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December 3, 2024

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

REPORT RELATIVE TO THE EXTENSION OF AN INTERIM CONTROL ORDINANCE TO PROHIBIT WAREHOUSING, DISTRIBUTION, AND STORAGE USES IN THE CASP SPECIFIC PLAN AREA; CF 13-0078-S3

On November 11, 2024, the City Council adopted an Interim Control Ordinance (Ordinance No. 188402, effective November 11, 2024) to temporarily prohibit the issuance of permits for warehousing, distribution, and storage uses that exceed 15,000 square feet, until the amended Cornfield Arroyo Seco Specific Plan (CASP) becomes operative. The Interim Control Ordinance (ICO) is effective for 45 days and will expire on December 26, 2024. Pursuant to Government Code Section 65858, the City Council may extend the ICO for 10 months and 15 days, and subsequently extend it for an additional year. Ten days prior to the expiration of the Interim Control Ordinance, the City Council shall issue a written report describing the measures being taken to alleviate the conditions which led to its adoption.

The adoption of Ordinance No. 188402 was necessary to protect the public health, safety, and welfare of the neighborhoods in and around the area from negative adverse impacts caused by a potential overconcentration of such uses. As stated in a motion to initiate the ICO, Studies from reputable experts and organizations illustrate an array of short-term and long-term effects on the health, environment, and safety of warehouse facility operations in urban areas. A 2020 study from the University of California (UC), Davis, found that the diesel-powered vehicles mainly utilized by warehousing facilities release nitrogen oxide (NOx) emissions into the atmosphere that, when mixed with other compounds found in the presence of sunlight, create ozone — a harmful gas that contributes to smog, lung irritation, inflammation, and chronic illnesses. Additionally, the trucks emit a variety of pollutants, including small particles known as diesel particulate matter (DPM), a subset of particulate matter (PM) 2.5, one of the most detrimental particles that exacerbate various cardiovascular and respiratory diseases (Angelo, 2020).

Since the adoption of Ordinance No. 188402, the City of Los Angeles has continued its work to establish permanent regulations to address warehousing, distribution and storage uses. On October 30, 2024, just prior to the effective date of the ICO, the City Council approved the draft

ordinance to amend the CASP, and referred the draft ordinance to the City Attorney for finalization. The amended CASP will mandate that new, or expanded, warehousing, distribution, and storage uses that exceed 15,000 square feet will obtain a Conditional Use prior to the issuance of building permits. This process will allow for the identification of any appropriate conditions of approval, and or mitigation measures that can address any potential impacts to the surrounding community.

City Planning and City Attorney staff have begun the process to finalize the amended CASP ordinance, which, when finalized, will be adopted by the City Council and become operative. The process to finalize ordinances with the City Attorney has historically taken approximately six-to-nine months. It is anticipated that the amended CASP final ordinance will be back to the City Council for adoption in the summer of 2025, allowing the ordinance to become operative within the 2025 calendar year. Thus the ICO will continue to be necessary to allow the City appropriate time to finalize and bring into effect new and permanent regulatory measures to address warehousing, distribution, and storage uses within the CASP area.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Craig Weber
Principal City Planner