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September 19, 2025

The Honorable City Council  
City of Los Angeles  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**REPORT RELATIVE TO THE SECOND 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) was initially effective for 45 days and set to expire on December 26, 2024. On December 11, 2024, the ICO was extended for 10 months and 15 days and is set to expire November 10, 2025. Pursuant to Government Code Section 65858, the City Council may further extend the ICO for one additional year. Ten days prior to the expiration of the ICO or any extension, the City Council shall issue a written report describing the measures being taken to alleviate the conditions which led to its adoption.

**Background**

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.

### **Closing**

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. This process has taken longer than the anticipated six-to-nine months originally estimated. Thus the Interim Control Ordinance will continue to be necessary to allow the City appropriate time to finalize the CASP amendment.

### **Recommended Actions**

Although the City has continued its efforts to amend the CASP, more time is necessary to conduct this work. It is anticipated that the amended CASP final ordinance will be back to the City Council for final adoption in the fall of 2025, allowing the ordinance to become operative in early 2026. 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. Therefore, City Planning recommends one final extension of Ordinance No. 188402 for one additional year or when the CASP final ordinances become operative, which requires a four-fifths vote. Furthermore, City Planning recommends approval of this report as the City Council's own adopted report which herein describes the measures taken to alleviate the conditions which lead to the adoption of Ordinance No. 188402 and thereby satisfying the requirements of Government Code Section 65858.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Craig Weber  
Principal City Planner