

# CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN  
MAYOR

DEPARTMENT OF  
CITY PLANNING  
CON HOWE  
DIRECTOR

FRANKLIN P. EBERHARD  
DEPUTY DIRECTOR

OFFICE OF  
ZONING ADMINISTRATION

221 NORTH FIGUEROA STREET  
ROOM 1500  
LOS ANGELES, CA 90012-2601  
(213) 580-5495  
FAX: (213) 580-5569

ROBERT JANOVICI  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

EMILY J. GABEL-LUDDY  
DANIEL GREEN  
LOURDES GREEN  
ALBERT LANDINI  
LEONARD S. LEVINE  
JON PERICA  
SARAH A. RODGERS  
HORACE E. TRAMEL, JR.

December 3, 1999

(PA2)

Nuevo Energy Company (A)(O)  
3019-23 Budlong Avenue and  
3020-24 Van Buren Place  
Los Angeles, CA 90007

Stephen T. Burke (R)  
1800 30th Street, #200  
Bakersfield, CA 93301

Department of Building and Safety

CASE NO. ZA 17528(PAD)  
APPROVAL OF PLANS  
3019-23 Budlong Avenue and  
3020-24 Van Buren Place  
South Central Planning Area  
Zone : RD1.5-0 and R2-1-0  
D. M. : 120B197  
C. D. : 8  
CEQA : CE 99-0804-PAD  
Fish and Game: Exempt  
Legal Description: Lots 11, 12, 19, 20,  
Block G. Poole and Jones Tract

Pursuant to Los Angeles Municipal Code Section 13.01, I hereby APPROVE:

a modification to existing conditions controlling drilling and production operations to be followed in the drilling and production of oil and gas on a site classified in the R2-1-0 and RD1.5-1-0 Zones involving Oil Drilling District No. U-124,

with said conditions stipulated as follows.

1. With the exception of Condition No. 4, all of the original conditions of ZA 17528 as approved on April 29, 1965 shall remain in full force and effect.
2. Condition No. 4 of ZA 17528 is modified to read as follows:

As long as the subject site is utilized for oil drilling and production purposes, Lots 11 and 20 of Block G of the Poole and Jones Tract, adjoining the northerly side of the site, shall be retained as a buffer to the oil drilling site. The existing dwellings or suitable replacement dwellings approved by the Department of Building and Safety, and conforming to all zoning regulations, shall be retained to serve as a buffer between the site and the adjacent lots to the north. Furthermore, the oil well drilling equipment and future production equipment shall be located on the site in substantial conformance with the plot plan, Exhibit 13, attached to the file, with any oil well located at least 50 feet from the exterior property lines of the site. It is understood that this initial grant does not authorize all of the



future oil wells indicated on said Exhibit 13 and that greater setbacks may be specified by the Fire Department in compliance with the provisions of Article 7, Chapter 5 of the Municipal Code. The nature of projections permitted in the building line spaces established by ordinance on the R Zone lots abutting both Van Buren Place and Budlong Avenue shall be as specified in the grant under companion Yard Variance Case No. 13903.

3. Lots 11 and 20 of Block G of Pool and Jones Tract shall remain as buffer properties to the adjacent oil drilling site. The existing residential structures shall remain on the property. In the event these structures are removed or otherwise destroyed, similar replacement residential structures shall be erected on the property by the owner in order to retain the buffer required for the oil drilling site.

### **OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION**

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

### **TRANSFERABILITY**

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

### **VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.24-J,3 of the Los Angeles Municipal Code provides:

"It shall be unlawful to violate or fail to comply with any requirement or condition imposed by final action of the Zoning Administrator, Board or Council pursuant to this subsection. Such violation or failure to comply shall constitute a violation of this Chapter and shall be subject to the same penalties as any other violation of this Chapter."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

**APPEAL PERIOD - EFFECTIVE DATE**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code. THE ZONING ADMINISTRATOR'S DETERMINATION IN THIS MATTER WILL BECOME EFFECTIVE AFTER DECEMBER 20, 1999, UNLESS AN APPEAL THEREFROM IS FILED WITH THE BOARD OF ZONING APPEALS. IT IS STRONGLY ADVISED THAT APPEALS BE FILED EARLY DURING THE APPEAL PERIOD AND IN PERSON SO THAT IMPERFECTIONS/ INCOMPLETENESS MAY BE CORRECTED BEFORE THE APPEAL PERIOD EXPIRES. ANY APPEAL MUST BE FILED ON THE PRESCRIBED FORMS, ACCOMPANIED BY THE REQUIRED FEE, A COPY OF THE ZONING ADMINISTRATOR'S ACTION, AND RECEIVED AND RECEIPTED AT A PUBLIC OFFICE OF THE DEPARTMENT OF CITY PLANNING ON OR BEFORE THE ABOVE DATE OR THE APPEAL WILL NOT BE ACCEPTED. SUCH OFFICES ARE LOCATED AT:

Figueroa Plaza  
201 North Figueroa Street, #300  
Los Angeles, CA 90012  
(213) 977-6083

6251 Van Nuys Boulevard  
First Floor  
Van Nuys, CA 91401  
(818) 756-8596

**NOTICE**

THE APPLICANT IS FURTHER ADVISED THAT ALL SUBSEQUENT CONTACT WITH THIS OFFICE REGARDING THIS DETERMINATION MUST BE WITH THE ZONING ADMINISTRATOR WHO ACTED ON THE CASE. THIS WOULD INCLUDE CLARIFICATION, VERIFICATION OF CONDITION COMPLIANCE AND PLANS OR BUILDING PERMIT APPLICATIONS, ETC., AND SHALL BE ACCOMPLISHED BY APPOINTMENT ONLY, IN ORDER TO ASSURE THAT YOU RECEIVE SERVICE WITH A MINIMUM AMOUNT OF WAITING. YOU SHOULD ADVISE ANY CONSULTANT REPRESENTING YOU OF THIS REQUIREMENT AS WELL.

**FINDINGS OF FACT**

After thorough consideration of the statements contained in the application and documents submitted therewith, the report of the Zoning Analyst thereon, and a review of Case No. ZA17528, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find as follows:

**BACKGROUND**

The portions of the subject property to be sold consists of level, rectangular-shaped interior parcels consisting of four record lots and a total of 26,424 square feet and a combined frontage of approximately 100 feet on the west side of Budlong Avenue and

100 feet on the east side of Van Buren Place. These parcels also have a uniform depth of 132.2 feet. The properties involved have 2, two-story, badly deteriorated four-plex residential units which are presently unoccupied and two lots that are vacant.

Surrounding properties are within the RD1.5-1 and R2-1-0 Zones and are characterized by level topography and improved streets. The surrounding properties are developed with one- and two-story single-family dwellings and multiple family dwellings.

Budlong Avenue, adjoining the subject property to the east, is a designated Local Street dedicated a width of 60 feet and improved with curb, gutter and sidewalk.

Van Buren Place, adjoining the subject property to the west, is a designated Collector Street dedicated a width of 60 feet and improved with curb, gutter and sidewalk.

Previous zoning related actions on the site/in the area include:

**Subject Property:**

Case No. ZA 17528(PAD) - On April 29, 1965, the Zoning Administrator approved determinations of conditions and methods of operation to be followed in drilling for and production of oil and gas on an approximately 2 acre site classified in the C2 and R3-1 Zones in impending Oil Drilling District No. U-124.

Case No. CPC 29708 - On April 23, 1982 Ordinance No. 156,356 was published for a change of zone from R3-1-0 and R4-1-0 to R2-1-0 for property bounded by Adams Boulevard, Vermont Avenue, Jefferson Boulevard and Normandie Avenue which includes the subject property.

Case No. CPC 29708 - On June 22, 1982 Ordinance No. 156,833 was published effectuating a zone change R2-1 to RD1.5-1-0.

Records provided in the DAFS shows various building code problems relating to the existing buildings. The existing residential structures are badly deteriorated and are in need of extensive work to make them habitable.

**Surrounding Properties:**

No similar or relevant cases were found on surrounding properties in the immediate neighborhood.

**FINDINGS**

1. The subject property is a level, rectangular shaped group of interior parcels consisting of four record lots, lots 11, 12, 19, and 20 of Block G of Poole and Jones Tract, and totaling approximately 24,424 square feet in area. The lots have a combined frontage of 100 feet on the westerly side of Budlong Avenue and 100 feet of frontage on the east side of Van Buren Place. These parcels

also have a uniform depth of approximately 132 feet each. Two of the lots, 12 and 19 are presently vacant. The remaining two lots, 11 and 20, are developed with older, deteriorating two-story residential structures.

2. The applicant, Nuevo Energy Company, successor owner to Union Oil Co. now desires to sell two of these parcels, Lots 11 and 20, to Southern Asset Company. These two parcels buffer the remainder of the community from the oil drilling site situated on properties to the south.
3. A review of the historical record indicates that on April 29, 1965, Union Oil Company was approved to develop and operate a controlled drill site on Lots 1, 2, 3, 4, 7, 8, 9, 10, 21, 22, 23 and 24 of Block G of Poole and Jones tract. Condition No. 4 of that grant required that for the life of the drill site, Lots 11 and 20 of said tract shall be retained in common ownership with the oil drilling site, with the dwellings or replacement dwellings to be retained in order to serve as a buffer to the adjacent lots to the north. In that analysis the Zoning Administrator found that the applicant also owned the two lots to the north that immediately adjoin the oil drilling site and determined that these two lots should be retained as a buffer between the oil drilling site and the solidly developed residential area to the north on the same block. The purpose of retaining these two lots as a buffer was to assure that the oil drilling operations would be suitably buffered from the residential uses in close proximity to the oil drilling and production site. With the normal care and maintenance of such an oil site, the added buffer would further insulate the residential community from possible adverse impacts associated with oil drilling and production activities.
4. The intent of the original Condition No. 4 was principally to provide said buffer so long as the oil drilling operations were being conducted on the approved oil drilling site. The fact that the lots were to be retained in common ownership with the site was only incidental and anecdotal as the property was all under the same ownership. The intent of this condition will be served no matter the ownership of the property so long as the lots are retained as a buffer to the oil drilling and production site and so long as residential structures are retained on the property. It appears, from statements made by the applicant, that this is the intent of the prospective owner of the property. The intent is to renovate the existing structures with the further possible intent of using the properties for student housing associated with the nearby University of Southern California campus. The primary change will be ownership of the property, not the function of the property as a buffer for the adjacent drill site.
5. The South Central Los Angeles Community Plan designates the subject property for Low Medium II and Low Medium I density residential development, with corresponding zones of RD2, RD1.5, R2 and RD3, 4, and 5. The existing residential development on the subject property conforms to the Plan and retention through renovation or replacement with similar housing will enforce the spirit and intent of the plan.

**ADDITIONAL MANDATORY FINDINGS**

6. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 154,405, have been reviewed and it has been determined that this project is located in Zone B, areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than 1 foot or where the contributing drainage area is less than 1 square mile; or areas protected by levees from the base flood. (Medium shading)
7. On September 7, 1999, the subject project was issued a Notice of Exemption (Article III, Section 3, City CEQA Guidelines), log reference CE 99-0804-PAD, for a Categorical Exemption, Class 5, Category 11, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100. I hereby certify that action.
8. Fish and Game: The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.



LEONARD S. LEVINE  
Associate Zoning Administrator  
Direct Telephone No. (213) 580-5490

LSL:lmc

cc: Councilmember Ridley-Thomas  
Eighth District  
Adjoining Property Owners  
Fire Department, Bureau of Fire  
Prevention and Public Safety  
City Administrative Officer  
County Assessor