

September 19, 2023

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**PUBLIC HEARING ON THE GREEN ZONE TECHNICAL UPDATE**  
**PROJECT NO. 2022-004173**  
**ZONE CHANGE NO. RPPL2022013866**  
**ADVANCE PLANNING PROJECT NO. RPPL2022010227**  
**(ALL SUPERVISORIAL DISTRICTS) (3-VOTES)**

**SUBJECT**

The recommended action is to approve the Green Zone Technical Update (Project), which amends Title 22 (Planning and Zoning) of the Los Angeles County Code. The Project includes minor and non-substantive changes to the Green Zones Ordinance for clarity and ease of use, including the establishment of the Green Zone (-GZ) Combining Zone, which replaces the existing Green Zone Districts designation and serves as a tool to implement existing Green Zones regulations. The Project also includes a zone change program to add the -GZ Combining Zone on industrially-zoned parcels that are subject to existing Green Zones regulations in the unincorporated communities of West Carson and West Whittier – Los Nietos. A project summary is included as Attachment 1. The proposed Title 22 amendments are included as Attachment 2, and the proposed Zone Change Maps are included as Attachment 3.

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,**

1. Find that the Project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines sections 15305 and 15061(b)(3);
2. Indicate its intent to approve the Project (Zone Change No. RPPL2022013866, and Advance Planning Project No. RPPL2022010227), as recommended by the Regional Planning Commission (RPC); and

3. Instruct County Counsel to prepare the necessary final documents for the Project and bring them back to the Board for their consideration.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will support the implementation of the Green Zones Ordinance, which was initiated by the Board in December 2015 to address environmental justice in unincorporated Los Angeles County. Effective July 14, 2022, the Green Zones Ordinance utilizes land use tools and regulations to improve community health and quality of life for residents living near major sources of pollution. The Green Zones Ordinance added countywide standards as well as localized permitting and development requirements, such as landscaping and air filtration, for existing and new industrial, recycling and vehicle-related uses near sensitive uses like homes, schools, and parks. It also established the schedule for compliance for these industrial and vehicle-related uses.

The Project does not change, add, or delete any existing regulations in the Green Zones Ordinance in a substantive way, as all proposed changes are minor and technical in nature. It corrects discrepancies and reorganizes sections for clarity, consistency, and ease of implementation.

On May 24, 2023, the RPC held a public hearing and voted unanimously to recommend approval of the Project. A summary of RPC proceedings is included as Attachment 4. The RPC's resolution is included as Attachment 5.

### **Key Components**

The Project includes the following major elements and key components:

#### **New Green Zone (-GZ) Combining Zone**

The Green Zones Ordinance currently identifies select communities as Green Zone Districts. However, regulations only apply to certain industrial properties within 500 feet from sensitive uses, and not the entire community. The Project establishes the -GZ Combining Zone to designate industrial parcels subject to the Green Zones Ordinance and removes references to the Green Zone Districts.

The Project also rezones 227 industrial parcels in the unincorporated communities of West Carson and West Whittier – Los Nietos to add the -GZ Combining Zone. The base zone of these parcels remains unchanged.

#### **Correct Errors and Update Code Language**

The Project reorganizes sections, standardizes terms, and adds cross-references between various sections and chapters of Title 22 to maintain internal consistency. The Project clarifies and simplifies the code language, corrects internal discrepancies and typographical errors, and reformats and reorganizes sections for clarity and congruence within the County Code.

### **Implementation of Strategic Plan Goals**

The Project supports the County's *Strategic Plan Goal II: Foster Vibrant and Resilient Communities*. Specifically, the Project supports the attainment of *Strategy II.2.3 of the County Strategic Plan: Prioritize Environmental Health Oversight and Monitoring* as it helps strengthen the County's capacity to effectively prevent, prepare for, and respond to emergent environmental and natural hazards and reduce impacts to disproportionately affected communities.

### **FISCAL IMPACT/FINANCING**

Approval of the Project will not result in any significant new costs to the Department of Regional Planning or other County departments and agencies.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Project supports the General Plan in that it will encourage land use patterns and community infrastructure that promote health and wellness of residents by reducing and mitigating the impacts of incompatible land uses, and incentivizing environmentally sustainable practices and high standards of development in the communities that bear disproportionate pollution and health impacts. The Project also adds a Conditional Use Permit (CUP) requirement for new drive-through establishments, which was omitted in error. The addition of the CUP requirement aligns with the Interim Urgency Ordinance No. 2022-0065U, which temporarily requires a CUP for new drive-through establishments within the Green Zones Districts.

In addition to the public hearing conducted by the RPC on May 24, 2023, a public hearing before the Board is required pursuant to Section 22.232.040.B.1 of the County Code. Required notice (Attachment 6) has been given pursuant to the procedures and requirements set forth in Section 22.222.180 of the County Code. Additionally, courtesy public hearing notices were mailed to 122 property owners and emailed to 271 stakeholders. The notification lists are included as Attachments 7 and 8.

### **ENVIRONMENTAL DOCUMENTATION**

The Project qualifies for a Categorical (Class 5) Exemption, per CEQA Guidelines section 15305, which exempts minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density. The project

also qualifies for an exemption pursuant to CEQA Guidelines section 15061(b)(3), which exempts projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the Project will not significantly impact County services.

Should you have any questions, please contact Christian Turner of the Housing Policy Section at (213) 893-7040 or [cturner@planning.lacounty.gov](mailto:cturner@planning.lacounty.gov).

Respectfully submitted,

Amy J. Bodek, AICP  
Director of Regional Planning

AJB:CC:TF:CT

Attachments:

1. Project Summary
2. Proposed Ordinance
3. Proposed Zone Change Maps
4. Regional Planning Commission Hearing Proceedings
5. Regional Planning Commission Resolution
6. Hearing Notice
7. Notification List: Mailing Addresses
8. Notification List: Email Contacts

c: Executive Office, Board of Supervisors  
Chief Executive Office  
County Counsel  
Public Works  
Public Health  
Fire Department