

MOTION

The community of Wilmington currently contains numerous sites used for all varieties of open storage, such as cargo container storage, junk yards, used automobile parts storage, paper scrap or waste storage, scrap iron storage, aluminum, and plastic recycling centers, and the permanent storage of non-recyclable goods, as the primary uses of the land.

The Planning Department has been working with the community since 2018 to update the Wilmington-Harbor City Community Plan and have proposed creating hybrid-industrial zones to mitigate the environmental, health, sound, and nuisance issues that arise from decades of poor land-use policy that have resulted in single-family homes directly abutting industrial uses.

The Wilmington-Harbor City Community Plan Update is nearly complete, however, the crisis at the Port has accelerated and is driving the expansion of these negative uses into new locations that will be soon prohibited once the Community Plan is implemented.

Currently 'open storage', 'truck parking', and 'container storage' are permitted uses in the MR1, M1, MR2, M2, and M3 Zones; and the proposed Interim Control Ordinance Project Area is located within the Wilmington-Harbor City Community Plan, which is part of the City's General Plan. Approximately one-third of the Project Area is designated Limited Industrial with corresponding MR1, M1, P Zones, Light Industrial with the corresponding MR2, M2, P Zones, and Heavy Industrial with corresponding M3, P Zones with no buffer.

Many industrially planned areas of the Project Area are adjoined by residentially developed areas designated Low, Low Medium I, Low Medium II, and Medium Residential, and the residential areas located near the open storage yards may be subjected to adverse impacts such as visual blight, noise, dust, odors, rodents, and vermin, or blockages of light and air circulation, etc., and therefore require protection from these impacts generated by these uses.

The proliferation of open storage uses near residential neighborhoods throughout Wilmington adversely affects the quality of life for community residents and the existing zoning and building regulations provide minimal development restrictions to oversee the usage and operation of various open storage yards, and are largely inadequate to address the adverse impacts created by these uses.

The establishment, and/or enlargement of these uses have caused irreversible damage to the community of Wilmington, and the lack of proper screening controls and enforcement of open storage and salvage operations and the substandard maintenance of various industrial sites and structures have been largely responsible for eroding the area's image and generating nuisance complaints from nearby residents.

The establishment, and/or enlargement of these uses are inconsistent with the objectives and new policies of the Wilmington- Harbor City Community Plan to protect residential areas from adverse impacts caused by nearby industrial uses and action must be taken to prevent this acceleration until the Community Plan adoption is nearly finalized by implementing an Interim Control Ordinance.

MAR 01 2022

M. O. J.

I THEREFORE MOVE that the Council instruct the Planning Department, in consultation with the City Attorney, to prepare and process an Interim Control Ordinance (ICO) to prohibit the issuance of permits or certificates of occupancy associated with any demolition, building, use of land, grading for 'open storage', 'truck parking', 'container storage' on all industrially zoned properties within the Wilmington-Harbor City Community Plan Area to protect the public health, safety, and welfare, in the area generally bounded by the following: Lomita Boulevard to the North, Alameda Street to the East, Figueroa Place to the West, and the jurisdictional boundary with the Port of Los Angeles on the south (generally Harry Bridges Boulevard), except between Quay Avenue and Lagoon Avenue, where is it further south, between "A" Street and Water Street, except the areas west of the I-100 freeway, and east of Alameda Street.

I FURTHER MOVE that the ICO include an Urgency Clause making it effective upon publication; and consistent with California Government Code § 65858, the ICO shall run for 45 days, with a 10 month and 15 days extension by Council Resolution, and can be further extended for an additional 1 year, or until the adoption of the appropriate land use regulatory controls have been prepared by the Planning Department, adopted by the Council and become effective, whichever occurs first.

PRESENTED BY: _____


JOE BUSCAINO
Councilmember, 15th District

SECONDED BY: _____



ORIGINAL