

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and AD HOC COMMITTEE FOR BOYLE HEIGHTS FIRE RECOVERY relative to withholding issuance of any rebuild or reconstruction permits for the property located at 1400 South Los Palos Street, Los Angeles, CA 90023 pending 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.

Recommendations for Council action, pursuant to Motion (Jurado – Rodriguez):

1. INSTRUCT the Los Angeles 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 South 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.
2. 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 South Los Palos Street, Los Angeles, CA 90023, pending an active fire investigation, including any procedural safeguards necessary to ensure legal compliance.
3. INSTRUCT the Department of City Planning (DCP) 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 South 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.
4. INSTRUCT the DCP, 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.
5. INSTRUCT 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 one year, or until the appropriate land use regulatory controls have been prepared by the DCP, adopted by the Council and become effective, whichever occurs first.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on August 25, 2026, the PLUM Committee considered Motion (Jurado – Rodriguez) relative to withholding issuance of any rebuild or reconstruction permits for the property located at 1400 South Los Palos Street, Los Angeles, CA 90023 pending 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. Councilmember Jurado provided comments on the matter. After an opportunity for public comment, the Committee recommended to adopt the Motion, as detailed above. On September 4, 2026, the Ad Hoc Committee for Boyle Heights Fire Recovery considered the Motion

and concurred with the action taken by the PLUM Committee. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	YES
RAMAN:	YES

AD HOC COMMITTEE FOR BOYLE HEIGHTS FIRE RECOVERY

<u>MEMBER</u>	<u>VOTE</u>
JURADO:	YES
LEE	YES
NAZARIAN:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-