



# Industrial Use Task Force (IUTF) + Green Zones (GZ) Program

## Community Services Cluster Meeting

June 21, 2023

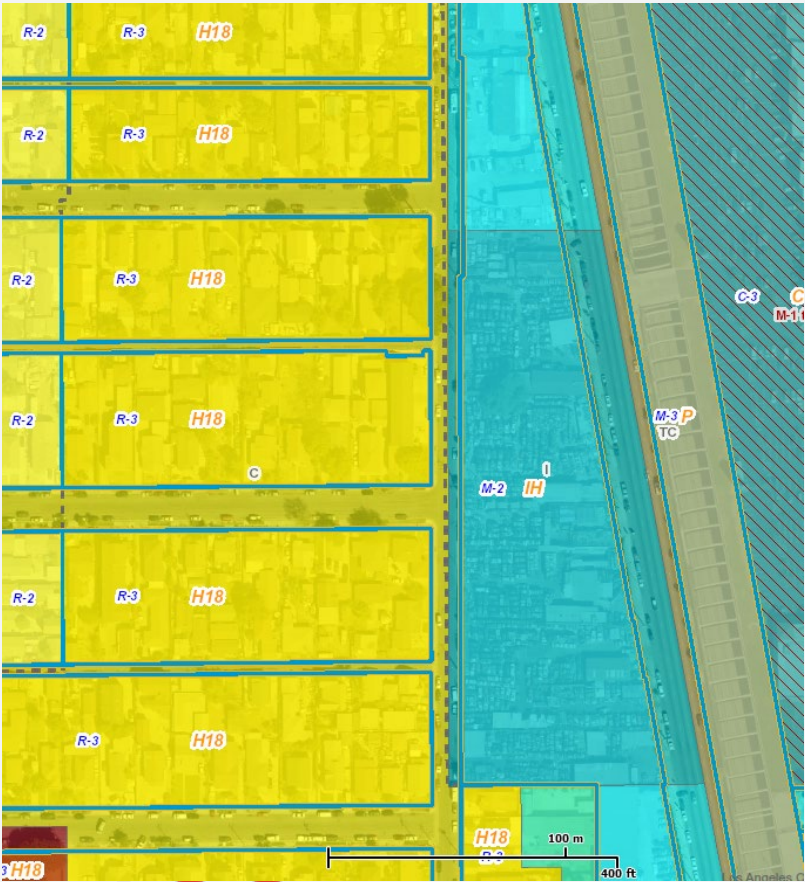
# Agenda

## IUTF + GZ Presentation

- IUTF Pilot Program
- Green Zones Program
- Case Studies

## Q & A

# Industrial Use Task Force (IUTF) Pilot Program



# Challenges that Led to the IUTF Pilot Program

- Unpermitted businesses would continue operating without prioritizing their land use application(s)
- Unmotivated operators and/or property owners
- Unregulated activity led to capacity issues on lots
- Presence of multiple businesses (sub-leases) on the same lot
- Limitations with traditional zoning enforcement process



# Major Highlights of IUTF Pilot Program

- Pilot Program Consisted of 31 cases
  - 10 received CUP approval
  - 6 received CUP denial
  - 3 had their CUP revoked
  - 9 have pending applications
  - 2 withdrew their applications
  - 1 requires an updated application
- Implemented Title 1 fees as part of our enforcement process



# IUTF Lessons Learned

- Joint Inspections are fundamental for effective regulation of industrial businesses
- Inter-agency collaboration is effective to address nuisances caused by unpermitted industrial uses
- It can be beneficial to establish an enforcement process with different approaches
- Consistent follow-through is needed to ensure parcels do not remove one nuisance and create another

# Transition from Pilot Program to GZ Implementation

- IUTF Pilot Program 2017-2022
- Green Zones (GZ) Program became effective July 2022
- IUTF is the GZ Implementation Team
- Focus is to tackle similar industrial and residential incompatibilities in other communities





# Need for Green Zones





# Green Zones Origin Story

- Initiated by the Board of Supervisors (BOS) in Dec. 2015
- Addresses environmental justice and equity concerns in unincorporated communities.
- Incorporate state legislation related to industrial uses
- Work with community-based organizations



# Green Zone Districts

## 1<sup>st</sup> District

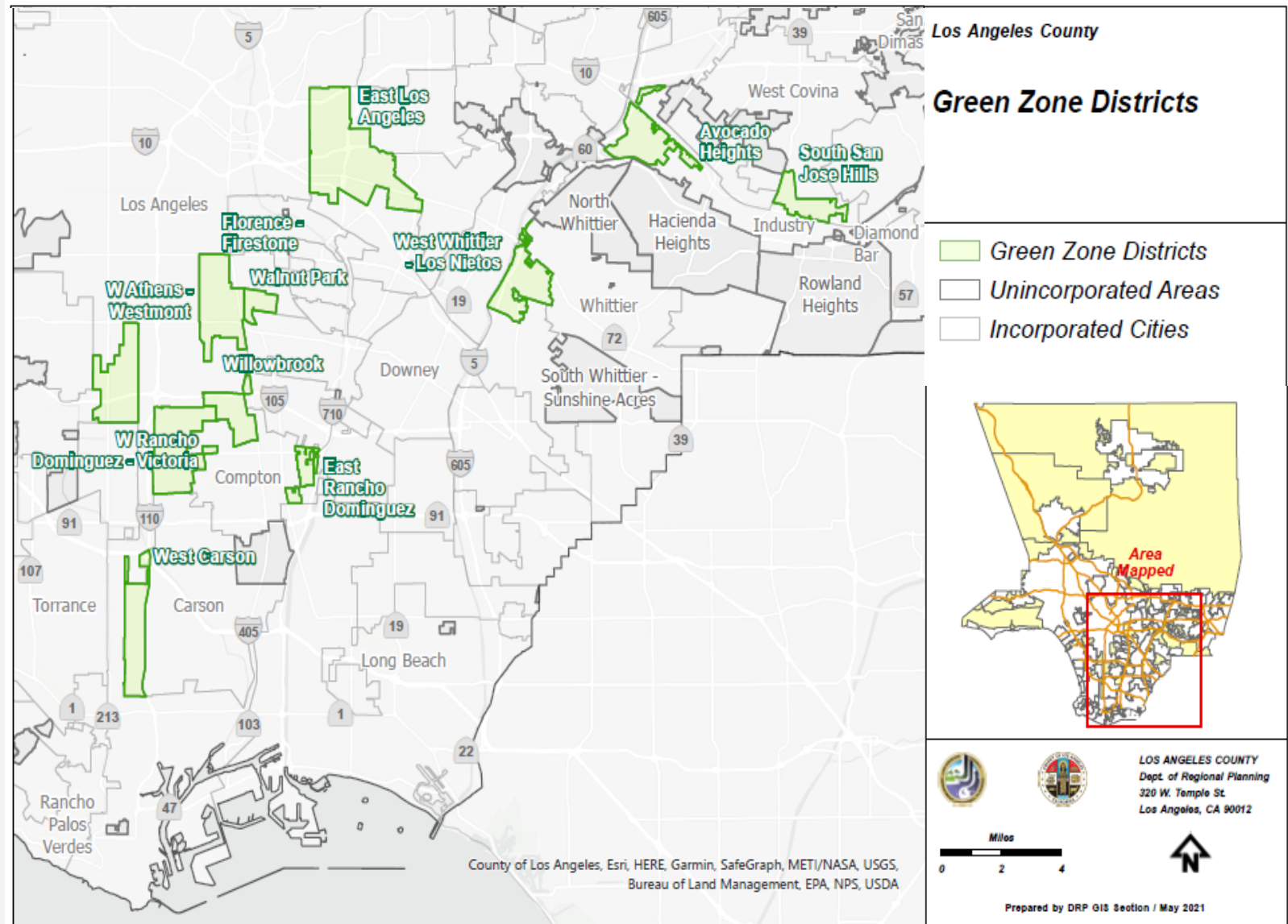
Avocado Heights  
East Los Angeles  
South San Jose Hills

## 2<sup>nd</sup> District

East Rancho Dominguez  
Florence-Firestone  
West Athens-Westmont  
West Carson  
West Rancho Dominguez-  
Victoria  
Willowbrook

## 4<sup>th</sup> District

Walnut Park  
West Whittier-Los Nietos





# Countywide and Localized Policies

## Countywide

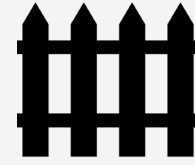
- New definitions (Title 22)
- Storage enclosure requirements (22.132)
- Sensitive Uses (22.134)
- Pallet yards (22.140.700)
- Recycling uses (22.140.710-750)

## Localized: Green Zone Districts

- Development Standards, Schedule of Compliance and Prohibit some uses



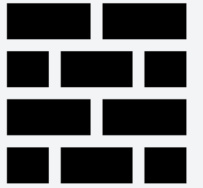
# Development Standards



Fencing



Landscape  
Buffer



Solid Wall  
Screen

- New Permitting Requirements (Conditional Use Permits – CUPs) and Development Standards in Green Zone Districts (22.84)
- Applies to existing and new industrial uses located within 500 feet of a sensitive use on an unincorporated parcel, or a residential use on incorporated parcel to minimize adverse effects related to:
  - odor
  - noise
  - aesthetic
  - soil contamination
  - vehicle circulation and
  - air quality on nearby sensitive uses





# Development and Performance Standards



# Schedule for Compliance

**TABLE 22.84.040-A: Schedule for Compliance for Existing, Legally-Established Uses Up to 500 Feet from a Sensitive Use<sup>1</sup>**

Permit Required	3 Years	5 Years	7 Years
SPR for uses up to 100 feet from a Sensitive Use	Installation of any one or both of the following combined and no other improvements: signage, landscaping	Installation of walls, surfacing, or specific standards for warehouses, along with or without any other improvements combined, if new building enclosure is not required	Installation of building enclosure and any other improvements for SPR
SPR for uses between 101 – 500 feet from a Sensitive Use	N/A	Installation of any one or all improvements, including specific standards for warehouses, if new building enclosure is not required	Installation of building enclosure and any other improvements for SPR
CUP or MCUP for uses up to 100 feet from a Sensitive Use	N/A	CUP or MCUP attainment and installation of any one or all improvements, if new building enclosure is not required; specific standards for warehouses.	Installation of building enclosure and any other improvements for CUPs or MCUPs
CUP or MCUP for uses between 101 – 500 feet from a Sensitive Use	N/A	N/A	CUP or MCUP attainment and installation of all improvements

1. Section 24.84.030.E (Performance Standards for all Uses), shall apply to existing, legally-established uses at the time of the compliance schedule deadline for the established use.



# Case Study: Warehouses

- **Project:** Two separate warehouses (1 per parcel); both over 100,000 sq. ft. in M-1-IP Zone in West Rancho Dominguez- Victoria
- **Location:** By intersection of Rosecrans Ave/ Main St; adjacent to existing residential uses R-1 Zones
- **Prior Approval Required:** Ministerial Site Plan Review because warehouse use was allowed by-right prior to GZ
- **GZ Requirement:** Both warehouses are larger than 100,000 SF in gross floor area and within 100 feet of a sensitive use and would require a **CUP**

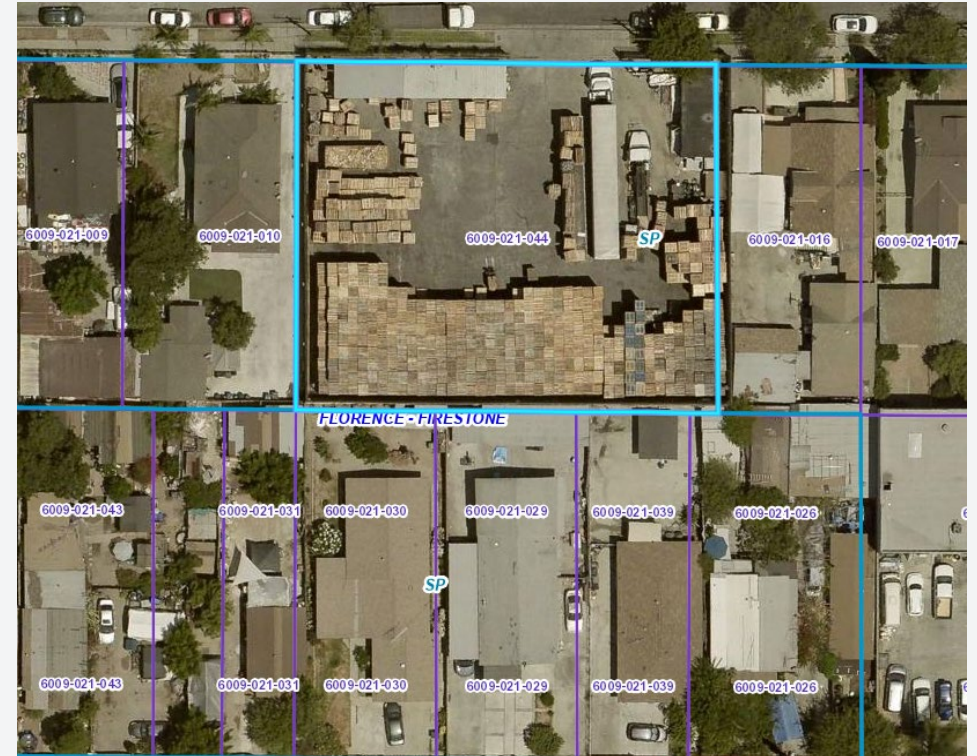




# Case Study : New Pallet Yard

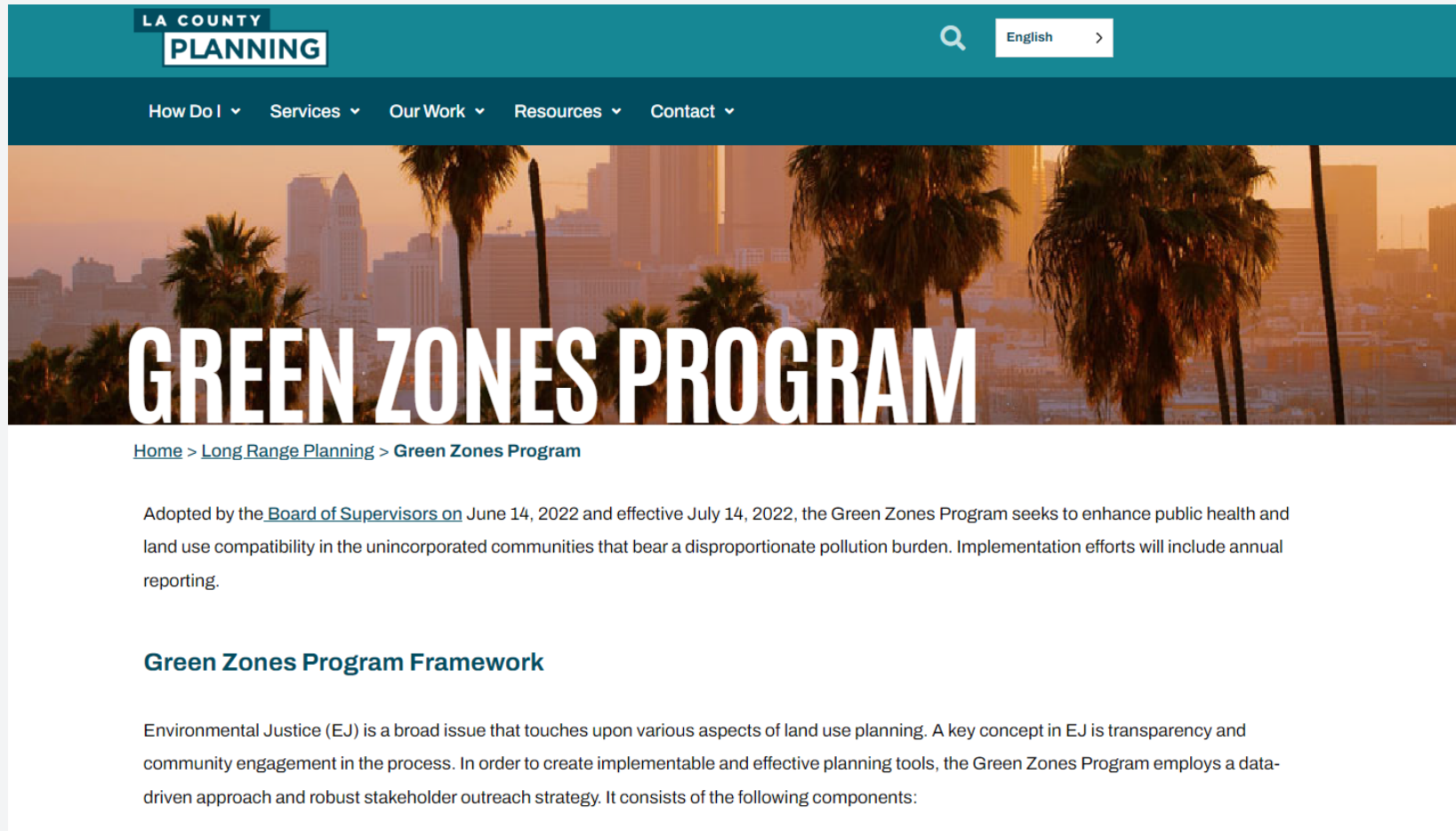
- **Proposal.** A new pallet yard in the M-1 Zone
- **Location.** Adjoining residential uses R-4 Zone
- **Permit Required.** Minor Conditional Use

Permit (MCUP)





# New Green Zones Website



GreenZones@planning.lacounty.gov

**Any Questions?**