

Green Zones Program

Cluster Meeting April 2, 2025
Case Studies & Updates

Charlene Contreras, Branch Director Community Protection, Public Health
Elsa M. Rodriguez, Principal Planner, LA County Planning

GREEN ZONES PROGRAM

- Effective July 14, 2022, **applicable to 1,758 parcels**
- Tune-Up Effective June 20, 2024, added a **combined zone hyphen M-1-GZ to parcels**
- GZ created a schedule of compliance for some industrial uses located within 500 feet from a sensitive use - **“no grandfathering”**
- GZ **explicitly prohibits some new industrial uses** from locating within 500 or 1,000 feet from a sensitive use.
- GZ created development and operational standards - **fence/wall thickness and height, landscaping, signage, trash enclosures, paving, and hours of operation.**
- GZ requires a **clearance letter** from federal, state, or local agency and **Phase I analysis** to develop on Hazardous sites, Cortese list sites or Cal EPA sites.
- GZ Requires a Discretionary review for many more land uses related to:
 - **Recycling and solid waste**
 - **Vehicle repair and outdoor part sales**
 - **Drive-through establishments**
 - **Gas stations & CNG stations**

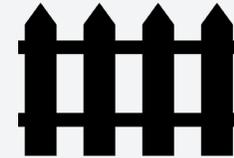
GREEN ZONES PROGRAM

- GZ requires physical improvements such as solid walls, landscaping, tree planting, paving and new signage.



DEVELOPMENT STANDARDS

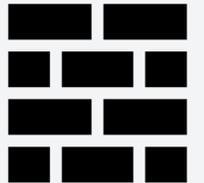
- New Permitting Requirements (Conditional Use Permits – CUPs) and **Development Standards** in Green Zone Districts (22.84)
- Applies to existing and new industrial uses located within 500 feet of a sensitive use on an unincorporated parcel, or a residential use on incorporated parcel to minimize adverse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



Fencing



Landscape
Buffer



Solid Wall
Screen



LAND USE ENTITLEMENT TYPE

	Ministerial	Discretionary
Pre-application Counseling	Recommended	Recommended
CEQA	Statutorily exempt	Satisfy a categorical exemption <u>or</u> conduct an initial study
County Consultation	Required	Required
Timeline	6 - 12 weeks	6 months - 2 years
Noticing	No	500-foot to 1,000-foot radius
Public Hearing	No	Required
Appeal	Not Possible	Possible
Conditions	No	Required
Expiration	2 years	10, 15 or 20 years



NUMBER OF PARCELS SUBJECT TO GREEN ZONES

Supervisory District	Number of Parcels
1	611
2	1,099
4	48
TOTAL	1,758

GREEN ZONES TECHNICAL UPDATE

The Technical Update DOES...

- Clarify language between the Green Zone Ordinance and other County zoning code
- Correct internal errors and inconsistencies for ease of implementation
- Improve the identification of Green Zone parcels using a Green Zone (-GZ) Combining Zone

The Technical Update DOES NOT...

- Make new regulations
- Change how the Green Zones Program is implemented
- Apply the Green Zones Program to any other properties
- Change the base zoning of any industrial uses
- Remove any Green Zones regulations, development standards or schedule for compliance



GIS

Example Zoning:
M-1-GZ

“Light Industrial
Green Zone”



SHAPING TOMORROW

CASE STUDY: PALLET YARDS

Angel and Son Pallets, Willowbrook

- **Size.** 1.36 acres
- **Zone.** M-1-GZ
- **Previous approvals.** None
- **Required Entitlement.** Minor Conditional Use Permit
- **Location.** Adjacent to residential and industrial uses

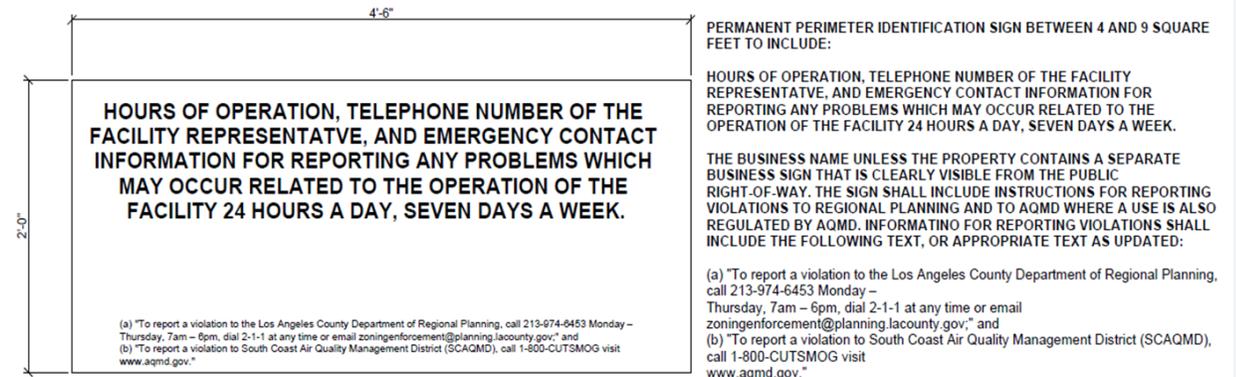
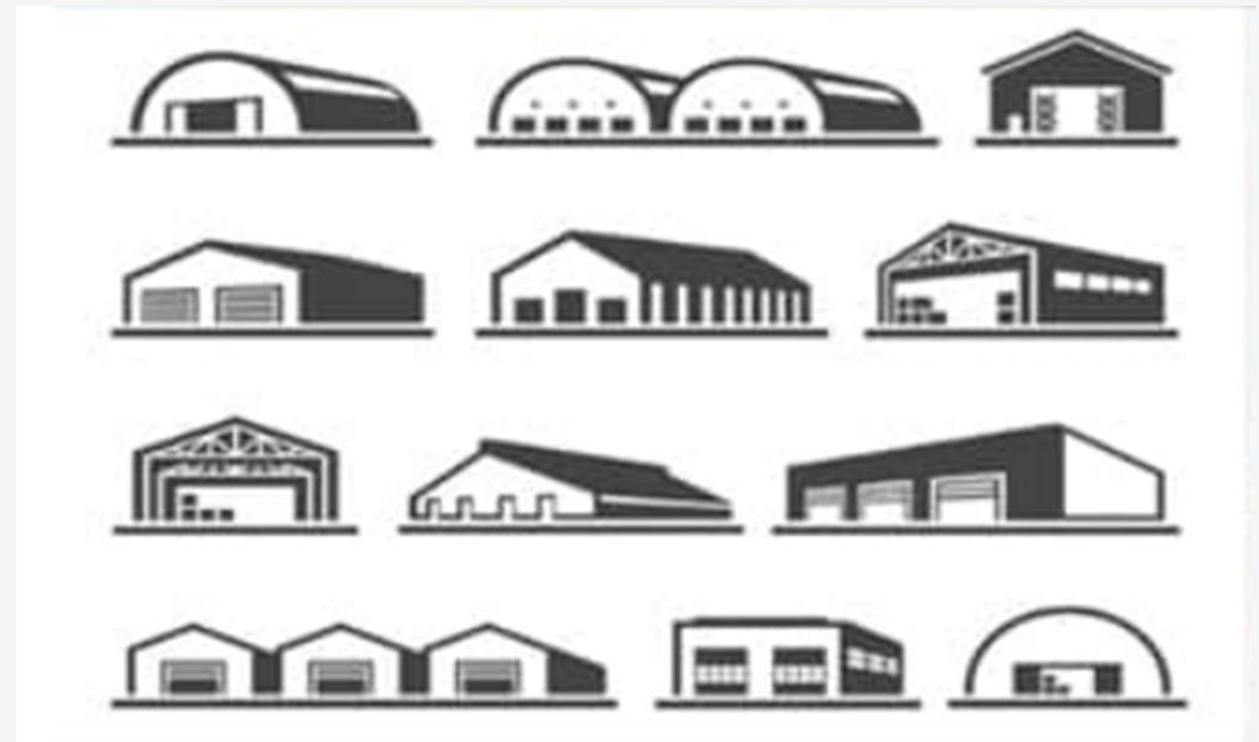


CASE STUDY: PALLET YARDS



CASE STUDY: PALLET YARDS

- **Building.** Enclosure is required
- **Air Filtration System.** Indoor Air Quality
- **Vehicle Circulation.** Drop off & Loading areas onsite, furthest from sensitive uses.
- **Signage.** “No Idling” & Perimeter.
- **Landscaping.** Three-foot buffer.
- **Tree Planting.** One 15-gallon / 100 sq. ft.
- **Lighting.** Shielded and directed inward, away from residences
- **Maintenance.** Sanitary conditions with one source of running water onsite.
- **Hours of Operation.** 8:00 a.m. – 6:00 p.m. Monday- Saturday, closed on Sundays and Holidays.



3 PERMANENT PERIMETER IDENTIFICATION SIGN

Case Studies: Pallet Yards



VIEW FROM ALLEY



CASE STUDY: WAREHOUSES

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

Ministerial Bridgepoint, West Rancho Dominguez





CASE STUDY: WAREHOUSES

- **Development Standards**

- **Signage.** “No Idling” & Perimeter Identification Signage
- **Fuels.** Utilize electric or alternatively fueled sweepers, forklifts and landscaping equipment
- **Energy Star.** Heating, cooling, and lighting devices, and appliances.
- **Zero or Near Zero Emission Trucks.** Comply with AQMD Rule 2305 or current standard.

- **Performance Standards**

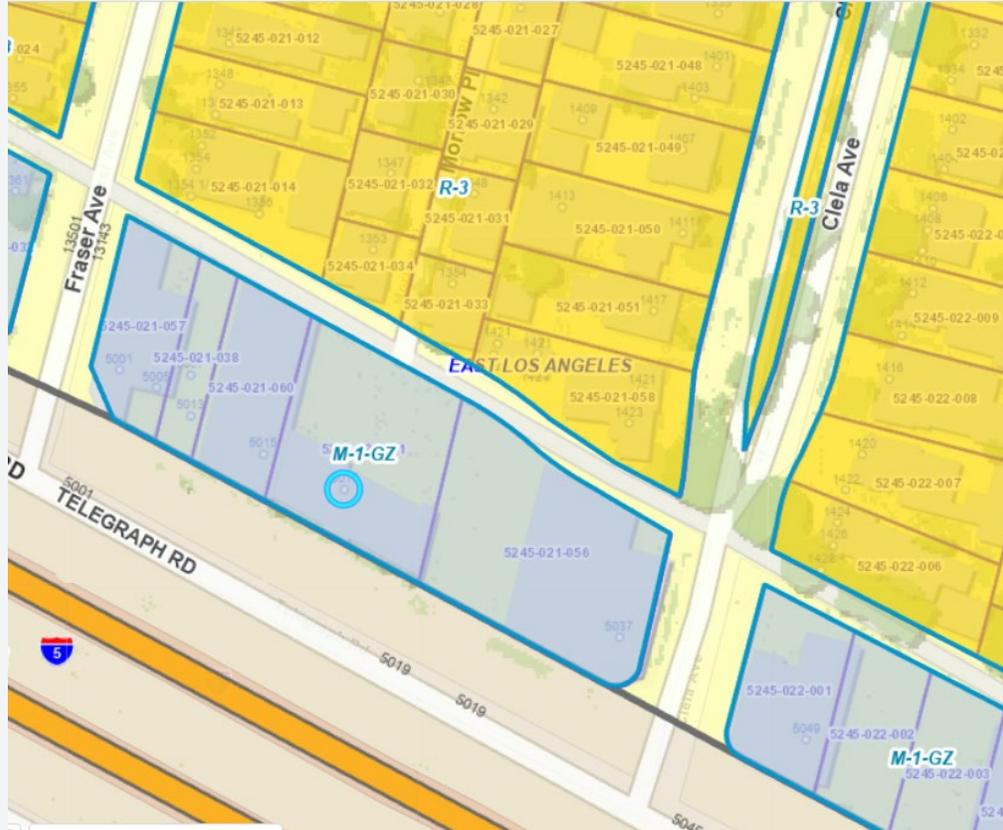
- **Hours of Operation.** 8:00 a.m. - 6:00 p.m. except for trucks loading/unloading directly into a warehouse
- **Storage of Waste.** Located on paved impermeable surfaces in trash enclosures or enclosed building
- **Site Maintenance.** Free of garbage, trash, debris, or junk and salvage

CASE STUDY: WAREHOUSES



CASE STUDY: AUTO BODY SHOP

West Coast Certified Auto Body, East LA



CASE STUDY: AUTO BODY SHOP

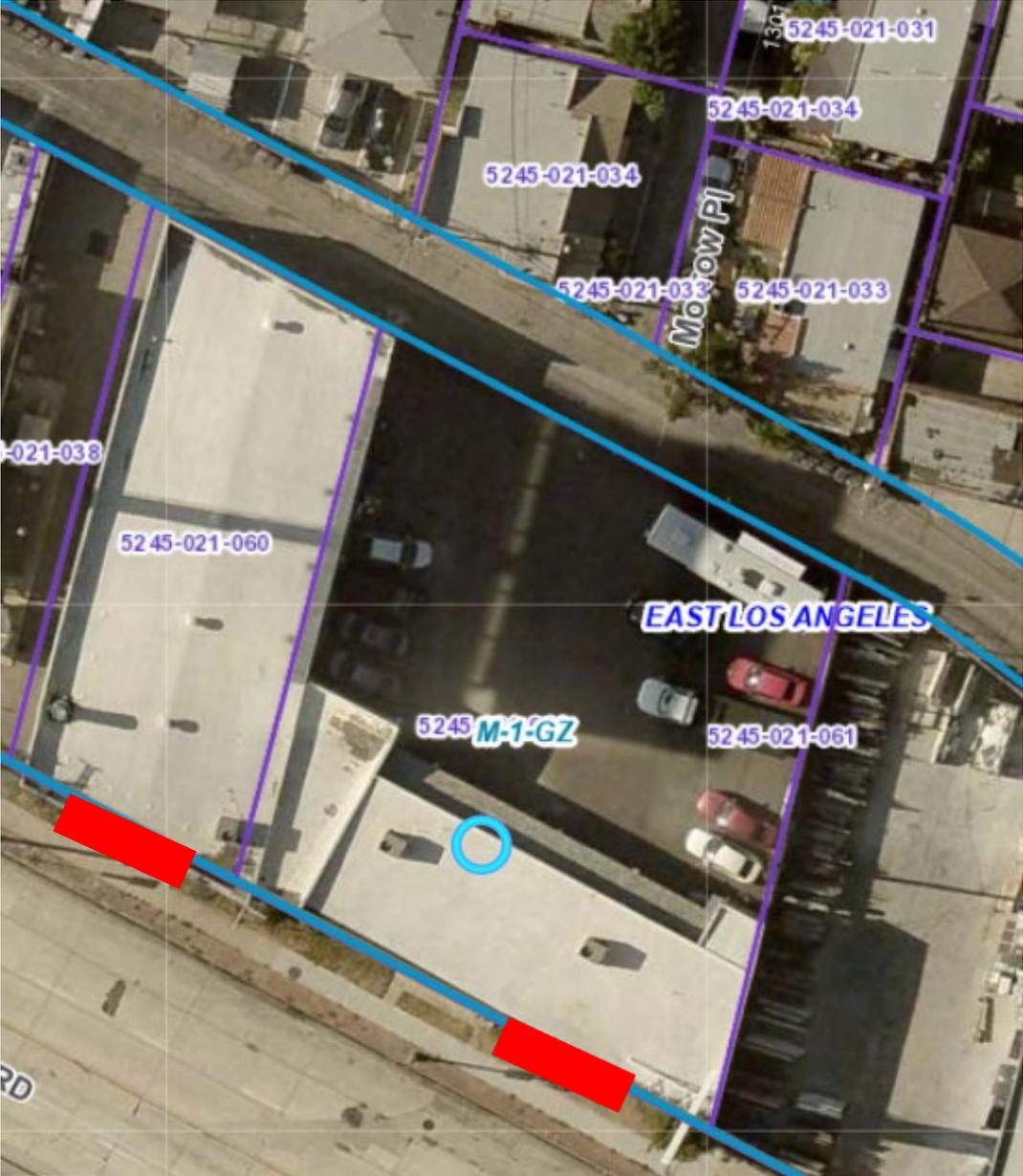
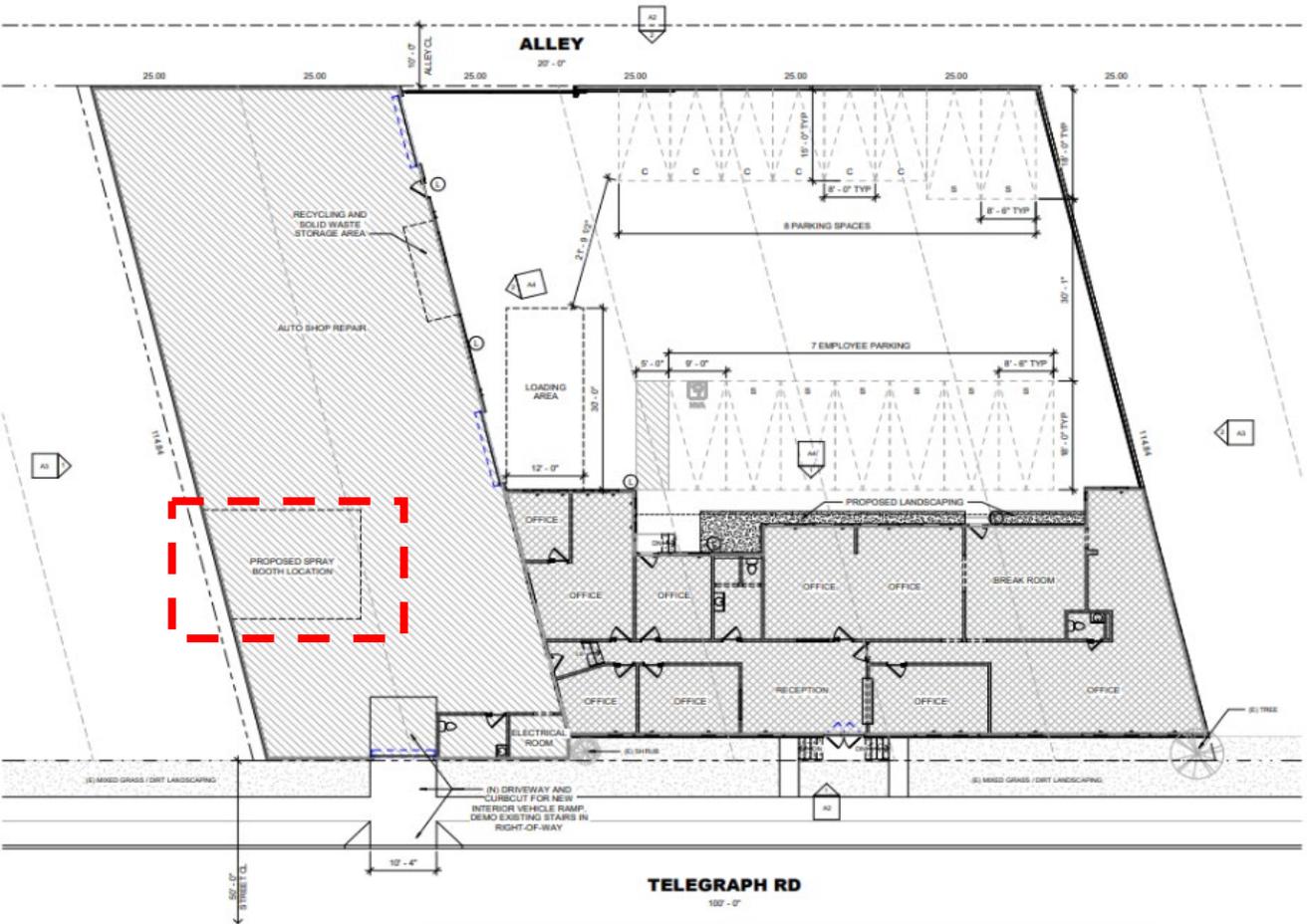
- Noise Mitigation (sound walls)
- Interior Air Scrubbers
- No alley access, new curb cut on Telegraph
- CMU walls along alley



Public Health: Tool to measure noise



CASE STUDY: AUTO BODY SHOP



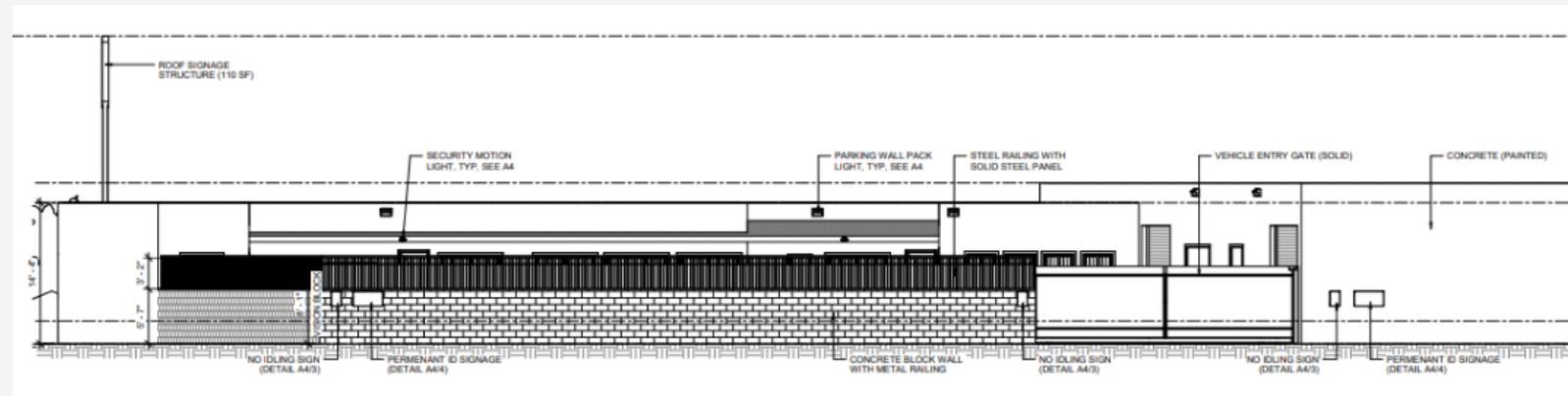
CASE STUDY: AUTO BODY SHOP

GZ Findings to Satisfy:

The proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property;

The proposed use and development of land employ appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, including placement of construction equipment as far away from sensitive uses as possible, use of construction equipment that has properly operating and maintained mufflers, use of Zero Emissions construction equipment where feasible, orienting public address systems on-site away from nearby sensitive uses and setting system volume at a level not readily audible past the property line as feasible, and minimizes impacts on nearby sensitive uses; and

The proposed use and development of land protects public health and safety and promotes environmental sustainability.



ACCOMPLISHMENTS & OPPORTUNITIES

- Educational Material
 - What are decibels? (Noise)
 - Visuals of solid walls/buildings
- Dept. of Economic Opportunity
 - Grants or low interest loans
- GZ CUPs
 - Pending & Approved

LA COUNTY
PLANNING

Green Zones Annual Report



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). 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 or enhanced the GZ Ordinance since it became effective.

Green Zone Districts

- Avocado Heights
- East Los Angeles
- East Rancho Dominguez Victoria
- Florence-Firestone
- South San Jose Hills
- West Whittier-Los Nietos
- Walnut Park
- West Athens-Westmont
- Willowbrook
- West Carson
- West Rancho Dominguez Victoria

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 **149** enforcement cases between 7/14/22 and 12/31/23 on industrially zoned parcels within the Districts. The charts on the following page show a breakdown of the **78** 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 and/or tenant 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.



Thank you.

Charlene Contreras (she/hers)

Director, Community Protection Branch

Los Angeles County Department of Public Health
Environmental Health Division

5050 Commerce Drive

Baldwin Park, CA 91706

chcontreras@ph.lacounty.gov

(626) 430-5280

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov