

ARTICLE 8.

**SUPPLEMENTAL &
SPECIAL ZONING**

CONTENTS

Div. 8.1. Specific Plans (SP) 8-3

 Sec. 8.1.1. General 8-3

 Sec. 8.1.2. Specific Plan Standards 8-3

 Sec. 8.1.3. Procedures 8-4

Div. 8.2. Supplemental Districts 8-5

 Sec. 8.2.1. General 8-5

 Sec. 8.2.2. Community Plan Implementation Overlay (CPIO) 8-6

 Sec. 8.2.3. Sign Districts (SN) 8-9

 Sec. 8.2.4. Oil Drilling Districts (O) 8-11

 Sec. 8.2.5. Community Design Overlay (CDO). 8-26

 Sec. 8.2.6. Historic Preservation Overlay Zone (HPOZ) 8-29

 Sec. 8.2.7. Conservation Districts (CD) 8-32

 Sec. 8.2.8. Transportation Communication Network District (TCN) 8-35

Div. 8.3. Special Zones 8-37

 Sec. 8.3.1. General 8-37

 Sec. 8.3.2. Freeway (FWY) 8-38

 Sec. 8.3.3. Ocean — Submerged Land (SL). 8-39

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

SEC. 8.1.1. **GENERAL**

A. **Intent**

The intent of a Specific Plan is to provide additional regulatory controls or incentives beyond, or in-lieu of, those provided in this Zoning Code (Chapter 1A) for the systematic implementation of the General Plan. This *Division (Specific Plans (SP))* is intended to supplement any rules on the adoption or amendment of Specific Plans in *Sec. 13B.1.2. (Specific Plan Adoption/Amendment)* and implementation of Specific Plans in *Div. 13B.4. (Specific Plan Implementation)*.

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, or authorize the adoption of, 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 a Specific Plan conflicts with any provisions of this Zoning Code (Chapter 1A) or Supplemental Districts, the Specific Plan shall prevail. In the event that a Specific Plan is silent regarding any provisions of this Zoning Code (Chapter 1A) or Supplemental Districts, the provisions of the Zoning Code shall apply.

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 in accordance with the authority contained in each Specific Plan and this *Division (Specific Plans (SP))* shall constitute a violation of this Zoning Code (Chapter 1A), in accordance with *Sec. 13B.4.E. (Violations of Specific Plans)*.

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 Zoning Code (Chapter 1A).

SEC. 8.1.3. PROCEDURES

A. Establishing & Amending Specific Plans

Specific Plans are established and amended by the City Council in accordance with Sec. 13B.1.2. (Specific Plan Adoption/Amendment), and are represented as part of the zone for any lot subject to a Specific Plan as provided in Sec. 1.5.2.A.3. (Specific Plans & Supplemental Districts).

B. Issuance of Building Permits

For any project subject to review under a Specific Plan, the Department of Building and Safety shall not issue a building permit for a project unless approved by the Department of City Planning in accordance with the applicable procedures below:

1. Administrative Review

If administrative review is permitted by the applicable Specific Plan, the project that complies with the applicable regulations in a Specific Plan shall be approved in accordance with Sec. 13B.3.1. (Administrative Review).

2. Project Compliance

If review and consideration by the Director for compliance with the applicable regulations and guidelines in a Specific Plan is required by the applicable Specific Plan, the project shall be approved in accordance with Sec. 13B.4.2. (Project Compliance).

3. Project Compliance (Design Review Board)

If review and consideration by the Director, with recommendation from a Design Review Board, for compliance with the applicable regulations and guidelines in a Specific Plan is required by the applicable Specific Plan, the project shall be approved in accordance with Sec. 13B.4.3. (Project Compliance (Design Review Board)).

4. Project Adjustment

An applicant for a project that cannot comply with the requirements of a Specific Plan may be granted relief, in accordance with Sec. 13B.4.4. (Project Adjustment), subject to any limitations in the Specific Plan.

5. Project Exception

An applicant for a project that cannot comply with the requirements of a Specific Plan may be granted relief, in accordance with Sec. 13B.4.5. (Project Exception), subject to any limitations in the Specific Plan.

6. Specific Plan Interpretation

The Director shall interpret Specific Plans in accordance with Sec. 13B.4.6. (Specific Plan Interpretation).

DIV. 8.2. SUPPLEMENTAL DISTRICTS

SEC. 8.2.1. GENERAL

A. Intent

The zoning system established in this Zoning Code (Chapter 1A) 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 (Supplemental Districts)* are intended to provide additional regulations that build upon and enhance the regulations applied through zoning districts.

B. Applicability

The adoption, amendment, and implementation of Supplemental Districts in this *Division (Supplemental Districts)* shall be subject to the following unless provided otherwise in the particular Supplemental District provisions:

1. Establishing Supplemental Districts

New Supplemental Districts are established, and the enabling provisions are amended by, the City Council in accordance with *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 lot's zone string, as outlined in *Sec. 1.5.2.A.3. (Specific Plans & Supplemental Districts)*, with the acronym established for each district.

2. Limitations on Supplemental Districts

The Supplemental Districts established in this *Division (Supplemental Districts)* shall not supersede any provisions of this Zoning Code (Chapter 1A), unless otherwise specified by the Zoning Code, with the following the following exceptions:

- a. Supplemental Districts may establish defined terms and definitions that supersede the defined terms and definitions established in *Div. 14.3. (Glossary)*. Where the definitions within a Supplemental District conflict with those of *Div. 14.3. (Glossary)*, the definitions within the Supplemental District shall prevail.
- b. When a provision of a Sign District or the Transportation Communication Network (TCN) District conflicts with the sign regulations established by the applied *Development Standards District (Part 4B.)*, the provisions in the Sign District or the TCN District supersedes the *Development Standards District (Part 4B.)* regulation.

3. Definition of Project

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

4. Supplemental District Guidelines

A Supplemental District may establish, or authorize its adoption of, 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 shall establish direction regarding potential conflicts with any provisions of this Zoning Code (Chapter 1A), other Supplemental Districts, and Specific Plans.

6. Issuance of Building Permits

The Department of Building and Safety shall not issue a building permit for a project in a Supplemental District unless approved by the Department of City Planning in accordance with the applicable procedures identified in each Supplemental District, unless otherwise stated in the Supplemental District.

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 in accordance with the authority contained in this Division (Supplemental Districts) shall constitute a violation of this Zoning Code (Chapter 1A).

SEC. 8.2.2. COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO)

A. Intent

A Community Plan Implementation Overlay (CPIO) is a Supplemental District intended to provide supplemental regulations tailored to a community plan area. A CPIO is intended to:

1. Ensure that development enhances the unique architectural, environmental, and cultural qualities of the 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 a CPIO is established in the CPIO. The CPIO may define the term project differently for each subarea within the CPIO, but the definition shall utilize and be consistent with the project activities established in Sec. 14.2.15. (Project Activities).

2. Reconciling Provisions

a. Zoning Code Provisions

In the event that the provisions of a CPIO conflict with provisions of this Zoning Code (Chapter 1A), the provisions of the Zoning Code shall prevail, unless otherwise specified by this Zoning Code (Chapter 1A), with the exception of defined terms and definitions in *Div. 14.3. (Glossary)*. If the defined terms or definitions within a CPIO conflict with those of *Div. 14.3. (Glossary)*, those of the CPIO shall prevail, except when defining a project in a CPIO, project activities shall be consistent with, and defined by, the list and definitions of project activities pursuant to *Paragraph 1. (Definition of Project)* above.

b. Other Supplemental Districts

In the event that the provisions of a CPIO conflict with provisions of another Supplemental District, the more restrictive provision shall prevail, except that where the provisions of a CPIO conflict with those of a Historic Preservation Overlay Zone or the Transportation Communication Network District, then the provisions of the Historic Preservation Overlay Zone or the Transportation Communication Network 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 lots within the CPIO's subarea(s).

2. District Regulations

CPIO regulations and definitions that for some or all lots, and/or the public right-of-way, within the CPIO's subarea(s).

D. Procedures

1. Establishing a CPIO

CPIO regulations and boundaries are established and amended in accordance with *Sec. 13.B.1.2. (Specific Plan Adoption/Amendment)*, and are represented as part of the third bracket set of the lot's zone with the acronym "CPIO."

a. Boundaries

A CPIO shall share the boundaries of the Community Plan. Subarea boundaries shall be defined at the time the CPIO is established.

b. CPIO Subareas

A CPIO shall include 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 subarea, 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 in accordance with the applicable procedures below. Work that is not considered a project, or is otherwise exempt, by the applied CPIO is not subject to the procedures below. The rules below apply to the review and approval of projects in the CPIO.

a. Administrative Review

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

b. Project Adjustment

Applicants may request relief of 20 percent or less 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, in accordance with *Sec. 13B.4.4. (Project Adjustment)*, subject to the following limitations and supplemental finding:

i. Limitations

- a) A CPIO shall indicate 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, in accordance with *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, or the Area Planning Commission on appeal, shall also find that the project is compatible with the neighborhood character of the CPIO or CPIO subarea.

c. **Project Exception**

Unless stated otherwise in the applicable CPIO, if a project cannot comply with the requirements of a CPIO, the City may grant an exception in accordance with *Sec. 13B.4.5. (Project Exception)*, subject to the following limitations and supplemental findings:

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, or the City Council on appeal, 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 intent 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 properties 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. **Intent**

A Sign District is a Supplemental District intended 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 modification of any sign located within a Sign District, and is subject to the regulations outlined in the Sign District in which it is located, in accordance with the adopted Sign District standards.

2. Reconciling Provisions

In the event that the provisions of a Sign District conflict with any sign regulations of this Zoning Code (Chapter 1A) or Supplemental District, the Sign District shall prevail, except that where the provisions of a Sign District conflict with those of the Transportation Communication Network (TCN) District, then the provisions of the Transportation Communication Network (TCN) District shall prevail. However, the standards for a Sign District do not supersede the regulations of a Supplemental District, any zoning regulation implementing or relied on in an approved Development Agreement, or any standard not regulating signs. In the event that the provisions of a Sign District conflict with any provisions of an applicable Specific Plan the provisions of the Specific Plan shall prevail.

C. District Standards

The Sign District standards 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, supergraphic signs, and other on-site signs 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.

D. Procedures

1. Establishing a Sign District

Sign District standards and boundaries are established and amended in accordance with *Sec. 13B.1.2. (Specific Plan Adoption/Amendment)*, and are represented as part of the third bracket set of the lot's zone string with the acronym "SN."

a. Applicable Zones

Each Sign District shall include only properties in the *Commercial-Mixed Use Districts (Div. 5B.5.)*, *Industrial-Mixed Use Districts (Div. 5B.6.)*, or *Industrial Use Districts (Div. 5B.7.)*, except that properties in *Residential Use Districts (Div. 5B.3.)* or *Residential-Mixed Use Districts (Div. 5B.4.)* with a *Density District (Part 6B.)* of 2 or FA may be included in a Sign

District, provided the lots are designated as part of a Regional Center in the General Plan Land Use Map.

b. Minimum Area

No Sign District shall contain less than one block or three acres in area, whichever is the smaller. The total acreage in the Sign District shall include contiguous lots of land which shall 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. Precise boundaries are required at the time of application for initiation of an individual Sign District.

2. Issuance of Permits

The Department of Building and Safety shall approve and issue sign permits for any project within a Sign District that conforms to the applicable Sign 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. Intent

Oil Drilling (O) Districts establish standards and procedures for oil, gas, or hydrocarbon wells in areas in the City where oil drilling and related operations were permitted, conditionally or otherwise, prior to January 18, 2023, the effective date of *Ord. No. 187, 709*, which deems all oil, gas, or hydrocarbon wells to be nonconforming uses.

B. Applicability

1. General Applicability

The provisions of this *Section (Oil Drilling Districts(O))* shall apply to the Supplemental Districts established by ordinance and to remain until said district is terminated in accordance with *Sec. 13B.1.3. (Zoning Code Amendment)*. The provisions of this *Section (Oil Drilling Districts(O))* do not apply to the location of subterranean gas holding areas or oil, gas, or hydrocarbon wells that are operated as a public utility regulated by the California Public Utilities Commission.

2. 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 (O) 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 City Council has determined will not be detrimentally affected by the drilling, maintenance, or operation of

oil, gas, or hydrocarbon wells. In making its determination, the City Planning Commission, or the City 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 City Council, or land located in the Los Angeles City Oil Field Area (as identified below).

c. Los Angeles City Oil Field Area

All land in the City within the areas identified on the maps in Ord. 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.

C. District Standards

The following standard conditions apply to Oil Drilling District (O)s to the extent that they are incorporated by ordinance through the establishment of an Oil Drilling District (O) prior to January 18, 2023, the effective date of Ord. No. 187, 709.

1. Standard Conditions

a. Non-Urbanized Areas

Each Oil Drilling District (O) established in a non-urbanized area shall be subject to the following conditions:

- i.** Each district shall contain a net area of one 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 one acre where it is surrounded on all sides by streets.
- ii.** Each drilling site in any district shall contain a net area of one 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 one acre of area where it is surrounded on all sides by public or approved private streets.
- iii.** Only one oil well Class I or A may be established or maintained on each acre of land, except that there may be one oil well Class I or A on any land surrounded on all sides by public or approved private streets. Provided, however, in determining conditions for drilling, the Zoning Administrator may permit surface operations for more than one oil well Class I or 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 one 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 one acre for each well associated with an oil, gas, or hydrocarbon well where a larger area is required in the particular Oil Drilling District (O). 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 one acre are required, and two 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 Sub-subparagraph iv., below, 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 their 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 (O) 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 their 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 (O) 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 one controlled drill site shall be permitted for each 40 acres in any district, and that site shall not be larger than two 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 District (O)s or where the Zoning Administrator requires that more than one Oil Drilling District (O) 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 two acres for each 40 acres included in the district or districts.
- iii. The number of oil wells Class I or A which may be drilled and operated from any controlled drilling site may not exceed one well to each five acres in the district or districts to be explored from said site.
- iv. Notwithstanding the above, should the City Council determine that an Urbanized Oil Drilling District (O) contains more than one producing zone, the City Council may then authorize, by ordinance, the drilling of additional oil wells Class I or A, not to exceed one well per five acres for each identified producing zone, and specify the maximum number of wells to be drilled as the result of such authorization.
- v. Each applicant, requesting a determination by the Zoning Administrator prescribing the conditions controlling drilling and production operations, shall have proprietary or contractual authority to drill for oil under the surface of at least 75 percent of the property in the district to be explored.
- vi. Each applicant, or the applicant's 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, execute an offer in writing giving to each record owner of property located in the Oil Drilling District (O) 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 the applicant's 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 5-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.

- vii. 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.
- viii. Each applicant requesting a determination by the Zoning Administrator prescribing the conditions controlling drilling and production operations, 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 the City Attorney) 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 the Zoning Administrator, 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 on any bond posted in accordance with this Section.
- ix. 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, the Zoning Administrator 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.

- 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.

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

Each Oil Drilling District (O) 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 I or 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 I or 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 I or 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, shall have proprietary or contractual authority to drill for oil under the surface of at least 75 percent 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, each applicant or the applicant's or her successor in interest shall offer in writing to each record owner of property located in the Oil Drilling District (O) 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 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 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, gas, or hydrocarbon 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, 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 the City Attorney) 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 the Zoning Administrator 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 in accordance with 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, the Zoning Administrator 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.

2. Additional Conditions

- a. In addition to the standard conditions applying to Oil Drilling District (O)s, the City Council, by ordinance, or the Zoning Administrator may have imposed other conditions in each district as deemed necessary and proper. These Additional Conditions remain to the extent that they were incorporated by reference in an ordinance or into approvals issued by the Zoning Administrator or other decision maker prior to January 18, 2023, the effective date of *Ord. No. 187, 709*. Some of these additional conditions, which may have been imposed in the ordinance establishing the districts or by the Zoning Administrator in determining the drilling site requirements, and which may have been 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 shall 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 shall 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 (Supplemental & Special Zoning)* 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 Zoning Code (Chapter 1A). [Editor's note: Formerly Chapter 1, Section 13.01.F.3.]
 - iv. That the operators shall remove the drilling rig 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 drilling rigs. [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 operations. [Editor's note: Formerly Chapter 1, Section 13.01.F.8.]
- 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 (O). [Editor's note: Formerly Chapter 1, Section 13.01.F.13.]
- x. That no new wells associated with oil, gas, or hydrocarbon 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, 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 (Supplemental & Special Zoning)* 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 in accordance with this Zoning Code (Chapter 1A) 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 drilling or service rigs 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 (O) 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 (O) in lieu of a well drilled on the adjacent block and under a spacing program shall 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 (O); 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 (O). [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 2 wells may be drilled in each City block of the Oil Drilling District (O); 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 two 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 one 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 and to the Zoning Administrator. [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 Zoning 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 Zoning 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 Zoning 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 Zoning 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 State Oil and Gas Supervisor 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 State Oil and Gas Supervisor 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 one well to each five acres in the district, but in no event shall there be more than one 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 and Zoning Administrator. [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 Zoning 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 approved by the Zoning Administrator, 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 drilling or service rig above the drilling or service rig 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 Zoning Administrator, and the same shall be painted or stained so as to render the appearance of said drilling or service rig 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 drilling or service rig, all boilers, and all other drilling equipment shall be entirely removed from the premises unless such drilling or service rig and appurtenant equipment is to be used within

a reasonable time limit determined by the Zoning 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 a 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 percent 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 Zoning 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.]
- xlvi.** 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.]
- xlviii.** 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.]
- xl ix.** 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 Zoning Administrator. 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.]
- l.** 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. Maintenance of Drilling and Production Sites

- a.** The following regulations shall apply to existing nonconforming oil, gas, or hydrocarbon wells within the City of Los Angeles, including oil, gas or hydrocarbon wells operating in accordance with any zone variance, whether by ordinance or approval of the Zoning Administrator, and all oil, gas, or hydrocarbon wells within an M3 zone, as established in LAMC Chapter I. (General Provisions and Zoning), and within 500 feet of a more restrictive zone at the time of their approval, until such uses are required to cease operations pursuant to Sec 12.5.5. (Nonconforming Oil, Gas, or Hydrocarbon Well Use Exceptions): [Editor's note: Formerly Chapter 1, Section 13.01 K]
- i.** All stationary drilling and service rigs, including their floors and foundations, shall be removed within 30 days after completion or abandonment of the well (notwithstanding any other provisions of this Zoning Code (Chapter 1A) to the contrary) [Editor's note: Formerly Chapter 1, Section 13.01 K.1.]

- ii. The motors, engines, pumps, and tanks of all such oil, gas, or hydrocarbon 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.

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

A. Intent

This *Section (Community Design Overlay (CDO))* provides a method for maintaining guidelines and standards in existing Community Design Overlays (CDOs) that were established prior to January 1, 2020. The intent of the CDO is a Supplemental District, 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-unit 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;
- 6. Protect the integrity of previously attained entitlements; and
- 7. Provide for on-going community involvement in project design and evolution of guidelines.

B. Applicability

The following definitions and regulations shall apply to the implementation of CDOs:

1. Definition of Project

Project is defined as the erection, construction, addition to, or exterior structural modification of any building or structure, including, but not limited to, pole signs or monument signs located in a CDO. A project does not include construction that consists solely of:

- a. Interior remodeling, interior rehabilitation or repair work;
- b. Modifications 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 percent of the building or structure's replacement value before the modifications or additions, as determined by the Department of Building and Safety, unless the modifications 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 four or fewer dwelling units, unless expressly provided for in a CDO established in accordance with this Section (*Community Design Overlay (CDO)*).

2. Reconciling Provisions

a. Zoning Code Provisions

In the event that the provisions of a CDO conflict with any other provisions of this Zoning Code (Chapter 1A), the provisions of the Zoning Code shall prevail, unless otherwise specified by this Zoning Code (Chapter 1A), with the exception of defined terms and definitions in *Div. 14.3. (Glossary)*. If the defined terms or definitions within a CDO conflict with those of *Div. 14.3. (Glossary)*, those of the CDO shall prevail.

b. Other Supplemental Districts

In the event that the provisions of a CDO conflict with provisions of another Supplemental District, the more restrictive provision shall prevail, except that where the provisions of a CDO conflict with those of a Historic Preservation Overlay Zone or the Transportation Communication Network District, then the provisions of the Historic Preservation Overlay Zone or the Transportation Communication Network 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 this Zoning Code (Chapter 1A).

C. District Standards

CDO guidelines and standards shall be based on the design policies contained in the applicable community plan. 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.

D. Procedures

1. Maintaining an Existing CDO

The City Planning Commission may amend an existing CDO in accordance with Sec. 13B.1.5. (*Guidelines or Standards Adoption/Amendment*), and as represented by the acronym "CDO" as part of the third bracket set of the zone of a lot. However, the CDO shall not be amended to expand the existing boundaries or establish new guidelines and standards.

2. Boundaries

The CDO shall not be amended in a way that expands its existing boundaries. A CDO shall not encompass an area designated as an Historic Preservation Overlay Zone in accordance with Sec. 8.2.6. (*Historic Preservation Overlay Zone (HPOZ)*).

3. Issuance of Permits

No building or demolition permit shall be issued for a project subject to a CDO, and no person shall perform any construction work on a project, until the project has been submitted and approved in accordance with Paragraph 4. (*Director Determination*) below. No person shall do any construction work on a project except in conformance with the approved Director Determination.

4. Director Determination

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

a. Supplemental Findings

In addition to the findings established in Sec. 13B.2.5. (*Director Determination*), the Director, 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, the Director or Area Planning 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 lot 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 City Council 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 OVERLAY ZONE (HPOZ)

A. Intent

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. The intent of the Historic Preservation Overlay Zone Supplemental District is to establish a local historic district tool that:
 - 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, stabilizes neighborhoods or communities, renders property eligible for financial benefits, and promotes 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 CEQA.

B. Applicability

1. Definition of Project

For the purposes of this Section and regardless of the definition in Article 14 (General Rules), 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 Overlay Zone, except as provided under Paragraph 2. (Exemptions) below. 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, or changes to public spaces and similar activities.

2. Exemptions

This Section (*Historic Preservation Overlay Zone (HPOZ)*) 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, Los Angeles Housing Department, or other enforcement agency has determined that emergency or hazardous conditions currently exist and the emergency or hazardous conditions must be corrected in the interest of the public health, safety, and welfare. When feasible, the Department of Building and Safety, Los Angeles Housing Department, or other enforcement agency should consult with the Director on how to correct the hazardous condition, consistent with the goals of the Historic Preservation Overlay Zone. However, any other work shall comply with the provisions of this Section (*Historic Preservation Overlay Zone (HPOZ)*).

b. Department of Public Works Improvements

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

- i. Where the Director finds:
 - a) That the certified historic resources survey for the Historic Preservation Overlay Zone does not identify any contributing elements located within the public right-of-way or where the public right-of-way is not specifically addressed in the approved Preservation Plan for the Historic Preservation Overlay Zone; 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 on the HPOZ.
- ii. The relevant Historic Preservation Board shall be notified of the project, given a description of the project, and an opportunity to comment.

c. Historical Property Contracts

Where work is 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 (*Historic Preservation Overlay Zone (HPOZ)*).

d. Structural Repairs

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

e. Interior Modifications

Where work consists of interior modifications 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 Overlay Zone.

3. Authority of Cultural Heritage Commission not Affected

Nothing in this Section (*Historic Preservation Overlay Zone (HPOZ)*) supersedes or overrides the Cultural Heritage Commission's authority as provided in Sec. 22.171, et seq. of the LAAC.

4. Publicly Owned Property

The provisions of this Section (*Historic Preservation Overlay Zone (HPOZ)*) shall apply to any building, structure, landscaping, natural features, or lot within a Historic Preservation Overlay Zone 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 Overlay Zones as a Preservation Plan adopted in accordance with Sec. 13B.8.3. (*Preservation Plan Adoption/Amendment*).

D. Procedures

1. Establishing an HPOZ

Historic Preservation Overlay Zone regulations, Preservation Plans, and boundaries are established and amended in accordance with *Div. 13B.8. (Historic Preservation)*, and are represented as part of the third bracket set of the lot's zone string with the acronym "HPOZ."

2. Review of Projects

Projects in Historic Preservation Overlay Zones shall be reviewed in accordance with *Div. 13B.8. (Historic Preservation)*.

SEC. 8.2.7. CONSERVATION DISTRICTS (CD)

A. Intent

The Conservation District is a Supplemental District intended to maintain areas of the City that are listed in an historic resources survey as eligible to be designated historic resources, and assure that individual surveyed historic resources 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

For the purposes of this Section (Conservation Districts), and regardless of the definition in Article 14 (General Rules), a project is any demolition, new construction, addition, facade modification, or maintenance & repair of the exterior of any surveyed historic resource that is located within a Conservation District, regardless of whether a building permit is required or not.

2. Scope of District Standards

A project shall be subject to standards in *Subsection C. (District Standards)* below for facade modifications to primary and secondary facades of surveyed historic resources, 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 Code Provisions

In the event that the provisions of a Conservation District conflict with any other provision of this Zoning Code (Chapter 1A), the provisions of the Zoning Code shall prevail, unless otherwise specified by this Zoning Code (Chapter 1A), with the exception of defined

terms and definitions in *Div. 14.3. (Glossary)*. If the defined terms or definitions within a Conservation District conflict with those of *Div. 14.3. (Glossary)*, those of the Conservation District shall prevail.

b. Other Supplemental Districts

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

c. Specific Plans

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

C. District Standards

1. Modification 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 are being 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 the applied Character Frontage District, as established in *Div. 3B.9. (Character Frontage Districts)*.
- 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 would be prohibited. Awnings and railings are exempt from this requirement.
- e.** Enclosure of part or all of a historic architectural element on street-facing facades shall be prohibited. See *Sec. 14.2.6.D. (Street-Facing Facade)*.
- 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 Coverage)*, or the addition shall be recessed or project from the existing facade at least six inches. The principal exterior materials are regulated by the applied Character Frontage District, as established in *Div. 3B.9. (Character Frontage Districts)*.

2. Demolition of Surveyed Historic Resources

For any project that involves demolition of surveyed historic resources, approval shall not be issued, in accordance with Sec. 8.2.7.D.3. (*Director Determination*), until one of the following occurs:

- a. The Director of Planning, in consultation with the Office of Historic Resources, determines, based upon a Phase 1 Historic Resources Assessment and substantial evidence, that the surveyed historic resources are not historical resources.
- b. A replacement project has been approved in accordance with 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 in accordance with Sec. 13B.1.2. (*Specific Plan Adoption/Amendment*), and are represented as part of the third bracket set of the lot's zone with the acronym "CD." Conservation Districts shall:

- a. Be within the boundaries of an area identified in Survey LA, or another historic resources survey accepted by the City, as potentially 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 Districts*), appropriate for the buildings or improvements listed in an historic resources survey as potentially eligible to become a designated historic resource or contributors to a historic district.

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 in accordance with Paragraph 3. (*Director Determination*) below.

3. Director Determination

The Director shall approve, with conditions if necessary, a project if the plans comply with the standards established in Subsection C. (*District Standards*) above in accordance with 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 surveyed historic resources shall be issued until the applicant has complied with Chapter IX. (*Building Regulations*), Sec. 91.106.4.5.1. (*Notification of Demolition*) of this Code.

SEC. 8.2.8. **TRANSPORTATION COMMUNICATION NETWORK DISTRICT (TCN)**

A. **Intent**

The Transportation Communication Network District (TCN) is intended to impose special sign regulations designed to facilitate the implementation of the Los Angeles County Metropolitan Transportation Authority's (Metro) TCN program citywide, which will provide intelligent transportation technology, public messaging, service alerts, emergency and public safety alerts, revenue generation, and visual blight reduction through a citywide off-site sign reduction program.

B. **Applicability**

1. **Definition of Project**

The Transportation Communication Network (TCN) District project includes site modification or exterior modification that involves the erection, construction, addition to, or structural modification of an on-site sign or off-site sign located within the TCN District, and is subject to the regulations outlined in the TCN District in which it is located, in accordance with the adopted TCN District standards established pursuant to this Section (Transportation Communication Network Districts (TCN)).

2. **Reconciling Provisions**

In the event that any provision of the TCN District is different from, more restrictive than, or more permissive than any provision of this Zoning Code (Chapter 1A), or other Supplemental District (except Historic Preservation Overlay Zones (HPOZ) and Conservation Districts (CD)), the TCN District provisions shall prevail. In the event that any provision of the TCN District conflicts with any provision of a HPOZ or Conservation District (CD), the more restrictive provision shall prevail. However, the provisions of the TCN District do not supersede Supplemental District regulation or zoning regulation implementing or relied on in an approved Development Agreement.

C. **District Standards**

The TCN District standards shall be determined at the time the TCN District is established. TCN District standards shall consist of sign regulations that 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, supergraphic signs, and other on-site signs and off-site signs.

1. Cumulative Number & Area of Signs

At no time shall the cumulative number of TCN support structures with digital displays permitted within all TCN Districts exceed 41 support structures, and such digital displays shall be limited to a maximum of 44,000 square feet of cumulative sign area.

2. Net Reduction in Off-Site Signs

The TCN District shall include requirements for off-site sign reduction that, at minimum, result in a net reduction in off-site signs citywide.

D. Procedures

1. Establishing a TCN District

TCN District boundaries and standards shall be established and amended in accordance with *Sec. 13B.1.2. (Specific Plan Adoption/Amendment)*, and such boundaries and standards are represented as part of the third bracket set of the zoning designation of a lot with the acronym "TCN."

a. Applicable Lots

The TCN District shall only include parcels with an applied *Commercial-Mixed Use District (Div. 5B.5.)*, *Industrial-Mixed Use District (Div. 5B.6.)*, or *Public Use District (Div. 5B.8.)*, or an equivalent Specific Plan zone and that are owned by Metro. For the purposes of this *Section (Transportation Communication Network Districts (TCN))*, any parcel with an applied *Public Use District (Part 5B.8.)* in a portion of the TCN District shall be considered equivalent to a *Commercial-Mixed Use District (Part 5B.5.)*.

b. Boundaries

The TCN District may include contiguous and non-contiguous parcels. Precise parcel and/or district boundaries are required at the time of application to create or expand the TCN District.

2. Issuance of Building Permits

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

3. Review of Projects

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

DIV. 8.3. SPECIAL ZONES

SEC. 8.3.1. GENERAL

A. Intent

In order to achieve specific planning objectives in designated areas having unique characteristics, Special Zones may replace the zoning districts and Supplemental Districts as established in Sec. 1.5.2.A.4. (Special Zones). Special Zones 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 elsewhere in this Zoning Code (Chapter 1A), except as outlined within each Special Zone.

B. Applicability

1. Establishing Special Zones

New Special Zones are established, and the enabling provisions are amended by the City Council in accordance with Sec. 13B.1.3. (Zoning Code Amendment). Special Zones are applied to lots as outlined in each district, and are the zone of a lot, as outlined in Sec. 1.5.2.A.4. (Special Zones), with the acronym established for each district. Special Zones may utilize the provisions of this Zoning Code (Chapter 1A) or a Specific Plan as the vehicle for regulatory measures necessary to achieve the planning objectives that necessitate their creation.

2. Limitations on Special Zones

The Special Zones established in this *Division (Special Zones)* supersede all conflicting provisions in this Zoning Code (Chapter 1A), and shall only be limited by state, local, and federal law.

3. Reconciling Provisions

Special Zones shall contain self-contained zoning regulations, within this *Division (Special Zones)* or through a Specific Plan, which may include references to apply other provisions of this Zoning Code (Chapter 1A). Special Zones shall utilize the defined terms and regulations within this Zoning Code (Chapter 1A), but may replace them as needed. In the event that the provisions of a Special Zone or its corresponding Specific Plan conflict with any other provision of this Zoning Code (Chapter 1A), the provisions of the Special Zone or its corresponding Specific Plan shall prevail.

4. Issuance of Building Permits

Unless otherwise stated in this *Division (Special Zones)*, for any project within a Special Zone, the Department of Building and Safety shall not issue a building permit unless the project complies with the provisions of the Special Zone or its corresponding Specific Plan.

5. Violations

The violation of any provision of a Special Zone or condition imposed by a decision-making body in approving the site requirements, methods of operation, development plans or other actions taken in accordance with the authority contained in this Division shall constitute a violation of this Zoning Code (Chapter 1A).

SEC. 8.3.2. FREEWAY (FWY)

A. Intent

The Freeway Special Zone (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 Zoning Code (Chapter 1A). However, when Caltrans property is being used wholly or in part for other purposes, the following limitations on development and use shall apply.

B. Development of Caltrans Land

1. Floor Area

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

2. Use

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

Uses	Conditional Use Permission Level
Civic Facility: All	C3
Civic Fleet Services	C3
Parking	C3
Public Safety Facility	C3
Utilities:	
Minor	C3
Major	C3
Solar Energy Facility	C3
Wireless Facility, Freestanding	C2
Wireless Facility, Rooftop	C2
Nature Reserve	C3
Open Space, Public	C3
Indoor Recreation:	
Public	C3
Outdoor Recreation:	
Public	C3

Uses	Conditional Use Permission Level
Freight Railway Facility	C3
Passenger Transit Facility	C3
Motor Vehicle Services: All	C3
Fueling Station: All	C3
Motor Vehicle Sales & Rental: All	C3
Storage, Indoor: All	C3
Storage, Outdoor	
General	C3
Standard Vehicle	C3
Large Vehicle	C3
Official Motor Vehicle Impound	C3

a. C2 Permission Level

A permission level of C2 indicates that the use may be permitted only after approval by the Zoning Administrator, in accordance with *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, in accordance with *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 shall not expose the general public to prolonged or sustained health and safety impacts.

3. Freeway Screening

Projects approved for one of the permissible non-highway uses must provide a Type T-3 transition screen as established in *Sec. 4C.8.2.C.3.c. (T-Screen 3)* for the entire length of any lot line abutting a highway. On lots where tree planting is infeasible, such as lots located beneath above-grade highways, or on lots with no highway adjacency, such as lots on capped highways, applicants may apply for relief as outlined in *Sec. 4C.8.2.E. (Relief)*.

C. Sale of Caltrans Land

In the event Caltrans property is sold to another party, the limitations established in *Subsection B. (Development of Caltrans Land)* above shall continue to apply unless the Freeway Special Zone designation has been changed to a different zone in accordance with *Sec. 13.B.1.4. (Zone Change)*.

SEC. 8.3.3. OCEAN — SUBMERGED LAND (SL)

A. Intent

1. The Ocean — Submerged Land (SL) Special Zone is intended to regulate the City of Los Angeles 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.

2. Off-shore zoning is a related and appropriate extension of planning and zoning principles and practices on land. Its basic intent is to protect all users of affected land from the recognized problems and depreciation brought about by unregulated development. Particular intent in the City of Los Angeles includes:
 - a. 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;
 - b. Preservation of the near seaward prospect of residential zones along the coast, where this outlook constitutes part of the environment and value of overlooking on-shore properties; and
 - c. Provision for such other uses as benefit the public and City without significant impairment of these recreational and residential uses.
3. This *Section (Ocean — Submerged Land (SL))* also intends to regulate new coastline or off-shore developments with proper consideration of existing recreational and residential uses, public necessity and interest, convenience, general welfare, and good zoning practice.

B. General Provisions

To realize the purposes enumerated in *Subsection A. (Intent)* above, in accordance with established planning principles, practice, and supportive zoning, the following requirements shall be met for the constructive control of off-shore activities, regardless of whether a project involves a zone change, variance, Supplemental District, or otherwise:

1. There shall be no chemical and biological contamination, visual clouding or soiling of urban coastline, beaches or off-shore 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 significantly alter the underlying geologic stability of other areas, off-shore and on-shore, 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 and residential environment.
7. Emission of smoke, steam, chemical, odor, sound, artificial light or 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 in this *Section (Ocean — Submerged Land (SL))* is intended, or should be interpreted to, conflict with state, federal or international rights or control established by law within the same geographical areas. To the extent there is a conflict, the conflicting provision in this *Section (Ocean — Submerged Land (SL))* shall be found by the City to have no force or effect.

C. Development of Ocean — Submerged Land (SL)

For all projects within an Ocean — Submerged Land (SL) Special Zone, the Department of Building and Safety shall not issue any permit unless approved as established below:

1. Any development on property of any kind within an Ocean — Submerged Land (SL) Special Zone shall be permitted only by approval of the City Planning Commission, in accordance with *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)*.

D. Use of Ocean — Submerged Land (SL)

No property of any kind within the Ocean — Submerged Land (SL) Special Zone shall be used except for the following uses, or when a Supplemental District is created in accordance with the provisions of this *Article (Supplemental & Special Zoning)*, 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.