

MOTION BY SUPERVISOR HILDA SOLIS

June 22, 2021

**East Los Angeles Interim Ordinance Regulating Automobile Service Stations And Drive-Through Establishments**

In the postwar era, freeways were constructed through urban areas across the country, disproportionately affecting communities of color with adverse impacts that remain to this day. One egregious example is unincorporated East Los Angeles, where four freeways (the 5, the 10, the 60, and the 710) were constructed between the 1940s and the 1970s. Elsewhere in our County several freeways were cancelled due to opposition.

The immediate adverse impacts included resident and business dislocation and severed neighborhood connections. Given the practice of redlining and other forms of de facto segregation during this timeframe, many residents and businesses had few options to relocate, which reduced opportunities for passing down generational wealth. Ongoing adverse impacts include neighborhood connections that will never be restored, traffic, and some of the nation’s worst air pollution. Automobile service stations and drive-through establishments are located throughout the community, with notable concentrations near the on-and-off ramps of these four freeways. Some of these on-and-off ramps, such as those along the 5 Freeway, have antiquated designs that funnel traffic onto local streets and into residential neighborhoods, intensifying these adverse impacts even more.

**MOTION**

MITCHELL \_\_\_\_\_

KUEHL \_\_\_\_\_

HAHN \_\_\_\_\_

BARGER \_\_\_\_\_

SOLIS \_\_\_\_\_

New automobile service stations and drive-through establishments in East Los Angeles pose an immediate threat to the public health, safety, and welfare for several reasons, such as public health concerns; increased traffic, noise, and light trespass impacts; and pedestrian hazards. Our Zoning Code does not have specific regulations for these land uses in East Los Angeles. Therefore, I ask for my colleagues' support of an interim ordinance that would require a Conditional Use Permit for these land uses, subject to specific regulations, in East Los Angeles and direct the Department of Regional Planning to initiate a zoning study which may include possible development of a permanent ordinance that would require a Conditional Use Permit for these uses and provide specific regulations to address all these adverse impacts.

While this interim ordinance is necessary to address an immediate threat to the public health, safety, and welfare, its provisions and the zoning study directive also support our County's anti-racist policy agenda and other goals related to environmental justice, social justice, and sustainability, including reducing greenhouse gas emissions. For example, it builds off the years of important work put into the Green Zones Program, which will be considered by the Regional Planning Commission in a public hearing next month and will enhance public health and land use compatibility in the unincorporated communities that bear a disproportionate pollution burden, including East Los Angeles.

**I, THEREFORE, MOVE** that the Board of Supervisors:

1. Find that adoption of the attached interim urgency ordinance pursuant to Government Code section 65858, is exempt from CEQA under Sections 15061(b)(3), 15308, and 15183 of the State CEQA Guidelines;
2. Adopt the attached interim urgency ordinance pursuant to Government Code section 65858, temporarily requiring a Conditional Use Permit for new

automobile service stations and drive-through establishments within the boundaries of the East Los Angeles Community Plan, as defined in the ordinance, and subject to the standards therein, declaring the urgency thereof and establishing that this ordinance shall take immediate effect;

3. Instruct the Director of Regional Planning to initiate a zoning study regarding automobile serve stations and drive-through establishments, which may include possible development of a permanent ordinance that would require a Conditional Use Permit for these uses and provide specific regulations to address all these adverse impacts; and
4. Direct the Executive Office/Clerk of the Board of Supervisors to set a public hearing to consider an extension of this interim urgency ordinance on July 27, 2021.

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