

# LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

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June 3, 2024

TO: Supervisor Lindsey P. Horvath, Chair  
Supervisor Hilda L. Solis  
Supervisor Holly J. Mitchell  
Supervisor Janice Hahn  
Supervisor Kathryn Barger

FROM: Amy J. Bodek, AICP   
Director of Regional Planning

## **GREEN ZONES ANNUAL PROGRESS REPORT (ITEM NO. #9, AGENDA OF FEBRUARY 6, 2024)**

On June 14, 2022, the Board of Supervisors (Board) adopted the Green Zones Program (GZP). The GZP promotes environmental justice in communities that have been disproportionately affected by pollution generated by various land uses over time. The GZP requires that industrial property owners located within 500 feet from a sensitive use<sup>1</sup> obtain a Conditional Use Permit (CUP) to operate certain businesses, make physical improvements on their property, and abide by operational standards certain businesses, make physical improvements on their property, and abide by operational standards. The GZP became effective on July 14, 2022.

On February 6, 2024, the Board approved a motion directing the Department of Regional Planning (LA County Planning) to report back on the implementation of the GZP a list of completed and outstanding items, and to identify barriers and funding gaps.

### **Implementation of the Green Zones Program**

Since the effective date of the GZP, LA County Planning staff have counseled approximately 120 business and property owners within the Green Zones Districts. Staff have also handled 149 industrial zoning enforcement cases within the Green Zones Districts, of which 78 were subject to the requirements of the GZP. Staff have also received applications for 14 CUPs. The GZP Annual Report, Attachment A, details more information on GZP cases.

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<sup>1</sup> Planning and Zoning Code 22.14.190.S (Definitions) Sensitive use. 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. A sensitive use shall not include a caretaker residence.

### **Lack of Funding Mechanisms**

The most significant barrier in the GZP implementation effort is the lack of funding and access to low interest loans for those subject to the program's requirements. Currently, there are no County funding opportunities for property and business owners that need to make physical improvements to industrial sites. Although property and business owners have expressed a desire to be compliant with the GZP, making physical improvements to properties will require significant investments and is cost prohibitive. Out of the 120 industrial property or business owners LA County staff counseled since 2022, the majority manage small or micro businesses that operate pallet yards, recycling collections centers, auto repair garages, or truck storage yards.

Examples of physical improvements required by the GZP include installing a solid wall that is a minimum of six inches thick and eight feet tall to better screen industrial uses from nearby sensitive uses or paving a site to avoid emissions from dust or vehicles tracking out mud to nearby neighborhoods.

The GZP also requires that industrial property and business owners provide a bathroom onsite connected to public sewer, install native landscaping, one 15-gallon tree for every 100 square feet of landscaping, and a permanent irrigation system along property frontages to better buffer the industrial uses from nearby sensitive uses and improve neighborhood aesthetics and air quality. However, the cost to trench, connect to a water or sewer line and irrigate sites may be particularly cost prohibitive to businesses that do not have existing landscaping or bathrooms. Thus, additional funding and/or low interest loan programs are needed to assist owners with the installation of required improvements.

Finally, we will continue to work with other agencies to resolve environmental justice concerns, provide GZP annual reports, and conduct outreach and education to the surrounding industrial businesses.

For further information, please contact Connie Chung of the Advance Planning Division at (213) 974-6411 or [cchung@planning.lacounty.gov](mailto:cchung@planning.lacounty.gov).

AJB:DS:CC:CS:EMR:ar

Attachment:

A. GZP Annual Report

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