



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*). Properties subject to the GZ Ordinance have the -GZ combining zone included as part of their zone. 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 the GZ Ordinance during **2024**.

Green Zone Combining Zone

In 2024, the Green Zone Technical update became effective. One of the changes of the Technical Update was to add the **-GZ combining zone** to properties subject to GZ standards. Instead of having to determine if an industrially zoned parcel is within 500 feet of a sensitive use in a previous GZ District, the -GZ combining zone is added to properties that meet those criteria.

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.

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 **36** code enforcement cases between 1/1/24 and 12/31/24 on industrially zoned parcels with the -GZ combining zone. The charts on the following page show a breakdown of the **25** 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 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.

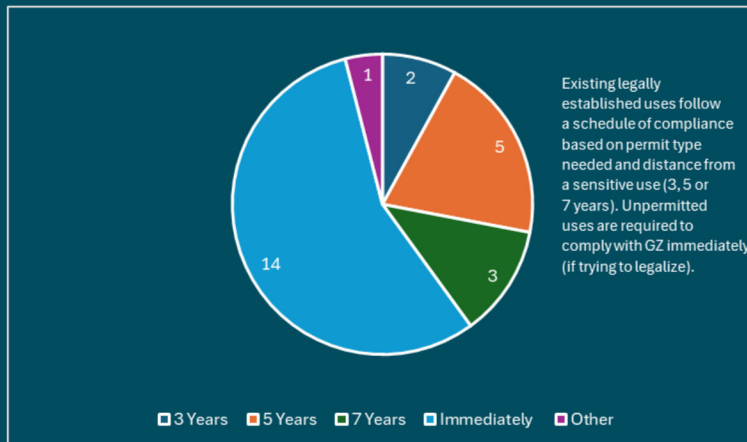
For more
information
regarding the
Green Zones
Ordinance, please
scan the QR Code.



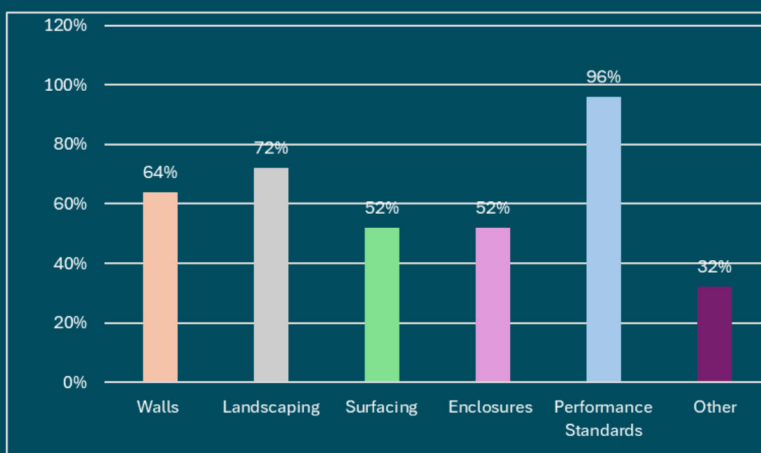
Zoning Enforcement Cases on GZ Zoned Properties

Subject to GZ Standards	25
Not Subject to GZ Standards	11
Total	36

GZ Compliance Timeline for Cases Subject to GZ Ordinance



% of Cases Subject to GZ Ordinance by Applicable Standard



Number of Cases Subject to GZ Ordinance by Supervisorial District

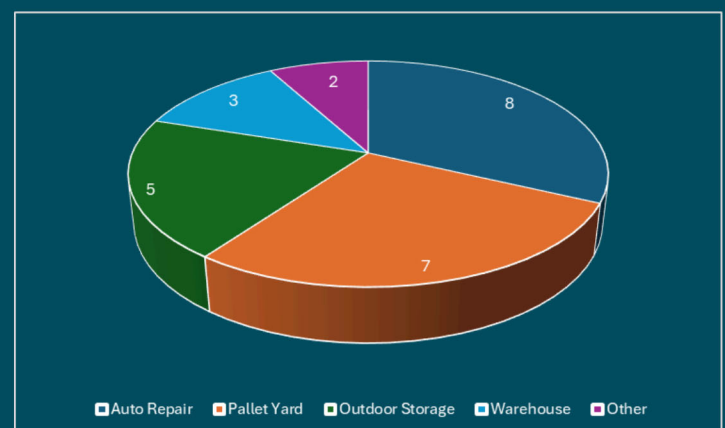


ZONING ENFORCEMENT PROCESS STAGE

	# OF CASES SUBJECT TO GZ ORDINANCE
Initial Inspection	2
Notice of Violation	7
Final Zoning Enforcement Order (FZEO)	7
Second Notice of Noncompliance (SNNC)	0
District Attorney or County Counsel Referral	1
Closed*	8
Total	25

*Closed do to violation being resolved or unfounded

Types of Land Uses for Cases Subject to GZ Ordinance



Note: Data is based on zoning enforcement cases opened between 1/1/24 and 12/31/24.

Current Planning

The Current Planning Division is responsible for counseling applicants and reviewing applications for entitlements required by the GZ Ordinance, such as Conditional Use Permits (CUPs) which require a public hearing and ministerial Site Plan Reviews (SPRs) which do not require a public hearing.

Inquiries

In 2024, Current Planning staff responded to approximately 60 inquiries from the public regarding new GZ requirements via email, telephone, or in-person at the public counter. Since the effective date of the GZ Ordinance, July 14, 2022, Current Planning staff have responded to approximately 180 inquiries from the public regarding new GZ requirements. Most common inquiries were:

- Hours of Operation restrictions
- If a CUP is required and when, timeline for public hearing, and cost of CUP application
- Truck Storage Yard requirements (solid walls, fences, landscape buffers)
- Pallet Yard requirements
- Requirements for warehouses under 100,000 square feet in gross floor area

Schedule of Compliance

The majority of the properties discussed via inquiry or counseling sessions are still within the five (5) or seven (7) year compliance period, which means the 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 yet.

Projects in the Pipeline

- New CUP Applications received in 2024:
Four (4)
- Pending CUP Applications received 2022-2023:
Nine (9)
- Pre-Application Counseling Meetings held:
Zero (0)

The majority of the CUP applications in the pipeline are for outdoor storage of trucks, trailers, and equipment. A few applications are for auto dismantling, auto repair, and auto body and fender repair.

Location of GZ Projects

The majority of the projects are in the Second Supervisorial District which includes the unincorporated communities of Florence Firestone, West Rancho Dominguez and West Carson.

UNINCORPORATED COMMUNITY	NUMBER OF PENDING GZ PROJECTS
Avocado Heights	2
East Los Angeles	3
Florence-Firestone	3
West Carson	1
West Rancho Dominguez	4
Total	13

Advance Planning

The Advance Planning Division is responsible for updating the Green Zones Ordinance, as needed. No additional updates were initiated in 2024.

In April 2024, LA County Planning staff presented on the Green Zones Program at the 9th Annual Enforcement and Environmental Justice Symposium hosted by the Del Amo Action Committee. The presentation included an overview of the Program, case studies, and cross agency collaboration.