

MOTION

PLANNING & LAND USE MANAGEMENT

Council District 15 residents have long raised concerns regarding the continued operation of hazardous materials facilities in close proximity to residential neighborhoods, schools, businesses, transportation corridors, and critical infrastructure. The recent chemical leak and industrial emergency at a manufacturing facility in Garden Grove highlights the potentially severe consequences of a hazardous materials incident, including threats to human health and community safety, environmental contamination, emergency evacuations, and extensive property damage.

Specifically, Rancho LPG Holdings, LLC (Rancho LPG), located in San Pedro, and JCI Jones Chemicals, Inc. (JCI), located in Harbor Gateway, have generated longstanding community concerns and multiple Council actions, including most recently Council File 25-1469 for JCI and Council Files 25-1342 and 11-1813-S8 through S14 for Rancho LPG. Despite ongoing reviews and enforcement efforts, substantial questions remain regarding land use compatibility, public safety, permitting compliance, environmental impacts, emergency preparedness, and the long-term appropriateness of these hazardous industrial uses in close proximity to surrounding communities.

The City of Los Angeles has the authority to exercise its police powers to address uses determined to pose risks to public health, safety, and welfare. Both the Rancho LPG and JCI sites currently have outstanding violations or ongoing compliance and enforcement matters and, given the potentially catastrophic consequences associated with a major hazardous materials incident, the City must immediately evaluate all available mechanisms to eliminate or substantially reduce these risks.

I THEREFORE MOVE that the City Council direct the Department of City Planning (DCP), in coordination with the Department of Building and Safety (LADBS), the Los Angeles Fire Department (LAFD), the City Attorney, and any other relevant departments, to immediately evaluate and report within 15 days on any and all actions available to the City of Los Angeles, including pursuant to the City's police powers to limit, discontinue, phase out, revoke or withhold permits for, declare a public nuisance, or otherwise curtail operations at Rancho LPG and/or JCI. The report should include:

- A clear legal and regulatory pathway toward closure or discontinuation of these uses;
- Whether the facilities retain vested rights or legal nonconforming use status, and under what circumstances those rights may be modified, discontinued, amortized, or revoked;
- All available enforcement, zoning, permitting, nuisance abatement, hazardous use, and code enforcement authorities available to the City;



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- Whether grounds exist under existing law to immediately initiate such actions based on ongoing threats to public health and safety, including risks associated with catastrophic industrial incidents; and
- Any legal or regulatory barriers limiting the City's authority to shut down, phase out, or otherwise discontinue these uses.

I FURTHER MOVE that the City Council direct the DCP, LADBS, LAFD, and the City Attorney to report within 15 days on all local discretionary land use actions, permits, entitlements, or other City approvals associated with Rancho LPG and JCI, including any future discretionary actions required for the continued operation, modification, redevelopment, remediation, or potential discontinuation of these facilities. The report should identify all opportunities where the City may exercise discretion, deny approvals, impose conditions, or otherwise act to protect public health, safety, and land use compatibility.

I FURTHER MOVE that the City Council direct the DCP, LADBS, LAFD, and the City Attorney to report within 15 days on all applicable State and federal laws, regulations, and regulatory processes that may govern, restrict, delay, or otherwise affect the potential closure, discontinuation, relocation, decommissioning, remediation, or redevelopment of Rancho LPG and JCI. The report should include, but not be limited to, CEQA, NEPA, State and federal permitting requirements, hazardous materials remediation requirements, and any statutory exemptions or streamlining provisions that may affect the City's authority or available courses of action.

PRESENTED BY:



TIM McOSKER

Councilmember, 15th District

SECONDED BY:

