



The **Green Zones (GZ) Ordinance** became effective on July 14, 2022 and promotes environmental justice in unincorporated communities that have been disproportionately affected by pollution generated by industrial land uses over time. The GZ Ordinance applies to industrially zoned properties within a 500-foot radius of a **sensitive use** (*see definition below*). While not all industrial properties are impacted by the GZ Ordinance at the same time and in the same manner, the implementation of the GZ Ordinance has already resulted in positive impacts in various communities. This GZ Annual Report highlights how LA County Planning's work has implemented or enhanced the GZ Ordinance since it became effective.

Green Zone Districts

- Avocado Heights
- East Los Angeles
- East Rancho Dominguez Victoria
- Florence-Firestone
- South San Jose Hills
- West Whittier-Los Nietos
- Walnut Park
- West Athens-Westmont
- Willowbrook
- West Carson
- West Rancho Dominguez Victoria

A **sensitive use** is defined as a land use where individuals are most likely to reside or spend time, including dwelling units, schools and school yards including trade schools, public and private schools, faith-based and secular schools, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, licensed care facilities, shelters, and daycares or preschools as accessory to a place of worship, that are permitted in the zones where they are located.

For more information regarding the Green Zones Ordinance, please scan the QR Code.



Land Use Regulation

The **Land Use Regulation Division** is responsible for responding to public concerns about possible zoning violations and monitoring locations with active land use approvals. Staff partner with communities to help educate residents and businesses about zoning regulations.

Land Use Regulation staff handled **149** enforcement cases between 7/14/22 and 12/31/23 on industrially zoned parcels within the Districts. The charts on the following page show a breakdown of the **78** industrial code cases subject to the GZ Ordinance. The cases are categorized by: GZ Compliance Timelines, applicable GZ Standards, Supervisorial District, Stage in the Zoning Enforcement Process and Land Use Type. Unpermitted businesses are required to comply with GZ Standards immediately if the responsible property owner and/or tenant would like to legally establish.

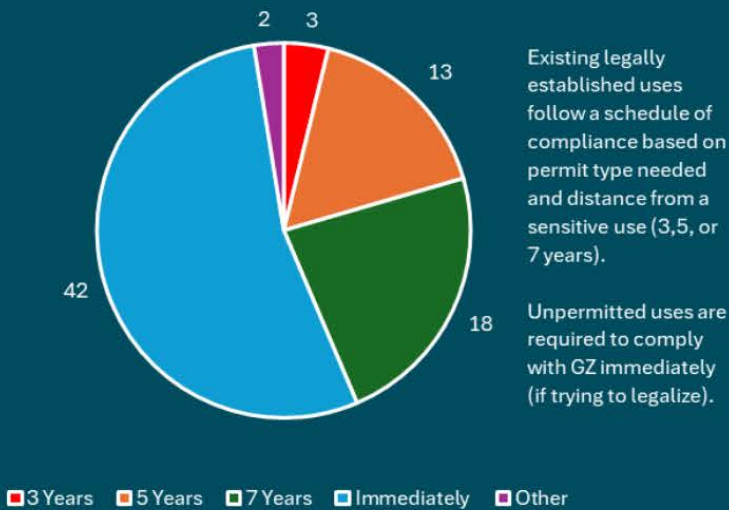
As part of the **Zoning Enforcement Process**, staff must provide due process to the responsible property owner and/or tenant. Staff cannot require that an industrial use immediately cease operating. For more information regarding zoning enforcement, please scan the QR code.



Zoning Enforcement Cases in GZ Districts

Subject to GZ Ordinance	78
Not Subject to GZ Ordinance	71
Total	149

GZ Compliance Timeline for Cases Subject to GZ Ordinance



Number of Cases Subject to GZ Ordinance by Supervisorial District



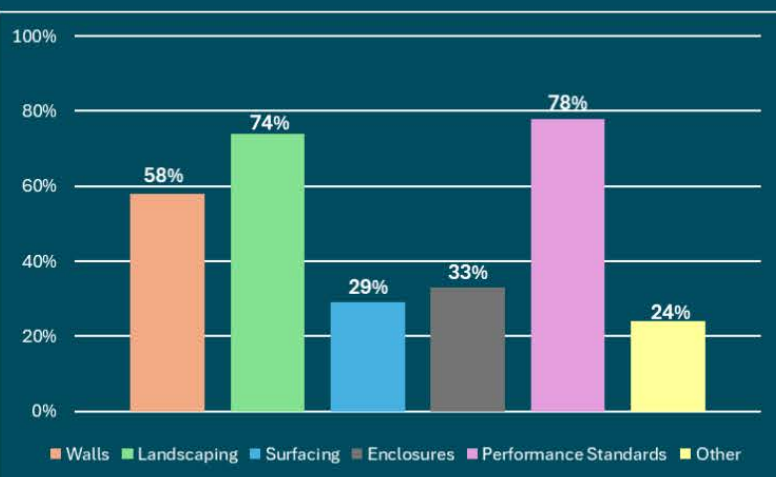
Note: The Green Zone (GZ) Districts are located within Supervisorial Districts (SD) 1, 2, and 4. As of 12/31/23, there were 0 active cases on an industrially zoned parcel in SD-4 GZ Districts.

ZONING ENFORCEMENT PROCESS STAGE	# OF CASES SUBJECT TO GZ ORDINANCE
Initial Inspection	5
Notice of Violation	24
Final Zoning Enforcement Order (FZEO)	18
Second Notice of Noncompliance (SNNC)	4
District Attorney or County Counsel Referral	11
Closed*	16
Total	78

Types of Land Uses for Cases Subject to GZ Ordinance



% of Cases Subject to GZ Ordinance by Applicable Standard



Note: Data above is based on zoning enforcement cases as of 12/31/23.

Current Planning

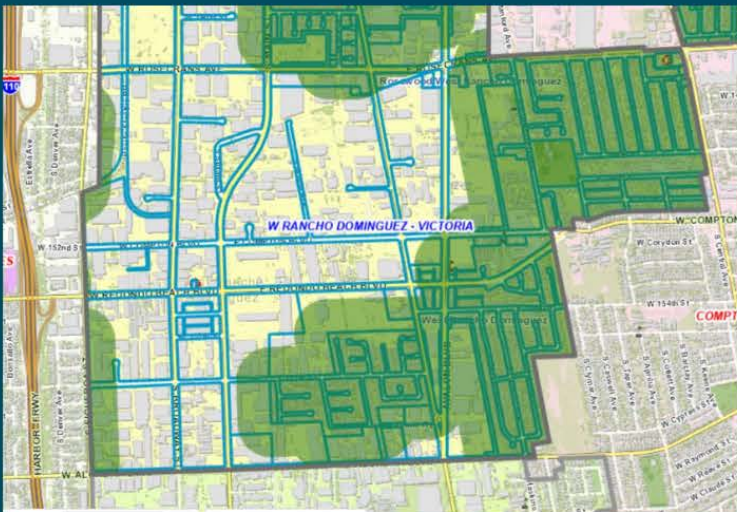
The **Current Planning Division** is responsible for counseling applicants and reviewing applications for entitlements required by the GZP, such as Conditional Use Permits (CUPs).

Since the effective date July 14, 2022 of the GZ Ordinance, Current Planning staff have responded to approximately 120 inquiries from the public regarding new GZ requirements via email, telephone, or in-person at the public counter.

Staff utilized the Green Zones Geographic Information Systems (GIS) Tool to show applicants if their property is located within 500 feet of a sensitive use.

Most common inquiries were:

- Hours of Operation Restrictions
- If a CUP is required and when, timeline for public hearing, and fees
- Truck Storage Yard requirements (solid walls, fences, landscape buffers)
- Pallet Yard requirements



Example GIS Tool - Green Zones 500-Foot buffers in a community with industrial and nearby residential uses.

The following apply to projects located within 500 feet of a sensitive use:

- Pre-Application Counseling Meetings Conducted: Four (4)
- CUP applications received: Fourteen (14)
- Approved CUPs: One (1)
- Pending CUPs: Thirteen (13)

The majority of the properties discussed via inquiries or counseling sessions are still within the five (5) or seven (7) year compliance period, which means that applicants will be required to have valid CUP starting on July 14, 2027 or July 14, 2029 depending on the type of improvements required on the property. Therefore, most applicants have not submitted their CUP application to LA County Planning.

Additionally, some properties that are subject to GZ are still within the grant term of a previously approved CUP. Therefore, the GZ standards will apply after the current grant term ends.

Advance Planning

The **Advance Planning Division** is responsible for long range plans and zoning code updates for the unincorporated LA County. This past year staff updated the Ordinance to improve implementation.

The **Technical Update** was approved by the Board of Supervisors, and will become effective in June, 2024. The technical update provides certainty by replacing the GZ Districts with the Combining Zone (-GZ), which is used to identify industrial parcels that are subject to GZ requirements. The Technical Update does not change, add, or delete any existing regulations in the GZ Ordinance as all changes are minor and technical in nature.