Administrator in determining the drilling site requirements, and which may be applied by reference, are as follows:
 - i. That all pumping units established in the subject district(s) shall be installed in pits so that no parts thereof will be above the surface of the ground. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.1.]
 - ii. That all oil produced in the subject district shall be carried away by pipe lines or, if stored in said district, shall be stored in underground tanks so constructed that no portion thereof will be above the surface of the ground. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.2.]
 - iii. That the operator of any well or wells in the subject district(s) shall post in the Office of Zoning Administration a \$5,000 corporate surety bond conditioned upon the faithful performance of all provisions of this article and any conditions prescribed by the Zoning Administrator. No extension of time that may be granted by the Zoning Administrator, or change of specifications or requirements that may be approved or required by the Zoning Administrator or by any other officer or department of the City, or other alteration, modification or waiver affecting any of the obligations of the grantee made by any City authority shall be deemed to exonerate either the grantee or the surety on any bond posted as required in this Code. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.3.]
 - iv. That the operators shall remove the derrick from each well within 30 days after the drilling of said well has been completed, and thereafter, when necessary, such completed wells shall be serviced by portable derricks. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.4.]
 - v. That the drilling site shall be fenced or landscaped as prescribed by the Zoning Administrator. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.5.]
 - vi. That, except in case of emergency, no materials, equipment, tools or pipe used for either drilling or production operations shall be delivered to or removed from the drilling site, except between the hours of 8:00 A.M. and 8:00 P.M. of any day. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.7.]

- vii. That adequate fire fighting apparatus and supplies, approved by the Fire Department, shall be maintained on the drilling site at all times during drilling and production. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.8.] operations.
- viii. That no refining process or any process for the extraction of products from natural gas shall be carried on at a drilling site. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.9.]
- ix. That no more than one well shall be bottomed in each five acres of the Oil Drilling District. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.13.]
- x. That no new oil wells shall be spudded in after the President of the United States, or other proper authority, has declared that a state of war no longer exists. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.14.]
- xi. That any person requesting a determination by the Zoning Administrator prescribing the conditions under which oil drilling and production operations shall be conducted as provided in *Sec. 8.2.4.C.3. (Drilling Site Requirements)*, shall agree in writing on their own behalf and their successors or assigns, to be bound by all of the terms and conditions of this article and any conditions prescribed by written determination by the Zoning Administrator; provided, however, that the agreement in writing shall not be construed to prevent the applicant or their successors or assigns from applying at any time for amendments pursuant to this Code or to the conditions prescribed by the Zoning Administrator, or from applying for the creation of a new district or an extension of time for drilling or production operations. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.17.]
- xii. That all production equipment used shall be so constructed and operated that no noise, vibration, dust, odor, or other harmful or annoying substances or effect which can be eliminated or diminished by the use of greater care shall ever be permitted to result from production operations carried on at any drilling site or from anything incident thereto to the injury or annoyance of persons living in the vicinity; nor shall the site or structures thereon be permitted to become dilapidated, unsightly, or unsafe. Proven technological improvements in methods of production shall be adopted as they, from time to time, become available if capable of reducing factors of nuisance or annoyance. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.18.]
- xiii. Wells which are placed upon the pump shall be pumped by electricity with the most modern and latest type of pumping units of a height of no more than 16 feet. All permanent equipment shall be painted and kept in neat condition. All production operations shall be as free from noise as possible with modern oil operations. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.19.]
- xiv. All drilling equipment shall be removed from the premises immediately after drilling is completed, sump holes filled, and derricks removed within 60 days after the completion of the well. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.20.]

- xv. That, subject to the approval of the Board of Fire Commissioners, the operators shall properly screen from view all equipment used in connection with the flowing or pumping of wells. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.21.]
- xvi. Upon the completion of the drilling of a well the premises shall be placed in a clean condition and shall be landscaped with planting of shrubbery so as to screen from public view as far as possible, the tanks and other permanent equipment, such landscaping and shrubbery to be kept in good condition. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.22.]
- xvii. That no more than two wells may be drilled in each city block of the Oil Drilling District and bottomed under that block. However, at the discretion of the Zoning Administrator, surface operations for additional wells may be permitted in each of the blocks where each additional well is to be directionally drilled and bottomed under an adjacent block now or hereafter established in an Oil Drilling District in lieu of a well drilled on the adjacent block and under a spacing program which will result in not exceeding two wells bottomed under each block. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.23.]
- xviii. That no more than one well shall be drilled in each city block of the Oil Drilling District; provided, however, that a second well may be drilled in that block bounded by "L", Gulf Avenue, Denni Street and Wilmington Boulevard, only in the event said second well be directionally drilled or whipstocked so that the bottom of the hole will be bottomed under the (Gulf Avenue School property located in the block bounded by "L" Street, Roman Avenue, Denni Street and Gulf Avenue, and in lieu of a well which might otherwise be permitted to be drilled in said last mentioned block. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.24.]
- xix. That no more than one well may be drilled in each city block of the Oil Drilling District. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.25.]
- xx. That all power operations other than drilling in said district shall at all times be carried on only by means of electrical power, which power shall not be generated on the drilling site. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.26.]
- xxi. That no more than two wells may be drilled in each city block of the Oil Drilling District; provided, however, that two additional wells may be drilled in each of the following described blocks, (a) the block bounded by Q Street, Lakme Avenue, Sandison Street and Broad Avenue and (b) the block bounded by Sandison Street, Lakme Avenue, Broad Avenue and the southerly boundary of Tract No. 1934, but only if such additional wells are directionally drilled or whipstocked so that they will be bottomed under the Hancock-Banning High school property, located in the block bounded by Delores Street, Broad Avenue, Pacific Coast Highway and Avalon Boulevard, in lieu of the four wells which might otherwise be permitted to be drilled in the last mentioned block. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.29.]

- xxii.** No more than four controlled drilling sites shall be permitted in this subject district(s), and such sites shall not be larger than 2 acres. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.31.]
- xxiii.** The number of wells which may be drilled to any oil sand from the controlled drilling site shall not exceed one well to each five acres in the district, but in no event shall there be more than 1 well to each 2.5 acres. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.32]
- xxiv.** That drilling operations shall be commenced within 90 days from the effective date the written determination is made by the Zoning Administrator or Area Planning Commission, or within any additional period as the Zoning Administrator may, for good cause, allow and thereafter shall be prosecuted diligently to completion or else abandoned strictly as required by law and the premises restored to their original condition as nearly as practicable as can be done. If a producing well is not secured within eight months, the well shall be abandoned and the premises restored to its original condition, as nearly as practicable as can be done. The Zoning Administrator, for good cause, shall allow additional time for the completion of the well. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.33.]
- xxv.** That an internal combustion engine or electrical equipment may be used in the drilling or pumping operations of the well, and if an internal combustion engine is used, that mufflers be installed on the mud pumps and engine so as to reduce noise to a minimum, all of said installations to be done in a manner satisfactory to the Fire Department. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.34.]
- xxvi.** That no more than two production tanks shall be installed for each producing well, neither one of which shall have a rated capacity in excess of 1,000 barrels; provided, however, that if in the opinion of the Administrator it is necessary in order to provide for the maximum safety of operations or to decrease the number of individual production tank settings on any property, the Administrator may increase the number of such production tanks to no more than three, having a greater capacity not to exceed 2,000 barrels each. The Administrator shall permit such wash tanks or heating facilities as may appear necessary to ship or remove production from the premises. The plans for said tank or tanks, including the plot plan showing the location thereof on the property, shall be submitted to and approved in writing by the Administrator before said tank or tanks and appurtenances are located on the premises; and that said tank or tanks and appurtenances shall be kept painted and maintained in good condition. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.36.]
- xxvii.** All waste substances such as drilling muds, oil, brine or acids produced or used in connection with oil drilling operations or oil production shall be retained in water-tight receptors from which they may be piped or hauled for terminal disposal

in a dumping area specifically approved for such disposal by the Los Angeles Regional Water Pollution Control Board No. 4. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.37.]

- xxviii.** Any wells drilled shall be cased tight to bedrock or effective means satisfactory to the Department of Water and Power used to prevent vertical movement of ground water. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.38.]
- xxix.** The applicant shall provide the Department of Water and Power with a precise plot plan of the drilling plant and roads leading thereto, and to make such safeguards as the Department deems necessary to assure the safety of the existing 50-inch water main which crosses the district involved. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.39.]
- xxx.** The Department of Water and Power of the City of Los Angeles shall be permitted to review and inspect methods used in the drilling and producing operations and in the disposal of waste, and shall have the right to require changes necessary for the full protection of the public water supply. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.40.]
- xxxi.** That the number of wells which may be drilled to any oil sand shall not exceed 1 well to each 5 acres in the district, but in no event shall there be more than 1 well to each 2.5 acres. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.42.]
- xxxii.** That drilling, pumping and other power operations shall at all times be carried on only by electrical power and that such power shall not be generated on the controlled drilling site or in the district. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.43.]
- xxxiii.** That an internal combustion engine or steam-driven equipment may be used in the drilling or pumping operations of the well , and, if an internal combustion engine or steam-driven equipment is used, that mufflers be installed on the mud-pumps and engine; and that the exhaust from the steam-driven machinery be expelled into one of the production tanks, if such tanks are permitted, so as to reduce noise to a minimum, all of said installations to be found in a manner satisfactory to the Fire Department. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.44.]
- xxxiv.** That drilling operations shall be carried on or conducted in connection with only one well at a time in any one such district, and such well shall be brought in or abandoned before operations for the drilling of another well are commenced; provided, however, that the Administrator may permit the drilling of more than one well at a time after the discovery well has been brought in. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.45.]

- xxxv.** That all oil drilling and production operations shall be conducted in such a manner as to eliminate, as far as practicable, dust, noise, vibration or noxious odors, and shall be in accordance with the best accepted practices incident to drilling for and production of oil, gas and other hydrocarbon substances. Proven technological improvements in drilling and production methods shall be adopted as they may become, from time to time, available, if capable of reducing factors of nuisance and annoyance. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.46.]
- xxxvi.** That all parts of the derrick above the derrick floor not reasonably necessary for ingress and egress including the elevated portion thereof used as a hoist, shall be enclosed with fire-resistive soundproofing material approved by the Fire Department, and the same shall be painted or stained so as to render the appearance of said derrick as unobtrusive as practicable. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.47.]
- xxxvii.** That all tools, pipe and other equipment used in connection with any drilling or production operations shall be screened from view, and all drilling operations shall be conducted or carried on behind a solid fence, which shall be maintained in good condition at all times and be painted or stained so as to render such fence as unobtrusive as practicable. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.48.]
- xxxviii.** That no materials, equipment, tools or pipe used for either drilling or production operations shall be delivered to or removed from the controlled drilling site except between the hours of 8:00 am and 6:00 pm, on any day, except in case of emergency incident to unforeseen drilling or production operations, and then only when permission in writing has been previously obtained from the Zoning Administrator. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.49.]
- xxxix.** That no earthen sumps shall be used. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.50.]
- xl.** That within 60 days after the drilling of each well has been completed, and said well placed on production, or abandoned, the derrick, all boilers and all other drilling equipment shall be entirely removed from the premises unless such derrick and appurtenant equipment is to be used within a reasonable time limit determined by the Administrator for the drilling of another well on the same controlled drilling site. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.51.]
- xli.** That no oil, gas or other hydrocarbon substances may be produced from any well hereby permitted unless all equipment necessarily incident to such production is completely enclosed within a building, the plans for said building to be approved by the Department of Building and Safety and the Fire Department. This building shall be of a permanent type, of attractive design and constructed in a manner that will eliminate as far as practicable, dust, noise, noxious odors and vibrations or other conditions which are offensive to the senses, and shall be equipped with such devices as are necessary to eliminate the objectionable features mentioned above.

The architectural treatment of the exterior of such building shall also be subject to the approval of the Zoning Administrator. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.52.]

xlii. That no oil, gas or other hydrocarbon substances may be produced from any well hereby permitted where same is located within or immediately adjoining subdivided areas where 10% of the lots, within 0.5-mile radius thereof, are improved with residential structures, unless all equipment necessarily incidental to such production is countersunk below the natural surface of the ground and such installation and equipment shall be made in accordance with Fire Department requirements. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.53.]

xliii. That there shall be no tanks or other facilities for the storage of oil erected or maintained on the premises and that all oil products shall be transported from the drilling site by means of an underground pipe line connected directly with the production pump without venting products to the atmospheric pressure at the production site. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.54.]

xliv. That no more than two production tanks shall be installed on said drilling site, neither one of which shall have a rated capacity in excess of 1,000 barrels; that the plans for said tank or tanks, including the plot plans showing the location thereof on the property, shall be submitted to and approved in writing by the Administrator before said tank or tanks and appurtenances are located on the premises, and that said tank or tanks and appurtenances shall be kept painted and maintained in good condition at all times. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.55.]

xlv. That any production tanks shall be countersunk below the natural surface of the ground and the installation thereof shall be made in accordance with safety requirements of the Fire Department. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.56.]

xlvi. That no refinery, dehydrating or absorption plant of any kind shall be constructed, established or maintained on the premises at any time. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.57.]

xlvii. That no sign shall be constructed, erected, maintained or placed on the premises or any part thereof, except those required by law or ordinance to be displayed in connection with the drilling or maintenance of the well. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.58.]

a) That suitable and adequate sanitary toilet and washing facilities shall be installed and maintained in a clean and sanitary condition at all times. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.59.]

- b) That any owner, lessee or permittee and their successors and assigns, shall at all times be insured to the extent of \$100,000 against liability in tort arising from drilling or production, or activities or operations incident thereto, conducted or carried on under or by virtue of the conditions prescribed by written determination by the Administrator as provided in *Sec. 8.2.4.C.3. (Drilling Site Requirements)*. The policy of insurance issued pursuant hereto shall be subject to the approval of the City Attorney, and duplicates shall be furnished to the Zoning Administrator. Each such policy shall be conditioned or endorsed to cover such agents, lessees or representatives of the owner, lessee or permittee as may actually conduct drilling, production or incidental operations permitted by such written determination by the Zoning Administrator. **Editor's note:** Formerly Chapter 1, Section 13.01.F.60.]
- c) All onshore drilling and production installations or facilities shall be removed and the premises restored to their original conditions after all oil and gas wells have been abandoned, unless the City Planning Commission determines otherwise. **Editor's note:** Formerly Chapter 1, Section 13.01.F.62.]

3. Drilling Site Requirements

- a. Any person desiring to drill, deepen or maintain an oil well in an Oil Drilling District that has been established by ordinance, or to drill or deepen and subsequently maintain an oil well in the Heavy Industrial 1 Use District within 500 feet of a more restrictive zone shall file an application in the Department of City Planning on a form provided by the Department, requesting a determination of the conditions under which the operations may be conducted.
- b. Where the district is in an Urbanized or Off-Shore Area, the Zoning Administrator, after investigation, may deny the application if he finds that there is available and reasonably obtainable in the same district or in an adjacent or nearby district within a reasonable distance one or more locations where drilling could be done with greater safety and security with appreciably less harm to other property, or with greater conformity to the Zoning Map, as established in *Sec. 1.4.2. (Zoning Map)*. The Zoning Administrator shall deny an application for a drill site in an Urbanized or Off-Shore Area unless the applicant first files with the Zoning Administrator in a form and executed in a manner approved by the Zoning Administrator either of the following continuing written offers:
 - i. To make the drill site available to competing operators upon reasonable terms; or
 - ii. To enter into or conduct joint operations for a unit or cooperative plan of development of hydrocarbon reserves upon reasonable terms, if whichever course offered is determined to be feasible by the Zoning Administrator, and is subsequently required by him or her in order to effectuate the above set forth purposes; and
 - iii. An agreement to abide by the determination of the Board of Public Works or its designee if any dispute arises as to the reasonableness of those terms after first having an opportunity to be heard. Where the district is in a Non-Urbanized Area, in the Los

Angeles City Oil Field Area, or in those cases where the Zoning Administrator approves an application in an Urbanized or Off-Shore Area, the Zoning Administrator shall determine and prescribe additional conditions or limitations, not in conflict with those specified in the ordinance establishing the district, which he or she deems appropriate in order to give effect to the provisions of this Section and to other provisions of this Chapter relating to zoning. Where the proposed operation is in the Heavy Industrial (MH1) Use District and is within 500 feet of a more restrictive zone, the Zoning Administrator shall prescribe conditions and limitations, if any, as he or she deems appropriate to regulate activity which may be materially detrimental to property in the more restrictive zone. All conditions previously imposed by the Zoning Administrator in accordance with the provisions of this Chapter are continued in full force and effect.

- c. The Zoning Administrator shall make a written determination within 60 days from the date of the filing of an application and shall forthwith transmit a copy to the applicant.
- d. The determination shall become final after an elapsed period of 15 days from the mailing of the notification to the applicant, unless an appeal is filed within that period, in which case the provisions of *Sec. 13B.2.3. (Class 2 Conditional Use Permit)* concerning the filing and consideration of appeals shall apply.

4. Maintenance of Drilling and Production Sites

- a. Effective August 1, 1962, the following regulations shall apply to existing and future oil wells within the City of Los Angeles, including oil wells operating pursuant to any zone variance, whether by ordinance or approval of the Zoning Administrator, and all oil wells in a Heavy Industrial 1 Use District which are within 500 feet of a more restrictive zone:
 - i. All stationary derricks, including their floors and foundations, shall be removed within 30 days after completion or abandonment of the well (notwithstanding any other provisions of this Code to the contrary) or by September 1, 1962, whichever occurs later; and thereafter any work done on any existing well which requires the use of a derrick shall be done by a temporary or portable derrick. Such temporary or portable derricks shall be removed within 30 days after the completion of such work.
 - ii. The motors, engines, pumps and tanks of all such oil wells shall be sealed so that no offensive or obnoxious odor or fumes can be readily detected from any point on adjacent property.
 - iii. The well pumping equipment for such wells shall be muffled or soundproofed so that the noise emanating therefrom, measured from any point on adjacent property, is no more audible than surrounding street traffic, commercial or industrial noises measured at the same point.
 - iv. The maximum height of the pumping units for such wells shall not exceed 15 feet above existing grade level.

- v. The site of such wells shall be so landscaped, fenced or concealed that the well and all of its appurtenant apparatus is reasonably protected against public entry, observation or attraction.
- b. In addition to any other authority vested in the Zoning Administrator by Charter and this Code, the Zoning Administrator may waive or modify these regulations if the drilling site is physically inaccessible to a portable derrick, or is located in a mountainous and substantially uninhabited place, or is located in an Industrial Use District and is surrounded by vacant land or is adjacent to land used as permitted in the Industrial Use District and if the enforcement of such regulations would be discriminatory, unreasonable or would impose a undue hardship upon oil drilling in such locations. The Zoning Administrator may also waive or modify the 16-foot height limitation where, because of the amount of liquid to be raised or the depths at which such fluids are encountered, pumping unit in excess of 16 feet in height is shown by conclusive engineering evidence to be required.
- c. All ordinances and parts of ordinances of the City in conflict herewith are hereby repealed to the extent of such conflict.

D. Procedures

1. Establishing an Oil Drilling District

Oil Drilling Districts boundaries are established and amended pursuant to *Sec.13B.1.4. (Zone Change)*, and are represented as part of the third bracket set of the zone of a lot with the acronym "O."

2. Review of Projects

Projects shall be reviewed in accordance with any applicable procedural elements outlined in *Sec. 8.2.4.C. (District Standards)*.

3. Termination of District

- a. Any ordinance establishing the districts described in this Section shall become null and void one year after the effective date thereof unless oil drilling operations are commenced and diligently prosecuted within such one-year period; provided, however, the Zoning Administrator, upon recommendation of the Board of Public Works or its designee, may extend the termination date for four consecutive additional periods not to exceed one year each, prior to the termination date of each period, if written request is filed therefor with the office of the Zoning Administration setting forth the reasons for said request and the Zoning Administrator determines that good and reasonable cause exists therefor.
- b. Similarly, the Zoning Administrator, upon recommendation of the Board of Public Works or its designee, may extend the termination date for three consecutive additional periods not to exceed one year each, prior to the termination date of each period, for those districts which are part of a group undergoing development from one or more common controlled drilling sites, provided that written request is filed, which sets forth the reasons for the

request therefor and the Zoning Administrator determines that good and reasonable cause exists therefor, and providing further that drilling operations have been diligently prosecuted from the common controlled drilling site during the previous extension period. Additional one-year extensions may be made by the Zoning Administrator subject to the approval of the City Planning Commission.

- c. Any ordinance establishing an Urbanized oil district shall become null and void one year after all wells drilled in the district after the effective date of said ordinance have been abandoned in accordance with legal requirements, unless the Zoning Administrator determines that the district is part of a group undergoing development from one or more common, controlled drilling sites, or on the basis of sufficient proof determines that production is allocated thereto from an adjacent, adjoining or nearby Oil Drilling District or districts under a unit or pooling agreement. In such cases the Zoning Administrator may if he finds that good and reasonable cause exists therefor, extend the termination date of the expiring district to coincide with the termination date of the other district or districts in which the one or more common controlled drilling sites are located or from which production is allocated under a unit or pooling agreement. The Zoning Administrator may terminate any such district when the reasons for such extension no longer apply.
- d. Any ordinance establishing a Non-Urbanized district or district in the Los Angeles City Oil Field Area shall become null and void one year after all wells in the district have been abandoned in accordance with legal requirements, unless the Zoning Administrator, on the basis of sufficient proof, determines that the district is part of a group in which secondary hydrocarbon recovery operations are taking place, and that production from an adjoining or adjacent district is allocated thereto under a unit or pooling agreement. In such cases, the Zoning Administrator may, if he finds that good and reasonable cause exists therefor, extend the termination date to coincide with the termination date of the adjoining or adjacent district in which secondary recovery operations are being conducted. The Zoning Administrator may terminate any such district when the reasons for said extension no longer apply.
- e. Zoning ordinance, prohibiting drilling of wells on tracts recently included in Residential Use Districts not an unreasonable exercise of police power and does not deprive lessee which acquired lease prior to zoning of property without due process.

SEC. 8.2.5. **COMMUNITY DESIGN OVERLAY (CDO)**

A. **Purpose**

This Section provides a method for maintaining guidelines and standards in existing Community Design Overlays (CDOs) that were established prior to January 1, 2020. The purpose of the CDO is to:

1. Ensure that development within communities is in accordance with community design policies adopted in the community plans, and with the community design guidelines and standards;
2. Promote the distinctive character, stability and visual quality of existing neighborhoods and communities by considering the unique architectural character and environmental setting of the district to ensure development visually provides a sense of place;
3. Assist in improving the visual attractiveness of multi-family housing available to meet the needs of all social and economic groups within the community;
4. Protect areas of natural scenic beauty, cultural or environmental interest;
5. Prevent the development of structures or uses which are not of acceptable exterior design or appearance; and
6. Protect the integrity of previously attained entitlements.
7. Provide for on-going community involvement in project design and evolution of guidelines.

B. **Applicability**

1. **Definition of Project**

The erection, construction, addition to, or exterior structural alteration of any building or structure, including, but not limited to, pole signs or monument signs located in a Community Design Overlay. A project does not include construction that consists solely of:

- a. Interior remodeling, interior rehabilitation or repair work;
- b. Alterations of, including structural repairs, or additions to any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50% of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street; or
- c. A residential building on a lot which is developed entirely as a residential use and consists of 4 or fewer dwelling units, unless expressly provided for in a Community Design Overlay established pursuant to this Section.

2. Reconciling Provisions

a. Zoning Districts

In the event that the provisions of a CDO conflict with any other provisions of the zoning districts of a lot, the provisions of the zoning districts shall prevail.

b. Other Supplemental Districts

In the event that the provisions of a CDO conflict with provisions of another Supplemental District or any other regulation, the more restrictive provision shall prevail, except that where the provisions of a CDO conflict with those of a Historic Preservation District, then the provisions of the Historic Preservation District shall prevail.

c. Specific Plans

Where the provisions of a CDO conflict with those of a Specific Plan, then the provisions of the Specific Plan shall prevail.

d. Previously Granted Entitlements

Nothing in the guidelines and standards established in a CDO shall interfere with any previously granted entitlements, nor shall they restrict any right authorized in the zoning districts of a lot.

C. District Standards

Each CDO shall establish a design overlay plan which pictorially describes, by professionally accepted architectural graphic techniques, guidelines and standards regarding the location, appearance, configuration, and dimensions of any proposed buildings, structures and site improvements, including but not limited to landscaping, walls and fences, roof equipment, pole signs, monument signs, and parking areas.

1. Preparation and Content

- a. Upon initiation, the Director shall prepare, or cause to be prepared, proposed guidelines and standards based on the design policies contained in the applicable community plan. At the option of the Council District, the Director shall utilize a Citizen Advisory Committee, pursuant to **Subdivision 2. below**, in the development of design standards for individual communities and neighborhoods. The guidelines and standards shall be organized into those which are anticipated to be superseded by future citywide guidelines and standards, and those that are necessary to protect the unique architectural and environmental features of the CDO district.
- b. The standards are in addition to, and do not replace, those set forth in zoning districts established in this Chapter, as amended, and any other relevant ordinances and do not convey any rights not otherwise granted under the provisions and procedures contained in this Chapter and other relevant ordinances, except as specifically provided in this Section.

D. Procedures

1. Maintaining an Existing CDO

The City Council may maintain an existing CDO pursuant to *Sec. 13B.1.2. (Specific Plan Adoption/Amendment)*, and are represented as part of the third bracket set of the zone of a lot with the acronym "CDO." However, the CDO shall not change the existing boundaries or establish new guidelines and standards.

a. Boundaries

Precise boundaries are required at the time of application or initiation of an individual CDO. A CDO shall not encompass an area designated as an Historic Preservation District pursuant to *Sec. 8.2.6. (Historic Preservation Districts)*.

2. Issuance of Permits

Within a CDO, no building or demolition permit shall be issued for any project, and no person shall perform any construction work on a project, until the project has been submitted and approved pursuant to *Sec. 8.2.5.D.3. (Director Determination)*. No building permit shall be issued for any project, and no person shall do any construction work on a project except in conformance with the approved Director Determination.

3. Director Determination

The Director of Planning shall approve, with conditions if necessary, a project if the plans comply with the provisions of approved CDO guidelines and standards pursuant to *Sec. 13B.2.5. (Director Determination)*.

a. Supplemental Findings`

In addition to the findings established in *Sec. 13B.2.5. (Director Determination)*, the Director of Planning, or the Area Planning Commission on appeal, shall approve a project as requested or in modified form if, based on the application and the evidence submitted, if the Director or Area Commission finds the following:

- i. That the project substantially complies with the adopted CDO guidelines and standards.
- ii. The structures, site plan and landscaping are harmonious in scale and design with existing development and any cultural, scenic or environmental resources adjacent to the site and in the vicinity.

b. Notice of Director's Determination

Instead of the transmittal requirements in *Sec. 13B.2.5. (Director Determination)*, a Notice of the Director's Determination, and copies of the approved plans, shall be mailed to the applicant, the Department of Building and Safety, the Councilmember in whose district the project is located, the Citizen Advisory Committee, and any persons or organizations commenting on the application or requesting a Notice.

SEC. 8.2.6. HISTORIC PRESERVATION DISTRICTS (HPOZ)

A. Purpose

1. As a matter of public policy, the recognition, preservation, enhancement, and use of buildings, structures, landscaping, natural features, and areas within the City having historic, architectural, cultural or aesthetic significance are required in the interest of the health, economic prosperity, cultural enrichment and general welfare of the people. This Section:
 - a. Protects and enhances the use of buildings, structures, natural features, and areas, which are reminders of the City's history, or which are unique and irreplaceable assets to the City and its neighborhoods, or which are worthy examples of past architectural styles;
 - b. Develops and maintains the appropriate settings and environment to preserve these buildings, structures, landscaping, natural features, and areas;
 - c. Enhances property values, stabilize neighborhoods or communities, render property eligible for financial benefits, and promote tourist trade and interest;
 - d. Fosters public appreciation of the beauty of the City, of the accomplishments of its past as reflected through its buildings, structures, landscaping, natural features, and areas;
 - e. Promotes education by preserving and encouraging interest in cultural, social, economic, political and architectural phases of its history;
 - f. Promotes the involvement of all aspects of the City's diverse neighborhoods in the historic preservation process; and
 - g. Ensures that all procedures comply with the California Environmental Quality Act (CEQA).

B. Applicability

1. Definition of Project

A project is the addition, alteration, construction, demolition, reconstruction, rehabilitation, relocation, removal or restoration of the exterior of any building, structure, landscaping, natural feature, or lot, within a Historic Preservation District, except as provided under Subdivision 3. (Exemptions). A Project may or may not require a building permit, and may include but not be limited to changing exterior paint color, removal of significant trees or landscaping, installation or removal of fencing, replacement of windows or doors which are character-defining features of architectural styles, removal of features that may or may not have a building permit, or changes to public spaces and similar activities.

2. Exemptions

This Section does not apply to the following:

a. Emergency or Hazardous Conditions

The correction of emergency or hazardous conditions where the Department of Building and Safety, Housing and Community Investment Department, or other enforcement agency has determined that emergency or hazardous conditions currently exist and the emergency or hazardous conditions shall be corrected in the interest of the public health, safety, and welfare. When feasible, the Department of Building and Safety, Housing and Community Investment Department, or other enforcement agency should consult with the Director of Planning on how to correct the hazardous condition, consistent with the goals of the Historic Preservation District. However, any other work shall comply with the provisions of this Section.

b. Department of Public Works Improvements

Department of Public Works improvements located, in whole or in part, within a Historic Preservation District:

- i. Where the Director of Planning finds:
 - a) That the certified Historic Resources Survey for the Historic Preservation District does not identify any Contributing Elements located within the right-of-way or where the right-of-way is not specifically addressed in the approved Preservation Plan for the Historic Preservation District; and
 - b) Where the Department of Public Works has completed the CEQA review of the proposed improvement, and the review has determined that the improvement is exempt from CEQA, or will have no potentially significant environmental impacts.
- ii. The relevant Board shall be notified of the Project, given a description of the Project, and an opportunity to comment.

c. Historical Property Contracts

Work authorized by an approved Historical Property Contract by the City Council, or where a building, structure, landscaping, natural features, or lot has been designated as a City Historic-Cultural Monument by the City Council, unless proposed for demolition. However, those properties with Federal or State historic designation which are not designated as City Historic-Cultural Monuments or do not have a City Historical Property Contract are not exempt from review under this Section.

d. Structural Repairs

Where work consists of repair to existing structural elements and foundations with no physical change to the exterior of a building.

e. **Interior Alterations**

Where work consists of interior alterations that do not result in a change to an exterior feature.

f. **Preservation Plan Exemptions**

Where the type of work has been specifically deemed exempt from review as set forth in the approved Preservation Plan for a specific Historic Preservation District.

3. **Authority of Cultural Heritage Commission not Affected**

Nothing in this Section supersedes or overrides the Cultural Heritage Commission's authority as provided in Sections 22.132. (Permits Required) and 22.133. (Time for Objection by the Commission) or Article 4 (Cultural Heritage Commission) of Chapter 7 (Cultural Affairs Department) of Division 22 (Departments, Bureaus and Agencies Under the Control of the Mayor and Council) of the Los Angeles Administrative Code.

4. **Publicly Owned Property**

The provisions of this Section shall apply to any building, structure, landscaping, natural features, or lot within a Historic Preservation District which is owned or leased by a public entity to the extent permitted by law.

C. **District Standards**

1. **Preservation Plans**

District Standards are established in each specific Historic Preservation Districts as a Preservation Plan adopted pursuant to Sec. 13B.8.3. (Preservation Plan Adoption / Amendment).

D. **Procedures**

1. **Establishing an HPOZ**

Historic Preservation District regulations, or Preservation Plan, and boundaries are established and amended pursuant to Div. 13B.8. (Historic Preservation), and are represented as part of the third bracket set of the zoning districts of a lot with the acronym "HPOZ."

2. **Review of Projects**

Projects in Historic Preservation Districts shall be reviewed pursuant to Div. 13B.8. (Historic Preservation).

SEC. 8.2.7. **CONSERVATION DISTRICTS (CD)**

A. **Purpose**

The purpose of a Conservation District is to maintain any areas of the City that are listed in an officially recognized historic resources survey as eligible for historic district designation, and assure that individual contributing structures retain sufficient integrity to help ensure their eligibility for future designation. A Conservation District is not an historic designation, but rather a series of standards and additional review that provide protection beyond that afforded by zoning districts alone. Conservation Districts are an additional tool to complement existing historic designations, thus filling a void left by other existing tools.

B. **Applicability**

1. **Definition of Project**

A project is any demolition, new construction, addition, facade alteration, or ordinary maintenance and repair of the exterior, regardless of whether a building permit is required or not, of any contributing structures which have been designated in an officially recognized historic resources survey and is located within a Conservation District.

2. **Scope of District Standards**

A project shall be subject to the provisions established in Subsection C. (District Standards), which applies to exterior alterations to primary and secondary facades of contributing structures, to the peak of the highest roof ridge or 15-foot depth, whichever is greater. Conservation District standards do not apply to accessory buildings.

3. **Reconciling Provisions**

a. **Zoning Districts**

In the event that the provisions of a Conservation District conflict with any other provision of a zoning district, the other provisions of the zoning district will prevail.

b. **Other Supplemental Districts**

In the event that the provisions of a Conservation District conflict with provisions of another Supplemental District or any other regulation, the more restrictive provision shall prevail.

c. **Specific Plans**

Where the provisions of a Conservation District conflict with those of a Specific Plan, then the provisions of the Specific Plan shall prevail.

C. District Standards

1. Alteration and Replacement of Architectural Elements

- a. Deteriorated historic architectural elements shall be repaired rather than replaced. If deteriorated historic architectural elements cannot be repaired, replacements shall match the original in size, shape, scale, materials, finish, texture, detail, arrangement of panes, hardware, method of construction, and profile.
- b. When original architectural elements have been lost and must be replaced, replacement designs shall be based on available historic evidence. If a similar architectural element exists on the existing structure, the replacement architectural element shall match the original in material, texture, size, or scale. If no such evidence or architectural element exists, the replacement shall comply with any applicable Character Frontage.
- c. Original building materials and architectural elements shall not be covered or replaced with stucco, vinyl siding or other materials.
- d. Additional architectural elements shall not be added if they did not exist historically. For example, the addition of decorative “gingerbread” brackets to a Craftsman-style porch is considered inappropriate. Awnings and railings are exempt from this requirement.
- e. Enclosure of part or all of a historic architectural element on street-facing facades shall not be approved. See *Sec. 14.1.18. (Street-Facing)*.
- f. Additions or related new construction shall have a different principal exterior material than the existing structure, as established in *Sec. 3D.10.1. (Principal Material)*, or the addition shall be recessed or project from the existing facade at least 6 inches. The principal exterior materials are regulated by the applicable Character Frontage District, as established in *Div. 3B.9. (Character Frontage)*.

2. Demolition of Contributing Structures

For any Project that involves demolition of contributing structures, approval shall not be issued, pursuant to Subdivision D.2. (Director Determination), until one of the following occurs:

- a. The Director, in consultation with the Office of Historic Resources, determines, based upon a Phase 1 Historic Resources Assessment and substantial evidence, that the contributing structures are not a historical resource, as defined by *Public Resources Code Section 21084.1*.
- b. No demolition permit for contributing structures shall be issued until a replacement project has been approved pursuant to *Sec. 8.2.7.D.3. (Director Determination)*. A surface parking lot shall not qualify as a replacement project.

D. Procedures

1. Establishing a Conservation District

Conservation District boundaries are established and amended pursuant to *Sec. 13B.1.2. (Specific Plan Adoption/Amendment)*, and are represented as part of the third bracket set of the zone of a lot with the acronym "CD." Conservation Districts shall:

- a. Be within the boundaries of an area identified in Survey LA or another officially recognized historic resources survey as eligible for historic designation.
- b. Encompass at least one block face.
- c. Be applied in conjunction with a Character Frontage District, as established in *Div. 3B.9. (Character Frontage)*, appropriate for the area listed in an officially recognized historic resources survey as eligible for historic district designation.

2. Issuance of Permits

For all projects within a Conservation District, the Department of Building and Safety shall not issue a grading, building, or demolition permit unless approved by the Department of City Planning pursuant to *Sec. 8.2.7.D.3. (Director Determination)*.

3. Director Determination

The Director of Planning shall approve, with conditions if necessary, a project if the plans comply with the standards established in *Sec. 8.2.7.C. (District Standards)* pursuant to *Sec. 13B.2.5. (Director Determination)*.

a. Supplemental Notification

In addition to the notification requirements in *Sec. 13B.2.5. (Director Determination)*, no demolition permit for contributing structures shall be issued until the applicant has complied with *Chapter 9., Sec. 91.106.4.5.1. (Notification of Demolition)*.

DIV. 8.3. SPECIAL DISTRICTS

SEC. 8.3.1. GENERAL

A. Purpose

In order to achieve Specific Planning objectives in designated areas having unique characteristics, Special Districts may replace the zoning and Supplemental Districts established in Sec. 1.4.2.A. (*Applicability*). Special Districts respond to unique conditions and set land use and development requirements and incentives tailored to distinctive qualities that may not lend themselves to the regulations established in this Chapter, except as outlined within each Special District.

B. Applicability

1. Establishing Special Districts

New Special Districts are established, and the enabling provisions are amended by the City Council pursuant to Sec. 13B.1.3. (*Zoning Code Amendment*). Special Districts are applied to lots as outlined in each district, and are the zone of a lot, as outlined in Sec. 1.4.2.A.4. (*Special Districts*), with the acronym established for each district. Special Districts may also utilize a Specific Plan as the vehicle for regulatory measures necessary to achieve the planning objectives that necessitate their creation.

2. Limitations on Supplemental Districts

The Special Districts established in this Division supersede any zoning district, as established in Sec. 1.4.2.A.1. (*Zoning Districts*), and shall only be limited by State, local, and Federal law.

3. Reconciling Provisions

Special Districts shall contain self-contained zoning regulations, within this Division or via a Specific Plan, which may include references to apply other provisions of this Chapter. Special Districts shall apply the defined terms and regulations within this Chapter, but may replace them as needed. In the event that the provisions of a Special District or its corresponding Specific Plan conflict with any other provision of this Chapter, the provisions of the Special District or its corresponding Specific Plan prevail.

4. Issuance of Building Permits

Unless otherwise stated in this Division, for any project within a Special District, the Department of Building and Safety may not issue a building permit for a project unless it complies with the provisions of the Special District or its corresponding Specific Plan.

5. Violations

The violation of any provision of a Special District or condition imposed by a decision-making body in approving the site requirements, methods of operation, development plans or other

actions taken pursuant to the authority contained in this Division shall constitute a violation of this Chapter.

SEC. 8.3.2. FREEWAY (FWY)

The Freeway Special District (FWY) is intended to regulate property owned by the California Department of Transportation (Caltrans). To the extent that Caltrans is using or building on State-owned property for highway purposes, it will be immune from the regulations established in this Chapter. However, when Caltrans property is being used wholly or in part for other purposes, the following limitations on development and use shall apply.

A. Development of Caltrans Land

Development of land is limited to a maximum floor area of 50% of the lot area.

1. Use of Caltrans Land

The use of Caltrans land for non-highway purposes shall be limited to those Use Groups listed below and further defined in *Article 5. (Use)*, and only permitted by approval of a conditional use permit as outlined below.

Use Groups	Permission Level
Civic	C3
Nature Conservation Area	C3
Parking	C3
Park and Open Space	C3
Public Safety Facility	C3
Car Wash	C3
Vehicle Sales and Rental, including: Used Vehicle Sales, Light; Vehicle Sales and Rental, Light; and Vehicle Sales and Rental, Heavy	C3
Vehicle Storage, including: Official Police Garage; Vehicle Storage, Light; Vehicle Storage, Heavy	C3
Self-Service Storage	C3
General Storage, except Cargo Container Storage Yard	C3
Wireless Telecommunication Facility	C2

a. C2 Permission Level

A permission level of C2 indicates that the use may be permitted only after approval by the Zoning Administrator, pursuant to Sec. 13B.2.2. (Class 2 Conditional Use Permit).

b. C3 Permission Level

A permission level of C3 indicates that the use may be permitted only after approval by the City Planning Commission, pursuant to Sec. 13B.2.3. (Class 3 Conditional Use Permit). In addition to the findings outlined in Sec. 13B.2.3. (Class 3 Conditional Use Permit), the City

Planning Commission shall also determine that in approving the proposed use, the project will not expose the general public to prolonged or sustained health and safety impacts.

2. Sale of Caltrans Land

In the event Caltrans property is sold to another party, the limitations established in this Paragraph shall continue to apply unless the Freeway Special District designation has been changed to a zone pursuant to *Sec. 13.B.1.4. (Zone Change)*.

SEC. 8.3.3. OCEAN - SUBMERGED LAND (SL)

- A. The Ocean - Submerged Land Special District (SL) is intended to regulate the Los Angeles City seacoast and off-shore water and underwater areas. These areas constitute a unique and important geographical and scenic resource, utilized for shipping, industry, commerce, residence and recreation.
- B. Offshore zoning is a related and appropriate extension of city planning and zoning principles and practices on land. Their basic purpose is to protect all users of affected land from the recognized problems and depreciation brought about by unregulated development. Particular purposes in Los Angeles include:
 - 1. Protection of the recreational, residential, and scenic uses of coast areas, now much in demand for these uses and with greater demand forecast for the future;
 - 2. Preservation of the near seaward prospect of residential zones along the coast, where this outlook constitutes part of the environment and value of overlooking onshore properties; and
 - 3. Provision for such other uses as benefit the public and City without significant impairment of these recreational and residential uses.
- C. To permit new coastline or off-shore developments of conflicting type which are not essential to the public interest and could jeopardize or downgrade existing recreational and residential users, would not constitute proper consideration of public necessity, convenience, general welfare, and good zoning practice.
- D. To realize the purposes enumerated above, in accordance with established city planning principles, practice and supportive zoning, certain general objectives shall be met and certain specific requirements are normally necessary for the constructive control of off-shore activities, whether achieved by zone change, variance, Supplemental District, or otherwise.
- E. **General Provisions**
 - 1. There shall be no chemical and biological contamination, visual clouding or soiling of urban coastline, beaches or offshore waters by industrial or commercial uses.
 - 2. Installations on-shore, temporary or relatively permanent, shall be of such size, nature, location and spacing that they do not significantly interfere with or adversely affect the

residential and recreational use, operation, environment or enjoyment of coastline and off-shore areas.

3. The preservation of urban coastline and off-shore areas, above and below water level, in the natural state or for recreation and residence, should take precedence if their function and enjoyment are threatened by additional potentially conflicting off-shore uses which are not clearly of greater public necessity and interest.
4. Any shoreline industrial or commercial uses should be of limited and designated duration, with provision for complete removal of installations and restoration of the prior or natural state after expiration of the permissible time period, unless such removal and restoration are unnecessary to maintain desirable recreational and residential environment.
5. No industrial or commercial operations should be undertaken where or when they may cause significant alterations to the underlying geologic stability of other areas, offshore and onshore, or otherwise bring about undesirable changes of basic topographical condition.
6. Piers, jetties, causeways, human-made islands, bridges or other connective structures should be prohibited, except when they enhance the recreational/residential environment.
7. Emission of smoke, steam, chemical, odor, sound, artificial light of other form of atmospheric pollutant or environmental impairment from any seaside industrial or commercial installation or facility should be controlled to fulfill the purposes of this zoning.
8. No provision of off-shore urban zoning should conflict with State, Federal or international rights or control established by law within the same geographical areas.

F. Development of Ocean - Submerged Land

1. Any development on property of any kind within an SL Ocean - Submerged Land Special District shall be permitted only by approval of the City Planning Commission, pursuant to Sec. 13B.2.3. (*Class 3 Conditional Use Permit*).
2. No piers, jetties, man-made islands, floating installations or the like are permitted in connection with any permitted uses unless authorized under the provisions of Sec. 13B.2.3. (*Class 3 Conditional Use Permit*).

G. Use of Ocean - Submerged Land

No property of any kind within the SL Ocean - Submerged Land Special District shall be used except for the following uses, or when a Supplemental District is created in accordance with the provisions of *Article 8 (Specific Plans & Supplemental Districts)*, provided, however, that in no event shall any property be used for surface-type operations (either above or below water level) relating to oil drilling and production of oil, gas, or hydrocarbons.

1. Navigation.
2. Commercial Shipping.

3. Fishing.
4. Recreation.
5. Any use required by any trust or legislative grant to the City of Los Angeles.