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investigation and inspection and no person shall interfere with, prevent or defeat or refuse to permit such entry and inspection, provided, however, that no dwelling shall be so entered without the consent of the occupant unless a twenty-four (24) hour notice of intention to enter shall have been served upon such occupant.

(d) [Police Power In Enforcement.] The Chief of Police, and his authorized representatives, shall have the power, and are hereby directed, upon the request of the Zoning Administrator or his representatives, to assist in the enforcement of the provisions of this Chapter.

(e) [Legal Proceedings.] The City Attorney upon request of the Zoning Administrator or his representative shall institute any necessary legal proceedings to enforce the provisions of this Chapter. In case any building or structure is, or is intended to be erected, constructed, reconstructed, altered, converted or maintained, or any building, structure or premises is, or is intended to be used in violation of, or contrary to the provisions of this Chapter, the City Attorney is hereby authorized, in addition to other remedies under this Code, to institute an action for an injunction to restrain, or any other appropriate action or proceedings, to prevent such erection, construction, reconstruction, alteration, conversion, maintenance or use.

(As amended by Ord. No. 85015)

SEC. 12.21. TEMPORARY QUARTERS FOR TRANSIENT UNEMPLOYED:

(a) [Definition.] For the purposes of this Section, "transient unemployed persons" shall mean and include all pauper, incompetent, poor, indigent persons, and those incapacitated by disease, age or accident, when such persons are not supported and relieved by their relatives or friends, or by their own efforts, or are ineligible to relief under the provisions of Act 5814, General Laws of California, (Stats. 1901, p. 636, approved March 23, 1901), as amended to date, and without excluding any person coming within the aforesaid class this definition shall also include all persons who wander from place to place having no employment or visible and lawful means of support.

(b) [Restricted to Zones "M2", "M3", "D", or "E"]. No camp, structure, tent or building or portion thereof, or any other rough or temporary shelter for the quartering, feeding, or housing of transient unemployed persons shall be erected, constructed, converted, altered, enlarged, conducted, maintained, operated, carried on or used in any place in the City except in the "M2" or "M3" Zones as such districts are described in this Article or in the "D" or "E" Zones as such districts are established and described in Article 3 of this Chapter; provided, however, that any and all such quarters as were established, and in actual operation on February 22, 1935, may be continued, but may not be enlarged or altered in any manner.

(c) [Application.] The provisions of this Section shall apply to the government and every department, board, agency, political subdivision, district and officer of the United States of America, of the State of California, of the County of Los Angeles, of this City, and every other municipal or quasi-municipal corporation.

SEC. 12.22. DISTRICTS--WHERE VARIANCES FOR OIL DRILLING MAY BE GRANTED:

(a) [Enumeration of Districts.] The districts referred to in paragraph (8) of subsection (a) of Section 12.13, within which the Zoning Administrator may grant variances for the purpose of drilling for or producing oil, gas or other hydrocarbon substances, on the terms and conditions recited in said paragraph (8), are those hereinafter enumerated and described:

[Note: For the enumeration and description of said districts and for further terms and conditions, as of August 31, 1945, see Ordinances listed at the end of this Section.]

(b) [Creation and Enlargement of Districts.] Such districts may be enlarged and new districts may be created or any then existing districts may be enlarged by following the procedure prescribed by Section 12.15 of this ordinance relating to zone changes.

(As added by Ord. No. 85015, and amended by Ord. Nos. 86068, 87117, 87135, 87148, 87352, 87506, 87746, 87963, 87983, 88013, 88163, 88285, 88392, 88485, 88698, 88900, 88961, 89062, 89663, 89280, 89341, 89353)
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SEC. 1223. OIL DRILLING DISTRICTS IN URBANIZED AREAS—CONDITIONS RELATING TO ESTABLISHMENT OF DISTRICTS AND GRANTING OF ZONE VARIANCES:

(a) Purposes and Objects. It is hereby declared that oil drilling and oil production in urbanized areas, as the term is herein defined, is detrimental to the public health, safety and general welfare; and that the extension of oil drilling into such areas in the City in which drilling has not already been permitted, is justified only because of conditions produced by the emergencies of war. It is, therefore, declared to be the object and purpose of this section to establish reasonable and uniform limitations, safeguards and controls for the future drilling for and production of oil in urbanized areas of this City.

More restrictive limitations, safeguards and controls than those which have heretofore been imposed in metropolitan or urbanized areas are deemed necessary in the public interest to effect practices which will not only provide for a more economic recovery of oil, gas and other hydrocarbon substances, but which will also take into consideration the surface uses of land, as such uses are indicated by the value and character of the existing improvements in or near districts where oil drilling or production are hereinafter permitted, the desirability of the area for residential or other uses, or any other factor relating to the public health, comfort, safety and general welfare. It is contemplated that extensive urbanized areas may be explored for oil by directional drilling methods by which surface drilling and production operations are limited to a few small, but substantial, oil deposits so located and spaced as to cause the least detriment to the community and to the public health, safety, comfort, and general welfare.

(b) Definitions. “Urbanized Areas,” as used in this section, shall refer to any improved or vacant property in residence, business or light industrial zones, as defined in Chapter 1 of the Los Angeles Municipal Code, which is developed in such a manner as to be detrimentally affected by the drilling for, or production of oil, gas or other hydrocarbon substances having due regard for the land subdivided, physical improvements, density of population and zoning.

“Controlled Drilling Site,” as used in this section, shall mean that particular location upon which surface operations incident to oil well drilling or deepening and the production of oil or gas or other hydrocarbon substances may be permitted under the terms of this section, by virtue of a variance granted therefor by the Zoning Administrator. A controlled drilling site must lie entirely within one or more districts described in Subsection (j) of this section.

(c) Application of Section to Urbanized Areas. The provisions of this section shall apply to the creation of all oil drilling districts in urbanized areas unless the Council shall determine that, by reason of special circumstances affecting a particular urbanized area, this section shall not apply.

(d) Creation of Districts—Applications For.

(1) The provisions of Section 12.15 of the Los Angeles Municipal Code shall govern the procedure relative to the creation of oil drilling districts in urbanized areas. Prior to the procedure set forth in Section 12.15, the Commission shall determine whether or not the district involved is in an urbanized area as herein defined. Such determination shall be in the form of a written resolution by the Commission setting forth therein its findings based on an investigation of the amount of land subdivided, physical improvements, density of population, and zoning of the proposed oil drilling district and all such property adjacent thereto as would be materially affected by the creation of the district within such area.

(2) Where uncertainty exists as to whether a particular area shall be considered urbanized, any person contemplating filing a petition for the creation of an oil drilling district, may, prior to the filing thereof, request the Commission to determine the status of the area in which the proposed district is to be located. Upon the receipt of such a request the matter shall be set for public hearing before the Commission. Notice of the time, place and purpose of such hearing shall be given by posting of public notice in the manner set forth in Section 12.15 of the Los Angeles Municipal Code in connection with a hearing held on an application for a change of zone; provided, that such notice shall be posted on all streets within the proposed drilling area, and on all streets within a radius of one-half mile of the outside boundaries of the proposed drilling area. The Commission shall thereafter, by written resolution, determine the status of said area, based upon the considerations mentioned in subdivision (1) hereof, and in said resolution shall state the facts upon which such determination is based.
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(3) Each application for the creation of an oil drilling district under the provisions of this section shall contain a statement that the applicant has the proprietary or contractual authority to drill for and produce oil, gas, or other hydrocarbon substances under the surface of at least 51% of the property to be included in said district. The district described in said application shall not be less than forty (40) acres in area, including all streets, ways and alleys within the boundaries thereof, and shall be substantially compact in area, and the boundaries thereof shall follow public streets, ways or alleys so far as may be practicable.

(e) Standard Conditions. All oil drilling districts established under the provisions of this section shall be subject to the following conditions:

(1) Each district shall be not less than forty (40) acres in area, including all streets, ways and alleys within the boundaries thereof.

(2) Not more than one controlled drilling site shall be permitted for each forty (40) acres in any district and such site shall not be larger than two acres when used to develop a district approximating the minimum size; provided, however, that where such site is to be used for the development of larger oil drilling districts or where the Zoning Administrator requires that more than one oil drilling site may be developed from one controlled drilling site, the discretion of the Zoning Administrator, when exercised by the Board of Fire Commissioners, be increased by not more than two acres for each forty (40) acres included in said district or districts.

(3) The number of wells which may be drilled from any controlled drilling site shall not exceed one well to each five acres in the district or districts to be explored from said site.

(4) Each applicant for a variance to drill for and produce oil, gas or other hydrocarbon substances on a controlled drilling site, must have the proprietary or contractual authority to drill for oil under the surface of at least 51% of the property in the district to be exploited.

(5) Every applicant, or his successor in interest, shall, within one year after the granting of a variance, execute an offer in writing giving to each record owner of property located in said oil drilling district who has not joined in the lease or other authorization to drill, the right to share in the proceeds of production from wells operated in said 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 51% of the said district. The offer hereby required must remain open for acceptance for a period of five years after the granting of the variance. During the period said offer is in effect, said applicant, or his successor in interest, shall impound all royalties to which such said 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 said record owners of property in the district who had not signed the lease at the time the variance was granted, but who accept such offer in writing within the said five-year period. Any such royalties remaining in any bank or trust company at the time said offer expires, which are not due or payable as hereinabove provided, shall be paid pro rata to those owners who, at the time of such expiration, are otherwise entitled to share in the proceeds of such production.

(6) That the controlled drilling site or any part thereof shall be adequately landscaped, except for those portions occupied by any required structure, appurtenance or driveway, and all such landscaping shall be maintained in good condition at all times. Plan showing the type and extent of such landscaping shall first be submitted to and approved by the Zoning Administrator.

(7) Each applicant to whom a variance is granted under this section shall post with the Zoning Administrator a satisfactory corporate surety bond (to be approved by the City Attorney and duplicates shall be furnished to him) in the sum of $5,000.00 in favor of the City of Los Angeles, conditioned upon the performance by the applicant of each and all of the conditions, provisions, restrictions and requirements of this section, and all additional conditions, restrictions or requirements that are imposed by the Zoning Administrator. No extension of time that may be granted by the Zoning Administrator, or any change of specifications or requirements that may be approved or required by him or by any other officer or department of the City, or any other alterations, modification or waiver affecting any of the obligations of the grantee made by any city authority or by any other power or authority whatsoever shall be deemed to exonerate either the grantee or the surety of any bond posted pursuant to this section.

(a) Applications for Variances. Applications for variances to create controlled drilling sites and to permit the drilling for and production of oil, gas or other
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hydrocarbon substances thereon shall be filed in accordance with and subject to the provisions of Section 12.13 of the Los Angeles Municipal Code.

(g) Variance Conditions. In granting a variance to drill for oil in any district created under this section, the Zoning Administrator shall include in such variance all conditions and limitations designated in or required by the ordinance enacted by the City Council in creating said district, and in addition thereto, the said Administrator may include any other conditions or limitations not in conflict therewith which he may deem appropriate in order to give proper effect to the stated purposes of this section and the other provisions of the Code relating to zoning.

(h) Optional Conditions. For the guidance and convenience of the Council, the Planning Commission, and the Zoning Administrator, certain optional conditions, most likely to be required, are enumerated:

(1) That drilling operations shall be commenced within 90 days from the effective date of the variance or within such 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 so to do. If a producing well is not secured within 8 months, said well shall be abandoned and the premises restored to its original condition, as nearly as practicable so to do. The Zoning Administrator shall, for good cause, allow additional time for the completion of the well.

(2) 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.

(3) 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 muffler 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 done in a manner satisfactory to the Fire Department.

(4) 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.

(5) 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 nuisances, and shall be in accordance with the best accepted practices of production of oil, gas and other substances. Proven technological improvements in drilling and production methods shall be adopted as they may become, from time to time, available, if capable of reducing factors of nuisance and annoyance.

(6) That all parts of the derrick above the derrick floor not reasonably necessary for ingress and egress including the elevated portion thereof used as a hoist, shall be enclosed with fire-resistant sound-proofing material approved by the Fire Department, and the same shall be painted or stained so as to render the appearance of said derrick as unobtrusive as practicable.

(7) 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.

(8) 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 o'clock a.m., and 6:00 o'clock p.m., 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.

(9) That no earthen sumps shall be used.

(10) Fire fighting equipment as required and approved by the Fire Department shall be maintained on the premises at all times during the drilling and production operations.

(11) That within 60 days after the drilling of each well has been completed and said well placed on production, or abandoned, the derrick, all boilers
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and all other drilling equipment shall be entirely removed from the premises
unless such derrick and appurtenant equipment is to be used within a reason-
able time limit determined by the Zoning Administrator for the drilling of
another well on the same controlled drilling site.

(12) 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, vibrations or any odor and which are offensive to the senses,
and shall be equipped with such devices as are necessary to eliminate
the objectionable features mentioned above. The architectural treatment
of the exterior of such building shall also be subject to the approval of the
Zoning Administrator.

(13) That no well, gas or other hydrocarbon substances may be produced
from any well hereby permitted unless all equipment necessarily incident to
such production is appropriately screened. A plot plan showing the type and
extent of such screening shall be subject to the approval of the Zoning
Administrator.

(14) 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 ten percent of the lots or subdivided parcels
of ground, within one-half 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.

(15) That there shall be no tanks or other facilities for the storage of oil
erected or maintained on the premises and that all oil produced shall be trans-
ported from the drilling site by means of an insulated pipe line connected
directly with the producing pump without venting products to the atmosphere
pressure at the production site.

(16) That not more than two production tanks shall be installed on said
drilling site, neither one of which shall have a capacity in excess of 1,000
barrels; and that each 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 appur-
tenances are located on the premises; and that said tank or tanks and appur-
tenances shall be kept painted and maintained in good condition at all times.

(17) 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.

(18) That no refinery, dehydrating or absorption plant of any kind shall
be constructed, established or maintained in the premises at any time.

(19) 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 by the drilling or maintenance of the well.

(20) That suitable and adequate sanitary toilet and washing facilities shall
be installed and maintained in a clean and sanitary condition at all times.

(21) That the holder of the variance, his successors and assigns, must at
time times be insured to the extent of $100,000, against liability in tort arising
from drilling, or production, or activities or operations incident thereto,
directed or carried on under the variance or by virtue thereof. The policy of
insurance issued pursuant hereto shall be subject to the approval of the City
Attorney, and endorsements shall be furnished to him. Each such policy shall
be conditioned or endorsed to cover such agents, lessees or representatives of
the variance holder as may actually conduct drilling, production or incidental
operations permitted by the variance.

(22) That no new wells shall be spudded in after the President of the
United States, or other duly constituted authority, has declared a cessation
of hostilities, or that a state of war no longer exists; that production of oil
be permitted for the duration of the war, or for seven years from the effective
date of the ordinance creating the district, which ever is longer.

(i) Application - Denial. The Zoning Administrator may deny any application
for zone variance to create a controlled drilling site if he finds that there is avail-
able and reasonably obtainable in the same district, or in an adjacent or nearby
district within a reasonable distance, one or more other locations where controlled
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drilling could be conducted with greater safety and security, with appreciably less harm to other property, or with greater conformity to the zoning plans of this City.

(j) Oil Drilling Districts in Urbanized Areas. The districts referred to in this section within which the Zoning Administrator may grant variances permitting the drilling for or production of oil, gas or other hydrocarbon substances on the terms and conditions recited in this section, are hereinafter enumerated as follows:

[Note: For the enumeration of said districts, see Ord. No. 89087.]

(Added by Ord. No. 89087)

CHAPTER 1 [Cont’d]

ARTICLE 3—OLD ZONE PLAN

SEC. 13.01. ESTABLISHMENT OF DISTRICTS.

(a) [Zones Established.] In order to designate, regulate, restrict, and limit, for the promotion and in the interest of the public peace, health, safety, comfort, convenience, and general welfare, the uses and location of buildings and other structures and of premises to be used for residence, commerce, trades, industry, enterprises, and other specific uses, the height, bulk and percentage of lot coverage of certain buildings and structures, and the lot area per family, five (5) classes of districts are hereby designated and created. Said districts shall be known as Zone “A,” Zone “B,” Zone “C,” Zone “D,” and Zone “E,” which said several zones and the districts of each thereof, so far as said districts have been defined, have been herefore established by Ordinance No. 42,666 (N.S.); and the boundaries of said districts, and each of them are shown upon parts of the “Zone Map” as are attached to and made a part of Ordinance No. 42,666 (N.S.) and such other maps as have been or may hereafter be adopted as part of said “Zone Map” under said ordinance or this section. Said parts of the “Zone Map” are hereby referred to for the description of a particular district or zone.

(b) [Divisions of “Zone Map.”] The “Zone Map” for convenience is divided into separate parts and designated as maps by number; that said parts of the Zone Map do not cover the entire City, for the reason that the Council with the assistance of the Commission have so far not been able to make a comprehensive survey and study of all portions of the City in detail; that the portions covered by the parts of said Zone Map are not a part of or in conformity with the new general zoning plan to cover the entire City as described in Article 2 of this Chapter; and that as rapidly as possible the portions of the City covered by the parts of the Zone Map under this section will be added to the Zone Plan under Article 2 of this Chapter by the adoption of new zone maps hereunder until the entire City has been covered and included within the final and completed Zone Plan of the City as contemplated by Article 2 of this Chapter.

[As amended by Ord. No. 85015]

[Note: Secs. 13.01.1 et seq. omitted. See Note following Sec. 12.01.]

SEC. 13.02. PERMITS—LICENSES—COMPLIANCE.

All Departments, Officials or Public Employees, vested with the duty or authority to issue permits or licenses where required by law, shall conform to the provisions of this Article. No such license or permit for uses, buildings, or purposes where the same would be in conflict with the provisions of this Article shall be issued. Any such license or permit, if issued in conflict with the provisions hereof, shall be null and void.

[As amended by Ord. No. 85015]

SEC. 13.03. NONCONFORMING BUILDINGS, LOTS AND USES.

All of the definitions, provisions and limitations concerning nonconforming buildings, structures, improvements and uses contained in Section 12.03 of Article 2 of this Chapter shall apply to, determine and govern such nonconforming buildings, structures, improvements and uses in districts subject to or regulated by the provisions of this Article to the same extent as if they were specifically restated in this Section.

[As amended by Ord. Nos. 81274, 82974, 85015]