

MOTION

On June 17, 2026, a cold storage warehouse fire broke out at 1400 S. Los Palos Street—a site zoned as M3-1-CUGU with a Heavy Manufacturing land use designation in Council District 14. Over a month later, the Los Angeles Fire Department continues its investigation of the cause and origin of the fire. Given the scale of the incident, and the continuous detrimental public safety, health and welfare impacts on the surrounding Boyle Heights community, it is critical that all investigations can proceed without interference.

The City has a responsibility to the community to ensure that any future use of this site undergoes the environmental and safety discretionary review warranted by the activity surrounding this incident. This is not, and cannot be, a routine rebuild.

I THEREFORE MOVE that the Council instruct the Department of Building and Safety (LADBS), in coordination with the Los Angeles Fire Department (LAFD), to withhold issuance of any rebuild or reconstruction permits for the property located at 1400 S. Los Palos Street, Los Angeles, CA 90023 pending LAFD confirmation that its investigation into the cause of the fire at the property site is complete, and that any evidence-preservation needs at the property site have been satisfied.

I FURTHER MOVE that the Council request the City Attorney to prepare a report with recommendations relative to the City's procedural authority to delay or restrict any permit issuance for the property located at 1400 S. Los Palos Street, Los Angeles, CA 90023, pending an active fire investigation, including any procedural safeguards necessary to ensure legal compliance.

I FURTHER MOVE that the Council instruct the Department of City Planning and LADBS, in coordination with any other relevant departments, and in consultation with the City Attorney, to prepare a report with recommendations relative to applying discretionary review for any future land use projects proposed for the property located at 1400 S. Los Palos Street, Los Angeles, CA 90023, for the ongoing immediate protection of the public safety, health, and welfare of the Boyle Heights community, including but not limited to, compliance with all environmental review under the California Environmental Quality Act.

I FURTHER MOVE that the Council instruct the Department of City Planning, with the assistance of LADBS, and in consultation with the City Attorney, to prepare and present an Interim Control Ordinance (ICO) to prohibit the issuance of any demolition, building, use of land, grading, and any other applicable permits or certificates of occupancy for large cold storage warehousing and distribution uses within close proximity of residential neighborhoods and sensitive uses, such as but not limited to, parks, schools, day care centers, and libraries, in the Boyle Heights community.

I FURTHER MOVE that the ICO include an Urgency Clause, making it effective upon publication, and consistent with California Government Code Section 65858, the ICO shall run for 45 days, with an option to extend by 10 months and 15 days by Council Resolution, and can be further extended by an additional 1 year, or until 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:

YSABEL JURADO

Councilmember, 14th District

SECONDED BY:



August 4, 2026

ORIGINAL