

January 29, 2026

TO: Staff

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

**SUBDIVISION AND ZONING ORDINANCE INTERPRETATION MEMO NO. 2026-01
– LOGISTIC USE DEVELOPMENTS**

PURPOSE

This memorandum provides guidance on the application of Assembly Bill 98 (AB 98) and Senate Bill 415 (SB 415): Planning and zoning: logistics use: truck routes. [AB 98](#) provides definitions and zoning limitations for logistic uses. The bill was signed by the Governor on September 29, 2024, and will become effective on January 1, 2026. [SB 415](#) replaces the term “logistic use” with “logistic use development.” The bill was signed by the Governor on October 3, 2025, and will become effective on January 1, 2026.

This memo supersedes any conflicting provision in the County Zoning Code (Title 22) and shall apply until such time when Title 22 is amended.

BACKGROUND

AB 98 / SB 415

- Defines:
 - Logistics use development as a building that is primarily used as a warehouse for the movement or the storage of cargo, goods, or products that are moved to business or retail customers, or both, that does not predominantly serve retail customers for onsite purchases, and heavy-duty trucks are primarily involved in the movement of the cargo, goods, or products. “Logistics use development” does not include any of the following:
 - Facilities where food or household goods are sold directly to consumers and are accessible to the public.
 - A building primarily served by rail to move cargo goods or product.
 - A Strategic Intermodal Facility, which means a project that satisfies all of the following requirements:

- Logistics facilities, including warehousing and transloading facilities, served by rail.
 - Intermodal freight transport services.
 - All facility structures and related rail operations are located within a single site footprint.
- A building that serves a primary agricultural use that is actively operated for a single period of 90 consecutive days or less each year.
- A sensitive receptor as one or more of the following:
 - A residence, including, but not limited to, a private home, apartment, condominium unit, group home, dormitory unit, or retirement home.
 - A school, including, but not limited to, a preschool, prekindergarten, or school maintaining kindergarten or any of grades 1 to 12, inclusive.
 - A daycare facility, including, but not limited to, in-home daycare.
 - Publicly owned parks, playgrounds, and recreational areas or facilities primarily used by children, unless the development of the park and recreation areas are included as a condition of approval for the development of a logistics use.
 - Nursing homes, long-term care facilities, hospices, convalescent facilities, or similar live-in housing.
 - Hospitals, as defined in Section 128700 of the Health and Safety Code.
- Prescribes various statewide warehouse design and build standards for any proposed new or expanded logistics uses, as specified, including, among other things, standards for building design and location, parking, truck loading bays, landscaping buffers, entry gates, and signage.

Currently, Title 22 does not define nor regulate logistic uses.

INTERPRETATION

Logistic use developments, as defined above, are subject to the AB 98 provisions below.

Zoning & Entitlement

Logistic use developments are subject to the same zoning and entitlements as warehouses.

Development Standards

New warehouses or warehouses expanded by 20 percent or more, excluding office space, and located within 900 feet of a sensitive receptor, as defined by Section 65098(1)(e) of the California Government Code, are subject to the following development standards:

- Truck entry, exit, and internal circulation shall be located away from sensitive receptors.
- Heavy-duty diesel truck drive aisles are prohibited on sides of the building that are directly adjacent to a sensitive receptor property line.
- Warehouses shall be buffered and screened to mitigate their light and noise impacts on sensitive receptors. Buffers shall be 50 feet in width measured from the property line adjacent sensitive receptors and fully screen the project from the sensitive receptor. Buffer areas shall include a solid decorative wall, landscaped berm and wall, or landscaped berm 10 feet or more in height, drought tolerant natural ground landscaping with proper irrigation, and solid screen buffering trees.
 - The trees shall be used as part of a solid screen buffering treatment and planted in two rows along the length of the property line adjacent to the sensitive receptor. Trees used for this purpose shall be evergreen, drought tolerant, to the extent feasible, composed of species with low biogenic emissions, of a minimum 36-inch box size at planting, and spaced at no greater distance than 40 feet on center. Palm trees shall not be utilized.
- The following development standards apply to a total warehouse space of 250,000 square feet or more:
 - Truck loading bays shall be located a minimum of 300 feet from the property line of the nearest sensitive receptor to the nearest truck loading bay opening using a direct straight-line method.
 - A separate entrance is required for heavy-duty trucks accessible via a truck route, arterial road, major thoroughfare, or a local road that predominantly serves commercial oriented uses.

APPLICABILITY

Certain provisions in AB 98 and Green Zone (Chapter 22.84) overlap. For logistic use developments located on a parcel that is zoned -GZ, see attachment for applicability where there is conflict.

This memorandum applies to new applications for logistic use developments and will remain in effect until Title 22 is amended.

CONTACT

If you have any questions regarding this memo, please contact Dean Edwards at dedwards@planning.lacounty.gov.

Attachment: AB 98 / Green Zone Applicability

AB:CC:ER:BD:DE:lj

AB 98 / GREEN ZONES APPLICABILITY

	AB 98	Title 22/Green Zones (GZ)	Applicability
Sensitive Receptor (SR) / Sensitive Use (SU)	<p>(1) A residence, including, but not limited to, a private home, apartment, condominium unit, group home, dormitory unit, or retirement home.</p> <p>(2) A school, including, but not limited to, a preschool, prekindergarten, or school maintaining kindergarten or any of grades 1 to 12, inclusive.</p> <p>(3) A daycare facility, including, but not limited to, in-home daycare.</p> <p>(4) Publicly owned parks, playgrounds, and recreational areas or facilities primarily used by children, unless the development of the park and recreation areas are included as a condition of approval for the development of a logistics use.</p> <p>(5) Nursing homes, long-term care facilities, hospices, convalescent facilities, or similar live-in housing.</p> <p>(6) Hospitals, as defined in Section 128700 of the Health and Safety Code.</p>	<p>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 or a legal, nonconforming residence in an industrial zone.</p>	AB 98
Distance from SR/SU	900 feet	500 feet	AB 98
Separate Truck Entrance Requirement	Yes	No	AB 98
Loading Bay Distance from SR	300 feet	NA	AB 98
Screening Buffer Between LUD & SR/SU	50 feet	100 feet	GZ
Buffer Type	Solid decorative wall, landscaped berm and wall, or landscaped berm 10 feet or more in height.	Office space, employee parking, wall, and/or landscaping.	Outer 50 feet - AB98 Inner 50 feet - GZ
Wall Height	10 feet	8-12 feet	10-12
Wall Type	Decorative	6-inch min width, neutral color, and consistent material.	Both
Tree Buffer	Trees shall be used as part of a solid screen buffering treatment and planted in two rows along the length of the property line adjacent to the sensitive receptor. Trees used for this purpose shall be evergreen, drought tolerant, to the extent feasible, composed of species with low biogenic emissions, of a minimum 36-inch box size at planting, and spaced at no greater distance than 40 feet on center. Palm trees shall not be utilized.	One 15-gallon tree for every 100 square feet of landscaped area shall be planted and spaced 10 feet apart. Trees planted near buildings or fire lanes shall be placed in locations that do not adversely impact the Fire Department operations or response times, to the satisfaction of the Fire Department. Trees shall be selected from the Tree Species List maintained by the Director.	AB 98 with GZ's FD compliance.