

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

## Transcript

April 2, 2025, 6:34PM

**R1 Room 140** 1:15

Good morning, everyone.

We're still waiting on the chair, but we're gonna go ahead and get this meeting started.

Name is David Corsack with the CEO, and welcome to the Community Services Cluster for April 2nd, 2025.

First, we're gonna start off with the introductions from the board.

With SD101, we'll go in first and 1st and then online.

Lupe with street one.

You too.

Four, OK.

Jesslyn, Waldron did you guys are Rachel's office with supervisor Rachel's office?

Until then, we're colleagues around.

**YJ Yang, Jonathan** 1:57

Jonathan Yang's.

**R1 Room 140** 2:01

SD3.

**GI Galicia, Irma** 2:01

Bcl with supervisor Mitchell's office.

**R1 Room 140** 2:08

3 Rachel Fox, supervisor horvat's office.

I'll assist Evan from SD4 Kelly cross SD4.

You know, line or go to SD5.

**CA Chow, Aoife** 2:24

Hi this is IIFA from SD5.

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

**R1 Room 140** 2:24

Yes, Sir.

Thank you.

Now we'll go ahead and move on to the department heads.

Agricultural Commission waste measure.

**KF Kurt E. Floren** 2:34

Yep. Good morning, Kurt, Floren ad commissioner, director of weights and measures.

**R1 Room 140** 2:38

Thank you. Animal care control.

**WD Whitney Duong** 2:40

Wu Tidong admin deputy sitting in for Marsha Maeda.

**R1 Room 140** 2:45

Beaches and harbors.

**AC Amy Caves** 2:48

Morning Amy Cates, chief deputy director of beaches and harbors in for Gary. Jens.

**R1 Room 140** 2:53

Parks and recs.

If you if you could check in online, I'll do the tip chat box too. If you missed the message Public Library.

**GR Grace Reyes** 3:10

Hi, good morning.

Grace Reyes, admin deputy for library.

**R1 Room 140** 3:14

Public works.

And regional planning.

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

Here.

These are with regional planning.

I think you forgot my true.

I'm sorry we have a guest speaker of public health today.

Charlene contara.

You and myself.

David Corsic from the CEO. And then we're now we're gonna start calling the agenda.

Do you have any board letters pulled for discussion?

We have one motion from FD.

Three, it is the urgent response to arise as stranded marine mammals affected by acid along Los Angeles County beaches.

And today we'll wrap the box from FD3 to discuss.

Hi everyone. And we have John Warner, who's the CEO for Marine Mammal Care Center on.

And so I'll kind of go over the the motion and the directives and then he'll do a a brief presentation.

Questions. So as you may may or may not know, marine mammal Care Center is a nonprofit organization based in San Pedro.

But they are respond to marine mammals on our county managed beaches when they get distressed, stranded, our lifeguards, our beaches and harbor staff and members of the public often hold them in response to animals that are on our beaches.

They focus on education, conservation.

And provide medical treatment to.

Marine mammals on our coastline, including Catalina.

So if you have been following the news, you may have seen that a lot of sea lions and dolphins have been coming up shore sick. Domoic acid is found in algae which fish eat. And then of course the our animals eat the fish and they become sick and.

They end up on our beaches and so it is a public safety issue too, because these animals are often.

And irritable. They're in distress, and members of the public should really be staying away from them. And unfortunately sick and need to be treated.

So the marine Mammal Care Center has been, like I said, reading and responding to calls for service and back in 2023, they saw one of worst algae blooms, and they

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

increased their response levels that this time around, it looks like it's gonna be worse. Than in 2023.

And now we're on week six of responding to this, I'll say crisis.

And I'll say that the center had approached our office at last year about the need to support their services. They're providing to our coastline and just to operational needs that they have and they are historically the majority of their funding is coming from private philanthropy. They have really.

Started to engage and John can share.

A little bit more about this with some of our municipal coastal partners who have responded and have committed some funding to recovering the cost of their services.

So this motion really looks to address the short term, which is the first directive which asks CEO to provide a report back in response to covering the emergency services that marine mammal Care Center is providing.

So there's a report back with funding options in five days from the CEO. I'll say we don't have a funding source.

In mind in particular.

Which is why we're asking for a report back on options which the board can consider which to move forward.

The second directive is looking at long term strategies to provide to cover the cost of the the services that the organization provides year round.

The third directive asks for to engage with the strategic the Center for Strategic Partnerships on possible philanthropic options or partnerships that could be explored to support their work as well.

And the 4th Directive directs OEM and the Department of Beaches and Harbors to develop emergency response plan. When these kinds of events happen.

And lastly, it directs the Department of Beaches and Harbors to work with marine Mammal Care Center to create a public outreach campaign so that people know, you know, who to call when things happen, how when they see animals, how to respond. And things of that nature.

So that's the motion, John. I'll ask you if you can play the clip.

And head back.

Sound. Do we know we have the share sound, John?

Yes. And like when you hear the screen click share sound.

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

So when they share, there's a little button that has to be clicked for sound stop sharing.

Yes.

**JW John Warner 8:30**

You can't hear it, I see.

Do you want me?

**R1 Room 140 8:32**

Yeah, something else.

**JW John Warner 8:33**

Do I need to press something else?

**R1 Room 140 8:36**

Yes, when you do the share, there should be something that pops up that gives you an option to mark share sound.

**JW John Warner 8:38**

Mm hmm.

Oh, here it is. OK, got it.

**R1 Room 140 8:49**

The very top it's include sound. You slide the circle.

**JW John Warner 8:52**

Got it.

Thank you.

They've been happening annually for the last four years and this year in LA, it's worse than ever. This animal is struggling.

**R1 Room 140 9:04**

The last four year this year.

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

**JW John Warner 9:09**

It's very, very sick on the way to pick up a stranded dolphin.

**R1 Room 140 9:12**

The pickup.

**JW John Warner 9:13**

We pass another one already dead.

This one is alive, but seizing. It's too far gone.

They have no choice but to euthanize it right here on the beach.

Mammals get sick after eating fish that eat algae.

But dolphins are not normally this badly affected.

Definitely the red flag, especially the volume. The number of cases.

Scientists aren't sure why this year's algal bloom is so devastating.

The first step toward finding out happens here, where the team gathers samples.

Experts suspect there's a link to runoff from January's wildfires.

Ash from organic matter is rich in nitrates, which feed algae, proving that link

requires scientific research. But first at the marine Mammal Care Center in San Pedro.

So Rachel, I think that's where we wanted me to leave it, right?

**R1 Room 140 10:07**

Yeah.

**JW John Warner 10:09**

OK.

**R1 Room 140 10:15**

And so, John, do you have a presentation?

**JW John Warner 10:18**

Yes, thank you.

Let me pull that up.

Have you seen a PowerPoint?

**R1** **Room 140** 10:30  
Yes.

**JW** **John Warner** 10:34  
OK.

First up, thank you very much for having me and and letting me share about the work that we're doing here at the Marine Memo Care Center.

I want to start by saying thank you to Supervisor Horvath's team for this motion and Supervisor Mitchell's office for the support both in 2023 and now. And of course, Supervisor Han, whose district that we are in and the county in general for the wonder.

Partnership that we have in addressing these issues.

I want to just talk a little bit about what we're experiencing right now in 2025.

This will have a lot of visuals, so there will be some disturbing photos.

So just a warning ahead of time it helps to, I think, express really what the public is seeing on the beach. What we're hearing when they are calling our hotline and what our team is experiencing as well.

So what you see here is a fairly common scene this time around of multiple animals stranding on beaches.

All at the same time.

Here you've got 3C lines. They are seizing and and definitely showing symptoms of demoic acid, toxicosis and a dead dolphin here as well.

**R1** **Room 140** 11:33  
Can you?  
Listen.

**JW** **John Warner** 11:45

Another dolphin is here on the beach that we had to euthanize.

There's really no rehabilitation recovery for dolphins.

It's a mortality event. Unlike our sea lions, where we do bring them into our hospital facility for rehabilitation, the foaming at the mouth is a common symptom that.

**R1 Room 140** 11:53

Is it?

**JW John Warner** 12:02

You'll see with demoic acid.

It's from the seizure.

Similar to what you would see in humans.

So we have learned a little bit in the last week about why this event is so much worse than even what we saw in 2023, which was the worst on record.

So the Southern California coastal Ocean observing system, it's part of Scripps and NOAA and other research institutes monitor the water for Sudanese, which is the algae that produces damoic acid.

And what you'll see is high levels. The highest you'll find offshore of Southern California.

It has been unprecedented in that it's also a multiple toxin event.

**R1 Room 140** 12:45

Is.

**JW John Warner** 12:46

It's a paralytic.

Toxin that's found in seafood as well as the demoic acid toxin that is found in the algae. This is a significant bloom with the toxicity levels extremely high.

**R1 Room 140** 12:51

That's.

See.

**JW John Warner** 13:01

That's why we're seeing so many animals affected.

Then they're coming onto our beaches in quite a comatose state that the health of these animals is by far more challenging than we've ever seen it, and it's affecting



**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

birds, seabirds, our peanut, which are our sea lions, and cetaceans, mostly with dolphins.

**R1 Room 140** 13:13

Once again.

Excuse me.

Nice.

**JW John Warner** 13:25

There's a few other data points here.

**R1 Room 140** 13:26

Where's the?

**JW John Warner** 13:28

This is the 4th consecutive year of a major demo acid related marine mortality event in Southern California.

We have been hit particularly hard in 23 and this year in Los Angeles County, specifically the levels of toxin in the algae are growing in severity. Like I just mentioned, some of the contributing factors.

**R1 Room 140** 13:37

Thank you.

**JW John Warner** 13:51

That are assumed to be in play. Here are anemia conditions.

That are happening right now and of course.

Additional organic nitrate rich run off from the ash from the fires recently.

There are large reports of marine mammal strandings throughout Southern California.

Again, LA County has been particularly hit hard and there are already shellfish harvest advisories now in place in Santa Barbara and elsewhere.

**R1 Room 140** 14:10

Yep.

**JW John Warner** 14:22

This map here shows you where in LA County at least.

Most of the animals are stranded from this map is just animals from the start of this bloom, which was February 20th through the 28th of March. So about a five week period, 191 live animal strandings.

**R1 Room 140** 14:38

I want.

**JW John Warner** 14:40

You'll see they come from these areas here in red, blue and pink.

Red is really lax up through Malibu and then the blue is El Segundo down through Pedro.

And the pink is Long Beach and Catalina Island.

This is these numbers. The 191 is in comparison to last year, which was not an emergency year where we had 55 animals in that same time frame. So about four times as many right now than we would have in a regular year.

Want to show you some photos so this is just part of our facility.

These are our.

**R1 Room 140** 15:18

Pizza.

**JW John Warner** 15:20

This is our main dry area dry pen space. We have the maximum number of animals in there at the moment and these are all female sea lions, California sea lions. Some of the ones here in our pools are on their recovery journey where they can be in the. Water these animals in the dry space cannot because they're seizing and can drown in the pools.

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

This is an Amal upon intake, so usually this is a squeeze cage where the bars would come down to help restrain the animal.

**R1 Room 140** 15:44

Is there?  
Is.

**JW John Warner** 15:50

They're coming in so comatose this year that that's not even necessary. And this animal's receiving fluids and medication, including anti seizure medications upon it had been.

**R1 Room 140** 15:56

Is.

**JW John Warner** 16:01

Some photos from the field.  
These are our two responders, Adam and Jules, rescuing sea lions on the beach.  
This over here was a recent dolphin that stranded in Cabrillo.

**R1 Room 140** 16:10

Is.

**JW John Warner** 16:12

On Saturday, again, we sent our team.  
We had to euthanize them and we're carrying it back into our vehicle so we could bring it back for any crosy and sample collection so we can study what is really going on once this event is over. Volunteers here working with our animals, getting ready for probably I.

**R1 Room 140** 16:16

And it.

**JW John Warner** 16:33

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

Fluids here and all the animals have to be tube fed, so nutrition, hydration and medications are really done through tube feeding. Until these animals are. Up and more active and ready to start eating fish. But it's extremely labor intensive, so both volunteers and staff are really at their Max capacity at the moment. Just some other examples of our veterinarians. This is doctor Rivard and Dr. Peters. You know treating animals. This one here happens to be sedated because there's some wounds on the animal that they will be cleaning. Dolphin. So this is the dolphin that was brought in on Saturday into our facility. We have a necropsy area, so the animal was unloaded so that we can really take samples. What's involved here are multiple tissue samples, blood samples, serum organ samples. And we do have to take the brain and preserve it because that's where we will really find out what effects demo acid in particular is having on the animals overall health as it's a neurological toxic.

**R1 Room 140** 17:31  
Can you?

**JW John Warner** 17:40  
This is just to demonstrate this is just a few days in our morgue, in our freezer with animals that have passed away in care or in transport that we have to dispose of. And it has sometimes been so high we couldn't actually get in there to put more.

**R1 Room 140** 17:41  
Thank you.  
Yeah.

**JW John Warner** 17:59  
Animals. That's really what we are dealing with in terms of this event, not just in the live. Animal rehab, but in the mortality levels with this particular.

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

Years bloom.

Capacity issues on our end.

So we are a small nonprofit organization.

We're authorized by NOAA to respond to and rehabilitate marine mammals in Los Angeles County.

We budget for 300 animals to be in care on an annual basis and have already had 257 since January.

That's before even three months is out. We are almost at our full annual budget in terms of animal care from February 20th to 28th we had 191, as I said, compared to 51 the year before and our call hotline we have hot.

Number one 803 nine. Well for people to call when marine memos are on the beach.

And we usually have 4000 calls a year.

We had 2120 in March alone and this is from members of.

Public here in Los Angeles that alert us of animals.

**R1 Room 140** 19:08

That's more.

**JW John Warner** 19:09

The emotional toll and this is a difficult photo to look at, but you know, almost daily our vets are having to go out and euthanize dolphins on the beach with lots of people, members of the public, around in our lifeguards, wanna really give a shout out to our.

**R1 Room 140** 19:10

Those are not.

**JW John Warner** 19:25

Lifeguards to our first on the scene and are witnessing this, the female.

Sea lions, which most of the strandings are female.

They're 85% of them are pregnant.

They're in their second trimester or early 3rd trimester and they're aborting their fetuses on the beach in front of people on the beach that have to witness this and

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

experience it. And as well as at our hospital, just to, you know, really emphasize the point, our team start.

**R1 Room 140** 19:52

Thank you.

**JW John Warner** 19:53

Their day, our volunteers and staff collecting aborted fetuses from the pens, and you'll see this animal had given birth overnight.

**R1 Room 140** 19:57

OK.

**JW John Warner** 20:01

Isn't even awake to realize it, and we then collect the fetuses and put them in formulas. So.

**R1 Room 140** 20:02

Please.

**JW John Warner** 20:08

That they are preserved had to resort to Home Depot buckets because we ran out of collection containers and we store those for being able to do our research later. So I wanted to just give everyone a sense of what we are dealing with and re-emphasize Rachel's point that every animal that strands in Los Angeles is not just an animal welfare issue. It's a public safety and a public health issue because there really is no.

**R1 Room 140** 20:21

OK.

**JW John Warner** 20:36

Natural habitat for marine mammals.

Left in Los Angeles County between Recreation Commerce development.

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

They really don't have a place to come out that isn't automatically populated with humans. Putting both the public and the animals at risk, which is why we are seeking support in a public private partnership because it's definitely more than a nonprofit can sustain on its own, especially in.

These emergency moments and is very unique to the rest of the stranding network throughout the United States.

**R1 Room 140** 21:09

Thank you, John.

I appreciate that and I appreciate the work that your organization is doing every day in response to this.

**JW John Warner** 21:11

Yeah.

**R1 Room 140** 21:16

I'm sorry those those images are a lot and thank you for sharing that. So with that, I'll just any questions from my colleagues.

Commissioner.

You know, given that some of the beaches, their state, right.

Now along.

Has a steep provided. Any assistance you know to the center?

**JW John Warner** 21:38

Yes, there's really, I think the only state beaches are a couple in Malibu.

It's not as great as what we would see in other parts of the state, but yes, the state eight years ago.

**R1 Room 140** 21:45

MSP.

**JW John Warner** 21:52

Allocated in the annual state budget, which we're still receiving \$2,000,000 for the stranding network in California.

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

Of that, around 150 to 200,000 gets allocated to Los Angeles and annually, and they are doing that in support of.  
Of the beaches in their jurisdiction.

**R1 Room 140 22:09**

Features.

Oh, sorry.

Go ahead. OK.

So every year the problem just keeps getting worse.

Do we think that that will continue to rise every year or is it if we don't, another fire next year, it'll go down to 2023 numbers?

**JW John Warner 22:30**

Yeah, well, for perspective.

So the to answer your first question, yes it's expected.

These are no longer unusual mortality events.

Noah dropped the word unusual in 2023.

So because of the expectation that these will continue to be more annual or even multiple annual events.

As our environment changes, we've had these events now severe ones for the last four years.

That happens with or without a fire.

So the fire you know is not thought to be part of the cause of these events.

It's a natural upwelling of cold, nutrient rich water that starts these blooms contributing factor, sure, but we don't know how and to what degree that's contributing.

**R1 Room 140 23:12**

Meeting.

**JW John Warner 23:17**

But we'll do our best to find out. So annual strandings of marine mammals will continue to increase our capacity to address that.

Needs to grow with it, which is really the main point of seeking.



**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

More diversified support we started.

We started this fiscal year with zero \$0.00 in the bank, and so you saw the numbers that we're dealing with.

It's it's when you've got a public safety, a public health and a welfare issue all at once, starting with zero is a really precarious place to be.

**R1 Room 140** 23:51

And then the motion says to find up to 700,000, then going forward, finding ways to sustain that is what's like a a good number, do you think?

Is it more than 700,000 you need from the county every year, or is it?

**JW John Warner** 24:09

Yeah. So we approached the the the county with \$700,000 in a request.

Our annual budget is this year with the emergency probably more like 3.5 million that's also operating without the maximum number of people to respond and treat the animals.

So I think we plan to grow that and have more appropriate staffing and facilities.

**R1 Room 140** 24:33

Is.

**JW John Warner** 24:33

The amount we're requesting from the county is really in line with the number of animal.

**R1 Room 140** 24:36

Is really.

**JW John Warner** 24:39

That are stranding and that we're having to rescue really associated with people, the harassment from individuals or interactions from a safety perspective with people and it's about a 20 or so percent of our annual budget that really provides the cushion for us to maintain a level of read.

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

**R1 Room 140** 24:46  
Pass.

**JW John Warner** 25:00  
That's appropriate for the need here in Los Angeles, we fully.  
Are under the expectation and desire to have the majority of our budget still be private philanthropy?  
And are investing heavily in growing that.  
It's just relying on private philanthropy alone is not going to cut it, and that's really the message.

**R1 Room 140** 25:17  
Point.  
Thank you.

**JW John Warner** 25:22  
Yeah. Thank you.

**R1 Room 140** 25:25  
Hi, John.  
It's jessalyn. I know. Supervisor Mitchell appreciates your work in partnership and all that she did in 2023.  
Can you speak to who else does this work on the coastline?

**JW John Warner** 25:38  
For Los Angeles County or just in California?

**R1 Room 140** 25:40  
Yeah, just for Los Angeles County.  
Does anybody do this?  
Sort of work else.

**JW John Warner** 25:44

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

Yes. So we are the only organization that rescues, rehabilitates releases, does public education, county wide year round.

We do have CWC, which is California Wildlife Center in Malibu. The majority of their work is terrestrial and and marine birds.

They do rescue the marine mammals in Malibu, which is fantastic.

We have an MOU with them because the terrain is so different.

**R1 Room 140 26:08**

Please.

**JW John Warner 26:09**

They have trucks and gear that really fits with that particular.

Coastline. The uniqueness of it we do everywhere else and they bring those animals to our hospital.

So it is a collaborative and this financial support would be shared with them as well.

Doing it in sort of a master contract, if you will.

**R1 Room 140 26:37**

See one online, Francisco.

**LF Lopez, Francisco 26:42**

Thank you again for the presentation and echoing Justin's remarks about Supervisor Mitchell's assistant and commitment to this issue. I have a question for the CEO acknowledging that the motion does ask for \$700,000 and five days report back.

**R1 Room 140 26:49**

2.

No.

**LF Lopez, Francisco 27:00**

Do you already have something in mind on where you could possibly locate these funds or where you would be pulling from? Can someone?

CEO.

Elaborate on that.

**R1 Room 140** 27:10

I believe, well, I don't.

We don't have to see that.

You just harbor CEO analysts with us today.

So I think I would have to probably get back to you on that one about the funding.

Yeah, I know. We I haven't had that discussion yet. And so I don't know what discussions have been had, but I'll definitely get back to you, Francisco.

**LF Lopez, Francisco** 27:32

Thank you.

**R1 Room 140** 27:38

No other questions.

We'll go ahead public comment on this issue, so if anyone in the public is on the phone or on teams speak, you go ahead and raise your hand or press 6 to speak and we'll give you speaker.

Not seeing any.

So then we go on to the final piece of the agenda.

We have a presentation from dual presentation or collaboration with regional planning public health we have.

We have Charlie Contreras and Elsa Rodriguez from public health and also Rodriguez from planning.

Hello everyone my name is Elsa Rodriguez.

I'm a principal planner with the Department of Regional Planning and I review industrial projects.

In the Metro Services section, which for us includes East LA, Willowbrook W Carson, W Rancho Dominguez, and Florence Firestone, to name a few.

With me today is the branch director of the Community Protection of of the Public health department, Charlene Contreras.

A little bit about.

Introduce myself. My name is Charlene Kutzerz and I am a branch director for the Department of Public Health. Within the Environmental Health division.

And I'm here collaborating with Elsa as our program. Our department's collaborate

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

routinely on sites within the recovery. The current planning division where I work is responsible for reviewing new residential, commercial, and industrial projects.

We apply the zoning code, which tells us how big a structure can be, where it can be. Located how tall it can be.

How much parking we need?

What tree planting and landscaping requirements apply? Our division processes both ministerial cases that do not require public hearing and discretionary cases that do require a public hearing.

Today's presentation is an overview of the green zones program and three case studies which highlight how green zones applies to them.

The three case studies are all in a different part of green zones applicability.

Today's presentation is not necessarily success stories.

Although I will discuss a few wins, today's presentation is about opportunities applicability and I have challenges.

OK. The Green Zones program was added to the zoning code to address incompatibilities between sensitive uses that include residences and schools, among other uses and industrial uses. On July 14th, 2022. And it's applicable to about 1700 parcels county wide.

Tune up was conducted just last year, which made the Green Zones overlay into a combined zone on these parcels, and I'll show what that looks like later in the presentation.

The green zone's program is unique because it created a schedule of compliance, which means that our applicants don't get to use that word we're grandfathering in. There is no grandfathering.

Our applicants instead are held to three, five or seven years to meet the green zones development or operational standards and everybody's on a different timeline, which adds another level of complexity of how to apply this program and implement it.

The green zone's program is unique because it created a list of explicitly prohibited uses.

So these are the new industrial uses that are flat out, just not allowed within 500 or 1000 feet from sensitive uses. Green zone's program created additional development standards that we just never had before, like how thick a fence or wall needs to be the he.

Of that fence or wall landscaping that are bigger.

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

Helpful signage to let us know who's in charge. The hours of operation, who to contact in case of an emergency.

And see trash enclosures which are captured in the building code for certain projects, but not all.

Now they're also in the zoning code, something as simple as a trash enclosure.

'cause. We don't wanna see your trash or recyclables paving and hours of operation.

Green zones is also unique because it requires a a clearance letter from federal, state or local agencies and a phase one analysis.

So a phase one is usually a first pass environmental analysis on a parcel.

I see phase one's most commonly when there is some sort of real straight.

Real estate transaction happening when a property is being sold is when I typically see these and the person buying usually conducts it.

As as a way to get an understanding of what what is on site if they already suspect has any hazardous or contaminants ever existed even historically.

So if a parcel is on the courtesy list or on any other hazardous lists or waste site, whether it's Cal, APA, site or others, we we we look into it more.

And lastly, Green Zone requires discretionary review, which is public hearings for many, many, many more land uses.

That previously didn't trigger a public hearing, so those lands uses are listed on the screen.

They're your recycling and solid waste type of uses your vehicle repair and outdoor sales or outdoor businesses drive through establishments and gas stations and CNG gas stations.

If I could summarize green zones in one slide, it would be this one.

Green zones requires physical improvements that enhance the aesthetic qualities of a neighborhood, whether it be upgraded walls or landscaping. Putting requiring our industrial uses to just build buildings so that we don't have to see bounds of of or piles of any waste or industrial.

Processes occurring outdoors.

And confusion that I've seen time and time again with applicants and the public is that they think green zone's program is a clean up program.

Are you guys gonna come and test my soil?

Are you guys going to put an an air quality monitoring system on these properties?

And the answer is no, we we are not doing that and that those those requirements

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

are not in our zoning code.

But it doesn't mean that we wouldn't consult with other agencies who could provide more input on that one of them being a qmd.

As mentioned earlier, GREENSLES requires many, many more standards that are related to fencing, landscaping and solid walls, and this applies to existing and new industrial uses.

It's all to minimize things like odor, noise, aesthetic reasons, vehicle circulation, and air quality on nearby sensitive uses.

Because even though we're not installing air quality monitors on individual parcels, adding a whole lot more trees to a community.

He has uh many more benefits which the green zones does presentation.

Min elpro this this is a lengthier slide so I might go through it a little faster. In the interest of time, I originally thought I would have a bit more time for this presentation, but moving along a ministerial projects are those that are allowed in the zone and.

Meet all the development standards, such as high parking and landscaping, without any need to deviate from the zoning code. While discretionary projects are allowed in the zone, but only with conditions, and sometimes they need to deviate from the code.

Discretionary projects have to come back to our department and reapply.

For their permit.

Well, I mean a serial project does not mean the serial projects are all exempt from the California Environmental Quality Act known as SQL.

Wild discretionary projects must fit a categorical exemption, which are classes of projects that have been determined not to have a significant impact on the environment. If a discretionary project cannot meet the criteria of these classes, the applicant must prepare an initial study. An initial study takes about 9:00.

To 18 months to complete.

The initial study is far more robust.

It analyzes greenhouse gas emissions, air quality, water quality and noise impacts, to name a few, depending on the outcome of that initial study, the applicant will have to mitigate these impacts during the life of their project. Both types of projects go through the county consultation process and they.

Obtain clearances from public works, health and fire agency may place conditions of

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

approval for a discretionary project, but for a ministerial project each agency. As a conceptual approval, a ministerial project will go through another round of clearances when the project is applied check during at the building and Safety division, the County Council, State, County consultation step is very useful because we have we give applicants feedback and request revisions before we grant. Then any approval and we have the the ability to invite any other agency to review. There it's county family or even state and we have the ability to pull in other reviewers.

The time like to approve or deny a ministerial project is typically 6 to 12 weeks, while discretionary projects range significantly. To get to a public hearing, it could take anywhere from six months to several years in the serial projects, do not provide any noticing to the neighbors and.

Cannot be appealed while discretionary projects are required to be noticed in the newspaper for 30 days and notices are sent out to all property owners within the 500 foot radius or 1000 foot radius.

A public hearing notice poster.

Is also advertised on site 30 days before that public hearing is conducted.

However, all projects are made available to the public via constant contact or and anyone can search our website to find what projects are in the pipeline for a certain community.

Discretionary projects can be appealed to the Regional Planning Commission and the Board of Supervisors, while ministerial projects cannot be appealed.

And lastly, discretionary projects all have a set of project specific conditions to satisfy. And like I said earlier, all conditional use permits expire.

They're typically on 1015 or even 20 year grant terms, but less so.

Earlier I mentioned that green zones applies to about 1700 parcels county wide on the screen is a table detailing the breakdown for supervisor of district. About 63% of them are in the second supervisorial district.

Sorry to mention being from the Department of Public Health and working with Regional Planning on on the green zones, what we really, what we really like to focus on in this Green Zone is the 1700 properties, right.

And so these are the properties that are within 500 feet from industrial use.

So it's not the landscape of the entire county, but it's really laser focused on those residents that are fence line.



**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

And so it's a great approach to really look at those that need help right now.

So, so the green zones program is fantastic in that way and the Department of Public Health, we do have our Office of environmental justice and climate health that do weigh in on these projects.

So as you know, these cu, PS come through or even a ministerial projects come through our department, we review them, we look at the impacts and we make suggestions and recommendations to both the developer and regional planning on how their development can be better.

How it could be health, more health protective and we actually can provide some of the health information, some environmental conditions, some of the data that is necessary to inform the decision making.

It's just an example of broadly how we work together.

Charlene.

Earlier I mentioned that the green zones had an update just last year and this technical update did not create any new requirements.

It didn't change the way we apply green zones.

The what the tune up did do for us is add a hyphen GZ to a zone so that the zoning now looks like this.

On the screen is an example of our public facing GIS program which is available to everyone and you see these green blobs that apply to certain communities.

When you click on that parcel now you see a hyphen, so you're not only light industrial, now you're M1, dash, GZ, like industrial Green Zone.

So you're it's it's crystal clear that your parcel falls within the program.

The images on the screen are a reminder of why green zones program.

Why the green zone's program is necessary?

Many of our residents live next door to Industrial uses that are conducted entirely outdoors, without any enclosures or separated by a chain link fence.

The zoning patterns that allowed this to occur.

Are what was previously considered workforce housing near major transit corridors such as the Alameda corridor, that still connects to the port of LA?

However, zoning like this would not.

Not be allowed today.

Before we move on to our K cities, I want to say that this presentation, like I mentioned earlier, is not necessarily focused on successes because most of our

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

applicants fall into four categories that do not that are not ready for a green build success story, but I'm sure.

We'll have them in the future.

The first reason why we're not quite there yet current our applicants are operating under a current cup and green zones will apply to them when the cup grant term ends.

Second reason, our applicants have an application in the pipeline that was submitted before green zones. Therefore it does not yet apply to them.

Bring results, however, will apply to them in the next round when they come in for their cup then. But it doesn't mean that we wouldn't make green zone's recommendations. Now we push for them.

We strongly make many recommendations for their consideration, and I even say, you know, when I get to the the public hearing, the Regional Planning Commission's gonna ask me what green zones standards are they satisfying voluntarily now versus what Green Zone standards will be satisfied in the in?

The future down the road.

So that first question I think really gets our applicants in the pipeline thinking.

The third reason why I don't have a whole lot of success stories to share is that currently our applicants that were that have that were legally establishment are falling within a schedule of compliance and depending on who you are and what you need to do to the proper.

You have three, five or seven years to get there, so.

Became effective in 2022 and one of the case studies we'll we'll share how that particular particular warehouse was legally established and will require a cup in five years.

Years from when the ordinance became effective or in 2027.

And the last category of applicants is just applicants that have no approvals.

They were never legally established and green zones applies to them now.

So first up.

This is Angel and sons pallet yard in Willowbrook, probably the largest pallet yards I've ever worked with.

It's over an acre.

The zoning here is M1 GZ.

They have zero previous approvals, although they've made one previous attempt

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

many years ago to come in and establish the use it did not get approved.

They were unable to move forward.

We now require a minor conditional use permit for this applicant, which requires a public hearing.

The the pallet yard is located across the street from residential uses and across a 12 foot alley from from residence.

So the top picture shows what those pallets look like.

The kind of fencing that exists there now and the a very narrow alley that adjoins residential uses this. The bottom picture shows some of the the the shading of R1 versus M1 GZ.

You could see the different shading.

You could see the the the stretch or length of that parcel, which is really big, adjoining or adjacent to excuse me.

Residential uses.

They have a few existing driveways, so they already have their own circulation pattern going.

They do most, but not all, of their loading in their private property.

Some of it, you know, does spill over to the right of way.

Sometimes they use their flatbed trucks, and at this point I think they have multiple pallet yards operating out of the same large parcel. And as you probably could imagine, the owner is just an absentee owner.

Currently, our enforcement staff is pursuing our our process and they're at the non compliance fee.

Stage. So they're gonna get fined or the owner will be fined, and hopefully that'll get them to come in and talk to me and communicate better with our department and actually submit a an application.

Try and legalize and establish their use.

So what does Green Zone require them to do?

Green Zone requires that they build an enclosure, so I I literally give this image to our applicants as an example of even of what the most common prefab buildings I see.

That could in fact work here for them.

Greens also requires them to provide an indoor air quality.

System and that is a filtration system.

I think Charlene could speak to a bit more, but they have workers on site currently.

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

Those workers are operating outdoors.

They're assembling pallets with hand tools.

There's porta potties.

There's maybe one trailer office, but most the most of the use is outdoors.

Grain zones will also require that landscaping.

Being 3 foot buffer along the boundaries on the along the streets, not the alley. It will require tree planting, lighting and once they build the building they have to build a bathroom and the hours of operation are are limited to 8 from 8:00 AM to 6:00 PM we.

Will also require signage which we refer to as a perimeter identification sign, which lets us know who's in charge and the hours of operation who's the emergency contact and that sort of thing.

Lee.

Sure. And one of the main reasons why public health is looking at these projects as well is we're looking at the health not only of the resident living across the alleyway of people passing by, but the workers as well.

So when the requirement is for an enclosure at Appellate yard, the the hazard is the dust the the dust from the pallets.

And so when you put an enclosure in here, now you've protected the outside community, but you actually exacerbated the risk of the insight.

Because they are now breathing.

And so the the ventilation, the air filtration system needs to be.

Very, very, very, very sturdy and strong. And removing those large particles out of the air so that now the workers are not injured or, you know, left with any cardiovascular.

Issues and so from a public health perspective, we're able to look at all of the different aspects and build upon certain conditions that need to be there with recommendations or in this case, requirements that are there and we're able to explain to the applicants who call and and.

Have technical questions on how strong of a MERV system the air filtration needs?

We do have those experts inside of public health that can have that conversation with either developers or land owners.

Or property operators to discuss. You know, the nuts and bolts of what goes in.

Complying with the law.

Like time.

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

Because 12-20 and Oh yeah, we were moving.

OK.

Potential of what it could be if our applicants satisfied those solid walls and landscaping requirements on the screen.

Potential what that could look like along our alleys?

And the second key state I wanted to get to was warehouses.

So this is an applicant who legally established their use.

And now they have to get acupunct.

Ure, I'm not.

That's not my screen.

I think that's your screen.

Sorry about that.

The majority of of. So it's of these warehouses actually do satisfy landscaping and fencing requirements.

This one has a 50 foot buffer already built into it from the residences and you can see when this and these are a few other development standards that will apply.

The more difficult standard for our warehouses to be.

Will be the zero or near 0 emission trucks and those two warehouses that you'll see on are are fully built and they are vacant and have been vacant for years.

We've gotten a few inquiries about what the cup process will look like, but I I think for the most part the the cases I'm reviewing are pre applications just to get information on green zones, so I'm not getting a a slew of applications.

If anything, it's been a very slow trickle because everybody nobody wants to be the first.

Everybody's waiting to see how Greenland will apply to warehouses, and they're having a tough time with learning about 0 emission trucks, affording them and finding the fleets finding the tenants with the right fleet OK quickly. And the last case study here is an auto Body Shop in.

Stella, this applicant is applicant that where green zones applies to them. Now there was a previously established use on here, but it was not for an auto Body Shop and the take away here is that the green zones standard for auto body shops is do everything in Nic.

Structure which they're doing, however, through the conditional use.

Project or Ave. we can look at other things we've learned from the applicant's

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

outreach that it's not a great location.

The community it really does not want to see these types of uses this close.

There's a 20 foot alley here, and I'll turn it over to Charlie to discuss those.

The air scrubber potential? Sure. And so some of the mitigations that we've asked for here are noise mitigation because they don't, their building is not a true building. It's sheet metal and so the noise from auto body repair goes on into this home right here.

The other thing we're looking at is installing internal error scrubbers as well for with a spray booth and again looking at the employees as well as those on the outside. We just showed you a picture of.

Some of the.

Or one of the tools that we use to measure sound.

I know people are interested in what that looks.

Another suggestion we made, this'll be the last slide is the the applicant is actually open to installing 2 new driveways.

So were these red rectangles are located the applicant can then avoid using that alley altogether for access and instead kind of create a merry go round around their building where they can access here and exit here to avoid impacts along the alley. They're amenable to a solid wall, and they're really open to, I think, satisfying what we ask them to do.

But ultimately, if we deem that the findings which are on the screen can still not be satisfied, this project can still be denied because it's not the right location and often times they're just. It's not gonna be OK.

Accomplishments and opportunities.

We have about 15 projects in the pipeline.

One of them is going to hearing next week.

One of them was actually already approved last year and I look forward to working with our county family to come up with grants or low interest loans to help some of these applicants who who are the smaller mom and pop applicants.

I also feel like I need a lot more educational materials.

Like what?

How to measure decibels? What is decibels noise?

And also just.

Some outreach.

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

Just education.

We have some touch points when they come in for a business license. They hear all about green zones when they come in for a zoning verification letter to get a loan from their bank, they they need something from me and they hear all about green zones then. But.

There is opportunities there for for more outreach.

That's it for me.

As if you have any.

Thank you.

Thank you for the presentation.

I know this is a very important program for Specialty SD1.

It's an area that has a lot of, you know, again the conflicts with residents and industrial uses. And so we're really glad that the program is in place.

What would you say are some of the learning? You know, things that you've had since you've established?

And implementing we need a more education on on things like I mentioned noise.

Like when when I give him a letter, you have to comply with these noise decibels.

What? What does that?

What does 72 decibels mean?

I also think we need more education from the air quality at South Coast Aqmd. They have warehouse programs but they don't have a a method to tell them they don't have a formal mechanism to work with the warehouse applicants early on. Anytime I'm in, in touch with the.

Warehouse I send them or I connect them to aqmd, certainly.

I think more education and more funding funding mechanisms.

Are desperately needed because I just feel like on Alameda corridor. I need one project to point to just one.

One project on Meta that could be a demonstration project like we've done in other parts of the county with like facade improvements.

I think we need a facade improvement program for in the industrial community.

In regards to, I know that you have also a committee, right? The task force, so that's great.

I mean because it has different members from different agencies, right?

Has that been able to help?

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

You know, it does tackle the the industrial use task force that got a loop is alluding to.

We need one Wednesday a month.

SD2 joins us every month. SD1 Akhi also joins us and I'm on a first name basis with a lot of AQ and B staff now, and I never had that before.

I'm on a first name basis with business license staff, Charlene's group, and it's been really helpful to share our case studies.

To answer your question, can you share that information around so we can join that as well please?

S.

Yeah.

Me today actually I want 3130 is our meeting today and we we usually invite the the board offices when there's an agenda item that pertains to that district.

But yeah, if you would have certainly join us, yeah, that'd be great.

Umm.

For for sharing, this is also very important.

Ordinance for the 2nd district and I.

Curious about thoughts on opportunities to intersect with other departments, because for example, I mean you mentioned Alameda, which is Florence Firestone and one example of a site there that went through their cup process.

They couldn't effectuate their improvements because of the.

RV encampments that were around the property, so that needed to be in collaboration and we were kind of at risk as a county of.

Different kind of challenge because it was our responsibility on the public right away and they couldn't do their their work.

So I am curious about.

Further intersections to actually implement and ensure you know whether it's with new homelessness department that is established around these pieces. Again because.

Property owner and business wants to be in compliance, but there is that challenge for them to actually do the work.

Kind of coordination and collaboration and true partnership.

The new homelessness department, potentially DEO because of the resources in addition to.



**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

The enforcement agencies like Aqmd.

No, go ahead. You got it. No, go ahead.

You can the way our conditions are written now.

So we built in a condition that says you have to be in the queue at building and safety to get this work done.

Like actually build your buildings, install your landscaping and irrigation system, which is very expensive or very a very daunting task, but.

In the recent cups I've approved in Florence, Firestar along Alameda, we have worked with the with the CEOs office, HI, initiative.

We're in direct contact with.

Her name? Rowena.

Rowena she's my contact.

And when I am approving something along the corridor and I do my own site visit and I see the slew of Rv's.

Blocking the the sidewalk, I see the challenges and I connect with her immediately.

I let her know when we're going to hearing, and she usually is pretty good about telling me the schedule of one outreach is gonna be conducted on site.

I know there's different teams hopping St.

John's I know there's different teams within the SPA.

But Rowena has been my my contact, and I I defer to her timelines and I'm able to share that with my applicants, like, hey, it's not happening next week, but you are on schedule for the next three months and we should have a better timeline then, but the.

Good thing about getting in the queue with building in safety is that you know, sometimes it takes us about eight months or so before building permit will be fully issued.

So there's there's time built in.

Definitely appreciate the communication, but I know from our office we would like to see stronger actual like coordination and collaboration because the whole point is actually getting implementation and if somebody else is.

The the work is within somebody else.

Apartment.

So in this case, the new homelessness department.

Want proactive like coordination, because green zone's about improving the health

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

and environment for community residents, and the longer that it can use the deeper the health impacts and communities have been waiting for decades to make that happen.

I know it's not only on you all, but I would appreciate from all the different departments, including you all to be able to voice that with other departments of a true.

Presentation channel, strategic coordination to be able to actually see the difference for community residents.

Yeah. And I would just add to that. For example, maybe the new homelessness department becomes part of the Industrial use Task force, right?

I don't know if DEO is already participating Elsa, but that's another opportunity.

So I think it's great that we have that structure in place and that's probably the best pathway to strengthen it along the lines that you're suggesting.

Great.

We're getting close overtime, but Ali Online has had her in there for awhile so.

**LA Lessor, Aly** 58:58  
Hi there.

**R1 Room 140** 59:05  
I didn't use the handbag stuff.

**LA Lessor, Aly** 59:06  
For the sea lion motion, and I just wanted to say that I would recommend supporting this motion and the work needed to protect the sea lions and the people. You know that live in the cities that this effects as well during these toxic algae blooms.

**R1 Room 140** 59:07  
Elian.  
Man.

**LA Lessor, Aly** 59:26  
And you know, I know it takes a lot of money to feed them and to medicate them and to make the beaches safer.

**This document was generated by AI and is not an official meeting record.  
It may contain errors.**

**R1 Room 140** 59:28

I know it takes.

**LA Lessor, Aly** 59:33

Everyone, which is one of the main reasons.

People visit our state and you know, I would just love to see these animals get the help they need and and thank you so much to this organization that helps them.

**R1 Room 140** 59:42

It was.

No further questions from the group or sorry, we just got to.

We got one more.

Oh no. The same same hand.

Sorry. So we'll go ahead and move public comment real quick if anyone is on teams or on the phone, you could unmute yourself or press 6 and we'll give you 2 minutes to speak.

Thank you.

So that will continue our meeting.

Thank you, Abel, for joining our next meeting will be held next Wednesday, April 9th at 11:30 AM. Thank you.

Hey Cortana, how can I join?

□ **Anna Hom-Wong** stopped transcription