

SUMMARY OF CONDITIONAL USE PERMITS AND OTHER SIMILAR QUASI-JUDICIAL APPROVALS

Vesting Conditional Use Permits - Section 12.24 T 3 (b)

Airports or heliports in connection with an airport.

Auditoriums, stadiums and arenas with fewer than 25,000 seats in the MR1 Zone.

Buildings over six stories or 75 feet in height within the Wilshire-Westwood Scenic Corridor Specific Plan Area.

Churches/Houses of worship (except rescue missions or temporary revivals) in the R Zones, C1, C1.5, CM or M Zones.

Correctional or penal institutions.

Educational institutions.

Electrical power generating sites.

Floor area ratio averaging in unified developments.

Golf courses and incidental facilities.

Hazardous waste storage and/or treatment facilities in the M2 and M3 Zones.

Hazardous waste disposal facilities in the M3 Zone.

Hotels and apartment hotels in the CR, C1, C1.5, C2, C4 and C5 Zones if within 500 feet of any A or R Zone, or in the M1, M2 or M3 Zones when more than half the lot is in a C Zone; hotels and motels in the R4 or R5 Zone.

Hospitals or sanitariums in the A, R, CR, C1, C1.5, CM or M Zones.

Land reclamation projects.

Major development projects.

Mixed commercial/residential use development.

Mixed use developments in the R5 Zone located in an approved redevelopment area.

Motion picture studios in the A, R or C Zones.

Natural resources development.

Various uses in the OS Open Space Zone.

Piers, jetties, man-made islands, floating installations.

Various uses in the PF Zone.

Reduced on-site parking for housing developments occupied by persons 62 years of age or older in the RD, R3, R4 or R5 Zones.

Research and development centers.

Schools, public schools, elementary and high (kindergarten through 12th grade): private schools, elementary and high (kindergarten through 12th grade) in the A, RE, RS, R1, RU, RZ, RMP, RW1, R2, RD, RW2, R3, C1, C1.5 or M Zones; and private schools (other than elementary or high (kindergarten through 12th grade) or nursery schools) in the A, R, CR, C1 or C1.5 Zones.

Sea water desalinization facilities and sites.

Conditional Use Permits - City Planning Commission with Appeals to City Council - Section 12.24 U

1. Airports or heliports in connection with an airport.
 2. Auditoriums, stadiums, arenas and the like.
 3. Child care facilities for no more than 50 children in the R3 Zone, under specified conditions.
 4. Child care facilities or nursery schools in the A, RE, RS, R1, RU, RZ, RMP, RW, R2, R3 or RD Zones, and in the CM and M Zones when providing care primarily for children of employees of industries in the vicinity.
-

CONDITIONAL USE PERMITS & OTHER SIMILAR QUASI-JUDICIAL APPROVALS

5. Correctional or penal institutions.
 6. Educational institutions.
 7. Electric power generating sites, plants or stations, under specified conditions..
 8. Golf courses and facilities properly incidental to that use.
 9. Green waste and/or wood waste recycling uses in the A1 and A2 Zones, under specified conditions.
 10. Hazardous waste facilities in the M2 and M3 Zones, under specified conditions.
 11. Hazardous waste facilities in the M3 Zone, under specified conditions.
 12. Hospitals or sanitariums in the A, R, CR, C4, CM or M Zones, and in the C1 or C1.5 Zones if not permitted by right.
 13. Land reclamation projects through the disposal of rubbish, under specified conditions.
 14. Major development projects, under specified conditions.
 15. Motion picture and television studios and ancillary video and media production incidental to the main use in the A, R or C Zones, when not permitted by right.
 16. (Repealed)
 17. Natural resources development (except the drilling or production of oil, gas or other hydrocarbon substances, or the production of rock and gravel), together with the necessary buildings, apparatus or appurtenances incident to that use.
 18. Onshore installations required in connection with the drilling for or production of oil, gas or hydrocarbons, under specified conditions.
 19. Specific uses in the OS Open Space Zone, under specified conditions.
 20. Piers, jetties, man-made islands, floating installations or the like in the SL Submerged Land Zone.
 21. Specific uses in the PF Zone, under specified conditions.
 22. Recycling uses, in specific zones, under specified conditions.
 23. Research and development centers for experimental or scientific investigation of materials, methods or products, except in the RA and R Zones.
 24. Schools, elementary and high, in the A, RE, RS, R1, RU, RZ, RMP, RW1, R2, RD, RW2, R3, C1, C1.5 or M Zones, and private schools (other than elementary, high or nursery schools) in the A, R, CR, C1 or C1.5 Zones.
 25. Sea water desalinization facilities and sites.
- Conditional Use Permits - Area Planning Commission with Appeals to the City Council - Section 12.24 V**
1. Buildings over six stories or 75 feet in height within the Wilshire-Westwood Scenic Corridor Specific Plan Area.
 2. Mixed commercial/residential use development, under specified conditions.
- Authority of the Zoning Administrator for Conditional Uses/Initial Decision - Section 12.24 W**
1. The sale of alcoholic beverages, including beer and wine, for consumption on the premises or off-site of the premises in the CR, C1, C1.5, C2, C4, C5, CM, MR1, MR2, M1, M2 and M3 Zones, or as an incidental business in or accessory to the operation of clubs, lodges, hotels or apartment hotels, or as an incidental business in or accessory to another conditional use, under specified conditions.
-

CONDITIONAL USE PERMITS & OTHER SIMILAR QUASI-JUDICIAL APPROVALS

2. Automotive fueling and service stations, but not including automobile laundry or wash rack in the C1.5 and C4 Zone, under specified conditions.
 3. Automotive repair in the C4 Zone.
 4. Automotive repair in the C2, C5, CM and M1 Zones when located within 300 feet of an A or R Zone, under specified conditions.
 5. Bovine feed or sales yards, riding academies or the commercial grazing, breeding, boarding, raising or training of domestic animals in the A1 or A2 Zones; and the raising, grazing, breeding, boarding or training of equines, riding academies or stables in the RA, MR or M1 Zones.
 6. Cattle or goat dairies in the A1 or A2 Zones.
 7. The change of use of the whole or part of any building for which the original certificate of occupancy was issued prior to September 17, 1971, and used in whole or in part for any use permitted in a C Zone to any residential use permitted in the R4 or R5 Zones, provided that the building is located in the Central Business District Redevelopment Project Area, under specified conditions.
 8. Chipping and grinding facilities in the M2 Zone where these facilities are not conducted within a wholly enclosed building.
 9. Churches (except rescue mission or temporary revival) in the A, RE, RS, R1, RU, RZ, RMP, RW1, R2, RD, RW2, R3, C1, C1.5, CM or M Zones.
 10. Circus quarters or menageries in the A Zones and MR2 Zone.
 11. CM uses in the C1, C1.5, C2, C4 and C5 Zones where located within the boundaries of a community redevelopment project area, under specified conditions.
 12. Columbariums, crematories or mausoleums, other than in cemeteries, in the A, R, C (except CR), M1 and MR2 Zones.
 13. Community antenna facilities in the A, R, C1 or C1.5 Zones, under specified conditions.
 14. Counseling and referral facilities in the R3, R4 and R5 Zones, under specified conditions.
 15. Developments combining residential and commercial uses in the R5 Zone when located in a redevelopment project area approved by the City Council other than a project area within the Central City Community Plan Area, under specified conditions.
 16. Drive-in theaters in the A, R or C1 Zones.
 17. Drive-through fast-food establishments, under specified conditions.
 18. Entertainment uses - dance halls in the C2, C4, C5, CM, M1, M2 or M3 Zones; hostess dance halls in the C2, C5, CM, M1, M2 or M3 Zones; massage parlors or sexual encounter establishments in the C2, C5, CM, M1, M2 or M3 Zones and which otherwise comply with all requirements of Section 12.70.
 19. Floor area ratio averaging in unified developments, under specified conditions.
 20. Foundries in the MR1 Zone.
 21. Fraternity or sorority houses in the A, R1, RU, RZ, RMP, RW1, R2, RD, RW2 or R3 Zones.
-

CONDITIONAL USE PERMITS & OTHER SIMILAR QUASI-JUDICIAL APPROVALS

22. Garbage, fat, offal, or dead animal reduction or rendering in the M3 Zone, provided the site is located at least 500 feet from a more restrictive zone.
 23. Heliport incidental to an office building, hospital or residential use.
 24. Hotels under specified conditions, in specified zones.
 25. Kennels or facilities for breeding and boarding of animals in the M Zones where any portion of the parcel is located within 500 feet of any residential zone.
 26. Miniature or pitch and putt golf courses, golf driving tees or ranges, and similar commercial golf uses, in the A, R or C1 Zones.
 27. Mini-shopping centers and commercial corner developments in the C, M1, M2 or M3 Zones where the uses do not comply with the requirements and conditions enumerated in Section 12.22 A 23 of this Code, under specified conditions.
 28. Mixed use project in a Mixed Use District, under specified conditions.
 29. Mortuaries or funeral parlors in the C2, C4, C5, CM or M1 Zones.
 30. Nightclubs or other establishments offering dancing or live entertainment in conjunction with a restaurant in the Westwood Specific Plan area.
 31. Nurseries, including accessory buildings necessary only for the growing of flowers, shrubs and trees, but not including any store or office building or any retail sales on the premises, in the R, C1 and C1.5 Zones.
 32. Outdoor eating areas for ground floor restaurants in the CR, C1 and C1.5 Zones if not permitted by right.
 33. Pawnshops in the C2, C5, CM, M1, M2 and M3 Zones, under specified conditions.
 34. Penny arcades containing five or more coin or slug-operated or electrically, electronically or mechanically controlled game machines in the C2, C5, CM, M1, M2 or M3 Zones.
 35. Private clubs in the A, R1, RU, RZ, RMP, RW1, R2, RD, RW2, R3 or R4 Zones.
 36. Professional uses in the R4 or R5 Zones, provided the property fronts a major or secondary highway, under specified conditions.
 37. Public parking areas in the A or R Zones.
 38. Reduced on-site parking for housing developments occupied by persons 62 years of age or older and/or by handicapped persons, in the RD, R3, R4, R5, CR, C1, C1.5, C2, C4 or C5 Zones, under specified conditions.
 39. The rental, storage or storage for rental purposes of household moving rental trucks and utility rental trailers, including those which exceed a registered net weight of 5,600 pounds, in the C2, C5, CM and MR1 Zones, under specified conditions.
 40. Restaurant for the use of the general public in the MR1 and MR2 Zones.
 41. The sale of firearms and/or ammunition in the C1, C1.5, C2, C4, C5, CM, M1, M2 and M3 Zones, under specified conditions.
 42. The sale of merchandise from a privately owned vacant lot in the C1, C2, M2 and M3 Zones in the open, a drive-in theater in the M2 and M3 Zones in the open, or an indoor swap meet in the C1, C1.5, C2, C4, C5, M1, M2 and M3 Zones under specified conditions.
-

CONDITIONAL USE PERMITS & OTHER SIMILAR QUASI-JUDICIAL APPROVALS

43. Second dwelling unit in the A, RA, RE, RS, R1, RMP or RW1 Zones, under specified conditions.
44. Second dwelling unit on large lots in the RA, RS or R1 Zones under specified conditions.
45. Stand for the display or sale of agricultural and farm products raised or produced on the same premises in the RA Zone.
46. Swine keeping, more than five, in the A1 Zone, and swine keeping in the A2 and RA Zones.
47. Temporary geological exploratory core holes in all zones except the M3 Zone, under specified conditions.
48. Temporary storage of abandoned, partially dismantled, obsolete or wrecked automobiles in the C2, C4, C5, CM, MR1 or M1 Zones.
49. Wireless telecommunication facilities, including radio or television transmitters, in the A, R, C or MR Zones.
4. Automotive repair businesses legally existing prior to December 31, 1998, under specified conditions.
5. Dwelling adjacent to an equine keeping use, under specified conditions.
6. Farmer's markets, in specific zones, under specified conditions.
7. Fences or walls in A or R Zones, not to exceed eight feet in height in the required front, side or rear yard, under specified conditions.
8. Fences within 1,000 feet of a public beach in R Zones, under specified conditions.
9. Foster care homes occupied by a total of five or six children in the A, R, CR, C1 or C1.5 Zones, under specified conditions.
10. Height and reduced side yards in the RA, RE20, RE15, RE11, RE9, RS, R1 and R2 Zones, under specified conditions.
11. Hillside Areas - buildings in the A1, A2, RA, RE, RS, R1 and RD Zones which exceed the permitted height of 36 feet, observe reduced front or side yards, exceed the permitted lot coverage, and have fewer than the required parking spaces, under specified conditions.
12. Historic Buildings - commercial and/or reduced parking, in specific zones and under specified conditions.
13. Joint living and work quarters for artists and artisans in commercial and industrial buildings in the CR, CM, MR1, MR2, M1, M2 and M3 Zones; and joint living and work quarters with reduced parking in the C1, C1.5, C2, C4 and C5 Zones, under specified conditions.
14. Mixed Use Districts - mixed use projects consisting exclusively of dwelling units in the CR, C1, C1.5, C2, C4 or C5 Zones, under specified conditions.

Further Authority of the Zoning Administrator for Other Similar Quasi-Judicial Approvals - Section 12.24 X - Area Planning Commission is the Appellate Body

1. Adaptive reuse projects in the MR1, MR2, M1, M2 and M3 Zones in the Downtown Project Area pursuant to Subdivision 12.22 A 28, under specified conditions.
2. Alcoholic beverage sales for on-site consumption in a restaurant seating no more than 50 persons, incidental to meal service, under specified conditions.
3. Amateur radio transmission and receiving antennas in A and R Zones which exceed the maximum height otherwise permitted by Section 12.21.1, under specified conditions.

15. Model dwellings within Council-approved redevelopment areas, under specified conditions.
16. Nonconforming rights related to Earthquake Safety Ordinance - reconstruction of nonconforming buildings demolished pursuant to the Earthquake Safety Ordinance with the same nonconforming use or yards as the original building, under specified conditions.
17. Parking requirements for commercial or industrial uses with parking management alternatives in the C and M Zones, under specified conditions.
18. Parking requirements for showcase theaters, under specified conditions.
19. Reduction in parking for any auditorium or similar place of assembly without fixed seats which is located in a City park, under specified conditions.
20. Shared parking by two or more uses, under specified conditions.
21. Substandard Hillside Limited Street - buildings in the A1, A2, RA, RE, RS, R1 and RD Zones, under specified conditions.
22. Transitional height - buildings which exceed the permitted height in C and M Zones, under specified conditions.
23. Uses which support motion picture and television production and other entertainment industries and are not on, or integrated with a motion picture and television studio site.

Special Permission for Reduction of Off-Street Parking Spaces by the Director - Section 12.24 Y

Reduction in parking for commercial or industrial buildings not more than 1,500 feet from a fixed rail transit station, bus station or other similar transit facility, under specified conditions.
