

**DRAFT RESOLUTION  
REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. 2022-004173  
ADVANCE PLANNING CASE NO. RPPL2022010227  
ZONE CHANGE NO. RPPL2022013866**

**WHEREAS**, the Regional Planning Commission ("Commission") of the County of Los Angeles ("County") conducted a duly noticed public hearing on May 24, 2023, to consider amendments to Title 22 (Planning and Zoning) of the Los Angeles County Code ("County Code") to simplify language, correct errors and omissions, and remove redundant regulations and internal inconsistencies in the Green Zones Ordinance and to complete the proposed zone changes in the unincorporated communities of West Carson and West Whittier-Los Nietos, collectively referred to as "Green Zone Technical Update"; and

**WHEREAS**, the Commission finds as follows:

1. On December 8, 2015, the County Board of Supervisors ("Board"), directed the Department of Regional Planning ("Department") to evaluate equitable development tools and concepts to identify strategies for implementing the General Plan in a manner that allows County residents at all income levels to benefit from growth and development, encourages the preservation and production of safe and affordable housing, and reduces neighborhood health disparities. Pursuant to County Code Section 22.244.020, the Green Zones Ordinance responds to this Board directive;
2. The Green Zones Ordinance, which aims to promote environmental justice in communities that are disproportionately affected by toxic pollutant and contaminants generated from various land uses over time, was adopted by the Board on June 14, 2022, and became effective on July 14, 2022;
3. The Green Zone Technical Update includes an ordinance amending Title 22 (Planning and Zoning) of the County Code to simplify code language, correct errors and omissions, and remove obsolete and redundant regulations in the Green Zones Ordinance so that the code language is clear, concise, and easy to use. The Ordinance also establishes a new Green Zone (-GZ) Combining Zone to identify industrially-zoned parcels that are subject to the Green Zones Ordinance;
4. The Ordinance also adds a Conditional Use Permit (CUP) requirement for new drive-through establishments, which was omitted in error in the Green Zones Ordinance. The addition of the CUP requirement aligns with the Interim Urgency Ordinance No. 2022-0065U, which temporarily requires a CUP for new drive-through establishments within the Green Zones Districts;

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5. Pursuant to County Code Section 22.244.040, the Ordinance is consistent with the surrounding area, as it reduces and mitigates the impacts of industrial and vehicle-related uses on residences, schools and parks in the vicinity;
6. Pursuant to County Code Section 22.244.040, the Ordinance is consistent with the principles of the General Plan and supportive of the goals and policies of the General Plan, in that it promotes environmental justice in areas bearing disproportionate impacts from stationary pollution sources;
7. Pursuant to County Code Section 22.244.040, approval of the Ordinance is in the interest of public health, safety, and general welfare as the Ordinance aims to improve land use patterns that promote health and wellness and encourage patterns of development that protect the health of sensitive receptors;
8. Pursuant to County Code Section 22.244.040, the Ordinance is consistent with other applicable provisions of Title 22, as it corrects discrepancies and typographical errors, standardizes terminologies, and reformats and reorganizes sections to maintain the internal consistency of Title 22;
9. The Green Zone Technical Update also includes a zone change program to add the -GZ Combining Zone on 227 industrially-zoned parcels that are subject to the Green Zones Ordinance in the unincorporated communities of West Carson and West Whittier-Los Nietos;
10. The zone change program includes not only static maps, but GIS data that generate maps and figures in multiple, dynamic ways;
11. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in seven local newspapers. The public hearing notice was sent by mail to 122 property owners whose properties are proposed to be rezoned to add the -GZ Combining Zone. The public hearing notice and materials were also posted on the Department of Regional Planning's website and sent via email blast; and
12. The adoption of the proposed Green Zone Technical Update is categorically exempt from the provisions of California Environmental Quality Act (CEQA) per Public Resources Code Section 15305 (Class 5, Minor Alterations in Land Use Limitations), and exempt per CEQA Guidelines Section 15061(b)(3), which exempts projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

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**THEREFORE, BE IT RESOLVED THAT** the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board holds a public hearing to consider adopting the Green Zone Technical Update, Project No. 2022-004173, which includes an ordinance amending Title 22 to simply code language, remove errors, and provide for ease of use and zone changes in the unincorporated communities of West Carson and West Whittier-Los Nietos;
2. That the Board finds that the Green Zone Technical Update is exempt from the provisions of the California Environmental Quality Act for the reasons stated in the record;
3. That the Board adopts Advance Planning Case No. RPPL2022010227, and determines that the amendments are compatible with and supportive of the goals and policies of the County General Plan, in the interest of public health, safety and general welfare and in conformity with good zoning practice, and consistent with other applicable provisions of this Title 22; and
4. That the Board adopts Zone Change No. RPPL2022013866, which amends the Zoning Map of the Carson, Harbor City, Los Nietos-Santa Fe Springs, Victoria, and Whittier Downs Zoned Districts for the Green Zones Technical Update.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on May 24, 2023.

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Elida Luna, Secretary  
Regional Planning Commission  
County of Los Angeles

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By \_\_\_\_\_  
Elaine Lemke  
Assistant County Counsel  
Chief Legal Counsel, Department of Regional Planning  
County of Los Angeles