

ZONING INFORMATION (Z.I) NO. 2458 **(REVISED 4/18/17)**
CLEAN UP GREEN UP SUPPLEMENTAL USE DISTRICT
Ordinance No. 184246

Effective June 4, 2016

Council Districts: 7, 14, 15

Comments:

This ZI shall apply to projects that meet the Qualifying Criteria below and are located with a Clean Up Green Up (CUGU) Supplemental Use District.

Instructions:

Building and Safety shall determine whether a project is subject to CUGU based upon the Qualifying Criteria. **ALL APPLICANTS SHOULD START AT THE DEPARTMENT OF BUILDING AND SAFETY TO DETERMINE WHETHER THEIR PROJECT IS SUBJECT TO CUGU.**

No building permit shall be issued for any development that meets the Qualifying Criteria within the mapped CUGU Supplemental Use District boundaries until the Department of City Planning, Development Services Center has approved the CUGU Administrative Clearance.

All projects that meet the Qualifying Criteria shall complete and embed, on the front page of their drawing set, the Administrative Clearance for the CUGU Supplemental Use District Checklist Form CP-7829, CP-7830, or CP-7831 prior to requesting an Administrative Clearance.

All project that meet the Qualifying Criteria which are not pursuing a discretionary action shall obtain their CUGU Administrative Clearance from City Planning staff at the Development Services Center concurrent with their application for a building permit.

Those project that meet the Qualifying Criteria and are pursuing a discretionary action by deviating from a CUGU development regulation by twenty percent or more shall work with their assigned Department of City Planning, Project Planner to process their entitlements.

For project that do not meet the Qualifying Criteria, no further action is required under the Clean Up Green Up Supplemental Use District.

Applicants are advised that not all projects can be cleared the same day and that an appointment may be necessary.

A fee (LAMC 19.01 J) for the Administrative Clearance shall be paid prior to obtaining the clearance.

Qualifying Criteria:

A project that satisfies at least one criteria under the "Project Type" list below, and at least one criteria under the "Project Context" list below shall comply with the provisions of CUGU.

1. PROJECT TYPE.

- (a) NEW. The construction of a new stand-alone building.
- (b) MAJOR IMPROVEMENT. The alteration of any building(s) or structure(s) on a project site which does not expand the building(s) or structure(s), and for which the aggregate value of the alterations within any 24-month period exceeds 50 percent of the replacement cost of the building(s) and structure(s) on the project site, as determined by the Department of Building and Safety. Notwithstanding the provisions of Section 12.23, the existence of a Major Improvement on a project site shall require the entire project site to be upgraded in accordance with all applicable provisions of Section 13.18 of this Code.
- (c) ADDITION. The expansion of any existing building(s) or structure(s), with or without other alterations to the building(s) or structure(s), on a project site in which the total aggregate value of work in any 24-month period exceeds 50 percent of the replacement cost of all buildings and structures on the entire project site, as determined by the Department of Building and Safety. Notwithstanding the provisions of Section 12.23, an addition shall be upgraded in accordance with all applicable provisions of Section 13.18 of this Code.
- (d) CHANGE OF USE. The expansion of or change to a use on the Subject Use list under Section 13.18. E.2(d) of the Ordinance.

2. PROJECT CONTEXT.

- (a) Project is a municipal project located within 1,000 feet of a Freeway or State Route specified in LAMC Section 13.18.F.4.
- (b) Project is a Publicly Habitable Space adjacent to a Subject Use.
- (c) Primary use of site is a Subject Use adjacent to a Publicly Habitable Space. (d) Primary use of site is a Subject Use

Resources:

The CUGU initiative links small business to existing green business resources. Permit applicants of manufacturing, industrial, and commercial uses (such as automobile services) are *strongly encouraged* to contact the CUGU Ombudsperson, Daniel Hackney by phone at 213. 485.3684 or by email at daniel.hackney@lacity.org. Please note that the Ombudsperson is not a resource for permit approval.

Permit approval and related questions should be directed to the Department of Building and Safety:

3-1-1 (from inside the City of Los Angeles)
213-473-3231 (from outside the City of Los Angeles)

Permit Counters/Addresses:

Metro (Downtown): 201 North Figueroa Street, Los Angeles, CA 90012
Van Nuys: 6262 Van Nuys Boulevard, Van Nuys, CA 91401
West Los Angeles: 1828 Sawtelle Boulevard, West Los Angeles, CA 90025
South Los Angeles: 8475 South Vermont Avenue, Los Angeles, CA 90044
San Pedro: 638 South Beacon Street, San Pedro, CA 90731

City staff may contact Hagu Solomon-Cary for additional information regarding the CUGU development standards.

Links and Attachments:

Clean Up Green UP Supplemental Use District Checklist Form [CP-7829](#), [CP-7830](#), [CP-7831](#)

Clean Up Green Up (CUGU) Supplemental Use District [Ordinance No.184246](#)

Clean Up Green Up Supplemental Use District Application Instructions ([below](#))

Clean Up Green Up [Application Packet](#)

CITY OF LOS ANGELES
DEPARTMENTS OF BUILDING AND SAFETY & CITY PLANNING
CLEAN UP GREEN UP SUPPLEMENTAL USE DISTRICT

APPLICATION INSTRUCTIONS

On April 22, 2016, City Council adopted Ordinance No. 184246 adding a new Supplemental Use District (SUD) known as Clean Up Green Up (CUGU). The purpose of CUGU is to reduce cumulative health impacts resulting from adjacent and incompatible land uses. The Ordinance was signed by the Mayor and became effective on June 4, 2016.

CUGU lots are identified in ZIMAS with the suffix “-CUGU” in the Zoning Designation and is described in the Zoning Information Bulletin- ZI-2458. CUGU covers three geographies within the City: Pacoima/Sun Valley, Boyle Heights, and Wilmington.

If the property of interest has a “-CUGU” designation, please see the information in paragraphs 1 and 2 below to determine if additional information is necessary to submit your plans for Plan Check in order to obtain your permit.

1. PROJECT TYPE:

Is the proposed project one or more of the following?

- a) **NEW CONSTRUCTION.** The construction of a new stand-alone building.
- b) **MAJOR IMPROVEMENT.** The alteration of any building(s) or structure(s) on a project site which does not expand the building(s) or structure(s), and for which the aggregate value of the alterations within any 24-month period exceeds 50 percent of the replacement cost of the building(s) and structure(s) on the project site.
- c) **ADDITION.** The expansion of any existing building(s) or structure(s) with or without other alterations to the building(s) or structure(s), on a project site in which the total aggregate value of work in any 24-month period exceeds 50 percent of the replacement cost of all buildings and structures on the entire project site.
- d) **CHANGE of USE.** The expansion of or change to a use on the Subject Use list under Section 13.18. E.2(d) of the Ordinance.

2. PROJECT CONTEXT:

Is the proposed use listed in one or more of the following categories?

- a) **MUNICIPAL PROJECT.** A municipal project that is located within 1,000 feet of a Freeway or State Route specified in LAMC Section 2.18.F.4.
- b) **PUBLICLY HABITABLE SPACE.** Any use containing one or more dwelling unit or guest room, as well as a school, park, recreation center, day care center, hospital, medical building or nursing home **AND** adjacent to a Subject Use (see below).

- c) **SUBJECT USE.** Any use listed in the Ordinance under section 13.18.E.2(d).

If the answer is “NO” to either questions 1 *or* 2, then your project is not subject to the regulations of the CUGU SUD and no further action is required pursuant to the CUGU ordinance.

If the answers to questions 1 *and* 2 are both “YES”, then your project is subject to the CUGU ordinance and should follow the procedure outlined below in applying for and obtaining a permit.

Submittal of Plans to Department of Building and Safety (DBS):

1. Applicant will have access to helpful information and handouts regarding CUGU thru ZIMAS.
2. For projects that are subject to CUGU, applicant will submit a complete set of plans and copies of Certificate of Occupancy for all adjacent properties at submittal/check-in counter. *Adjacent properties are those properties next to, across the street or alley from, or having a common corner with the property of interest.*
3. Applicants will pay the necessary Plan Check fees at the time of submittal and the package will be routed for plan check review.

Plan Check by DBS:

1. Structural Plan Check Engineers (PCE) shall complete the review process and the applicant will be notified once the review is completed and the package is ready for pick-up.
2. If the project is subject to CUGU, as determined by DBS, a copy of the Permit Application indicating the CUGU Project Type(s), Project Context(s), Permit Clearance Summary Worksheet and comments along with other applicable Los Angeles Municipal Code requirements will be provided to the applicant.
3. The applicant will review all of the Plan Check comments in order to obtain the necessary Permit Clearances for all other Departments or Agencies including the Department of City Planning for CUGU.

Review and Approval by Department of City Planning Development Services Counter (DSC):

1. Applicant will obtain the necessary approval from DSC for compliance with CUGU in addition to other regulations as needed.
2. City Planning staff (Planner) shall provide the appropriate application and checklist form for the project based on the PCIS Clearance, the Project Type(s), Project Context(s) provided by DBS.
3. Planner shall review the plans using the appropriate forms and will stamp the plans to indicate approval. Planner will also approve PCIS Clearance and will add comments identifying the form as part of the approval.
4. Planner will then instruct the applicant that a copy of the approved form must be incorporated into the stamped plans and the original copy of the forms shall be provided to PCE of DBS.
5. Planner will then advise the applicant that they can return to DBS plan check along with the approved stamped plans, applicable forms, and PCIS Clearance to complete their permitting.

Permitting by DBS:

1. Once the applicant completes all necessary plan check comments, clearances and any necessary corrections to the plans with DCP approvals, the applicant can return to Plan Check to finalize the permitting process.
2. PCE will verify that the Final Plans bear the Approval Stamp from DCP Planner along with the applicable forms and PCIS Clearance.
3. Once PCE verifies compliance with all necessary Municipal Codes as applicable, PCE shall advance the project for approval and permit issuance or Ready-To-Issue status to the applicant.