

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
THEODORE L. IRVING
FRANKLIN N. QUON
CHARLES J. RAUSCH JR.
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

<http://planning.lacity.org>

November 19, 2019

Ben Oakley (A)
EH&S Senior Manager
Pacific Coast Energy Company
1555 Orcutt Hill Road
Orcutt, CA 93455

CASE NO. ZA-17683-PAD; ZA-
17683-PAD-PA1
COMMUNICATION – PLAN
APPROVAL REVIEW OF
COMPLIANCE
9101 West Pico Boulevard
Plan Area: West Los Angeles
Zone: C4-1VL-O
D. M.: 132B169
C. D.: 5
CEQA: EIR-98-0149 PA;
ENV-2005-2245-CE
Legal Description: Fr Lots 1-3, 4 & 5;
Tract 3845

Review of Conditions – Notice to File Plan Approval

The Department of City Planning is requiring the filing of a Plan Approval application for a review of compliance with the conditions imposed under ZA 17683-PAD for the property located at 9101 West Pico Boulevard, the purpose of which will be to review the applicant's compliance with, and the effectiveness of, the conditions established in the subject grant.

Background

On April 5, 2000, the Office of Zoning Administration pursuant to Section 13.01 of the Los Angeles Municipal Code (LAMC) authorized a modernization of an existing oil/gas extraction site under Case No. ZA-17683-PAD. The site, known as the West Pico Drill

Site, part of the Beverly Hills Oil Field, is located within Urbanized Oil Drilling District No. U-131 as established by Ordinance No. 130,340. The subject property has an approved maximum of 69 wells located on Lot Nos. 883 – 888 at 9101 West Pico Boulevard.

On May 15, 2003, the Office of Zoning Administration released a communication that discussed the implementation of the Conditions of Approval outlined in previous cases for the oil/gas operation of the aforementioned project site. As stipulated in Condition 78 of ZA-17683-PAD, the operator provided documentation showing compliance with the conditions of approval.

Then, on March 13, 2006, the Office of Zoning Administration approved a Plan Approval and determined that the operator was complying with all conditions of approval outlined in the 2000 action.

In addition to these entitlements, the site is also governed by a settlement agreement. On June 8, 2001, the City of Los Angeles, the operator, and concerned parties entered into an agreement where all parties mutually agreed to thirteen clauses in order to settle the litigation filed challenging the EIR certified in connection with the modernization approval, *Neighbors For A Safe Environment v. City of Los Angeles*, LASC Case No. BC240760.

One specific point of agreement under the subject theme, "Enforcement", was that the operator would provide proof of compliance with all of the conditions outlined in ZA-17683-PAD.

In the agreement, clause 4b, the language reflects that the operator is required to submit proof of compliance as it corresponds to the conditions of approval. This specific clause invokes Condition 78 that discusses compliance review. Condition No. 78 in ZA-17683-PAD discusses how the applicant will file a Plan Approval application wherein the Zoning Administrator will evaluate the effectiveness of the conditions of approval. Clause 4b further elaborates that the operator will submit proof of compliance on each five-year anniversary of the latest review. The last review was completed in 2006 and therefore, the operator is due for a compliance review.

The conditions of approval in ZA-17683-PAD highlight that the Zoning Administrator remain a relevant role in the monitoring and review of the operator's activities, specifically as outlined in Condition 77: "A Zoning Administrator may impose additional conditions or require corrective measures to be taken if they find, 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".

Per clause 10, the agreement is binding upon the operator's respective successors and assigns.

Explanation of Procedure and Instructions to Applicant/Property Owner

Based on the authority provided to the Zoning Administrator in LAMC Section 13.01, and as further agreed upon per the settlement agreement referenced above, the Department of City Planning is requiring the filing of a Plan Approval application for review of compliance with the conditions imposed under ZA 17683-PAD.

No later than January 3, 2020, the Plan Approval application and any associated environmental clearance application shall be filed by the applicant on the appropriate forms, accompanied by the payment of all requisite fees, as governed by Section 19.01 of the LAMC.

The Office of Zoning Administration will conduct a public hearing before a zoning administrator; legal notification of hearing pursuant to the LAMC will be issued under separate cover. Please note that any separate actions taken by other City agencies or responsible agencies does not relieve the applicant of the requirement to fulfill the terms of the subject grant, nor the settlement agreement.

If you have any questions regarding this matter, and for further instructions on making an appointment to file the Plan Approval application, please contact the Office of Zoning Administration. Initial communication should be directed to Edber Macedo at (213) 978-1198 or at edber.macedo@lacity.org.



ESTINEH MAILIAN
Chief Zoning Administrator

EM:vs:ecm

Cc: Councilmember Paul Koretz, Fifth District
Uduak-Joe Ntuk, Office of Petroleum and Natural Gas Administration
Frank Bush, Los Angeles Department of Building and Safety
Captain Diana Igawa, Los Angeles Fire Department
Jennifer Tobkin, Office of the Los Angeles City Attorney

Attachments: ZA-19683-PAD; ZA-17683-PAD-PA1; Settlement Agreement