

Clean Up Green Up

por una ciudad limpia y verde

LA COLLABORATIVE FOR ENVIRONMENTAL HEALTH & JUSTICE POLICY BRIEF | AUGUST 2015



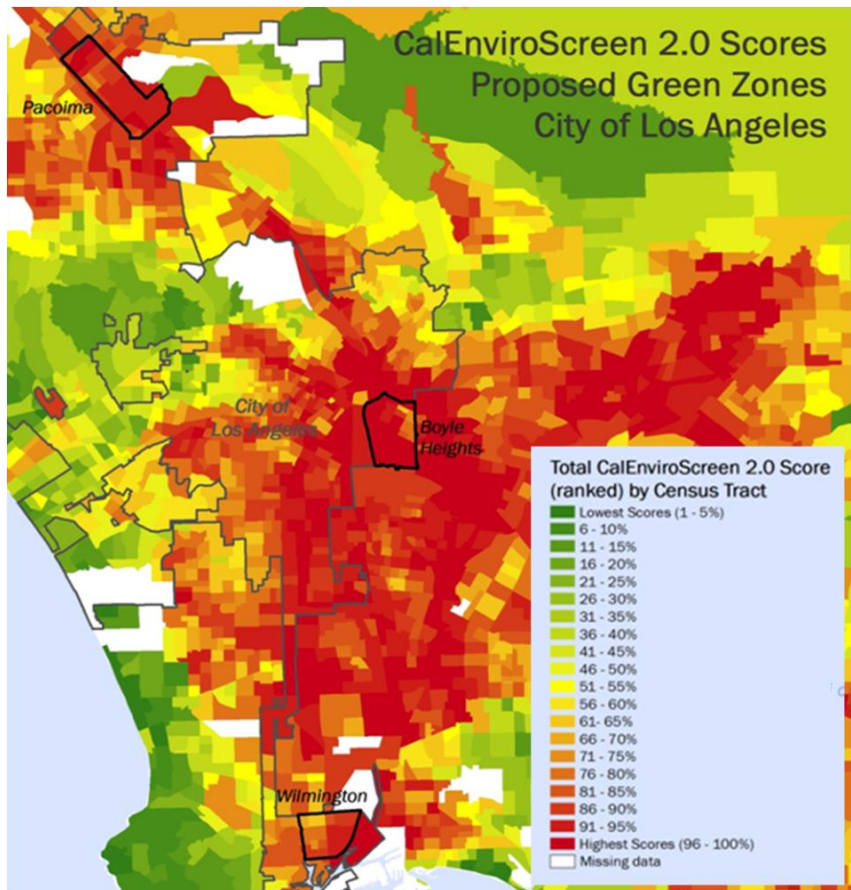
OVERVIEW

- The Clean Up Green Up policy will establish three pilot “Green Zones” in Boyle Heights, Pacoima/Sun Valley and Wilmington—all historic “environmental justice” areas—with geographic boundaries established by an overlay zone.
- The policy centers on pollution prevention, pollution reduction and economic revitalization of these areas which experience cumulative environmental health impacts—such as high incidence of asthma and respiratory disease—from close proximity to concentrated industrial and transportation pollution sources.
- Clean Up Green Up is a balanced approach that sets out health-protective standards for new and expanded development and provides support to local businesses through an Ombudsperson Office that will streamline permitting, simplify regulatory compliance and improve access to environmental and economic assistance programs.
- Clean Up Green Up is included in the City’s recently adopted Health & Wellness Element of the General Plan and Mayor Garcetti’s Sustainability pLAn.

THE PROBLEM: CUMULATIVE ENVIRONMENTAL HEALTH IMPACTS

The Clean Up Green Up policy initiative is an innovative land use approach to resolving conflicts among incompatible land uses and the cumulative environmental health impacts of concentrated industrial and transportation corridors on adjacent homes, schools, day care centers and other “sensitive” uses. The California Air Resources Board and other regulatory agencies agree that current regulations often do not address these issues of over-concentration and proximity in communities. Local land use policies, however, can be an appropriate solution.

The concentrated pollution exposure along with other socio-economic factors (e.g., poverty, percent children/elderly) indicate that the proposed “Green Zone” communities are among the state’s most vulnerable according to CalEnviroScreen 2.0, the science-based tool that the State of California has adopted for designating disadvantaged communities to benefit from Greenhouse Gas Reduction Funds. In Boyle Heights, Pacoima/Sun Valley and Wilmington, more than half of the census tracts are in the top 10% of the State’s most vulnerable areas.



POLICY HIGHLIGHTS

SUSTAINABLE ECONOMIC DEVELOPMENT IN GREEN ZONES: OMBUDSPERSON OFFICE

A high priority for the Clean Up Green Up initiative is supporting local businesses to “clean up and green up” in these low-income environmental justice communities.

The Department of City Planning has endorsed an Ombuds person staff position to assist local businesses in the Green Zones to become more environmentally and economically sustainable. The Ombuds person will help to streamline permitting, simplify regulatory compliance and improve access to financial and technical support programs offered by the City, State, SCAQMD, U.S. EPA, LADWP, private utilities and other entities.

The Mayor’s Office has voiced strong support for this position and recommended it be placed within the Mayor’s Office. FY2016 funding was approved by the Council Budget and Finance Committee on May 12, 2015.

The LA Collaborative is also working with City and non-profit partners to attract funding from California’s new Greenhouse Gas Reduction Fund (GGRF) to environmental justice communities, and specifically to the three proposed Green Zones. SB535 mandates that 25% of the funds in the GGRF must be invested to benefit disadvantaged communities such as the proposed Green Zones.

GREEN ZONE PROVISIONS

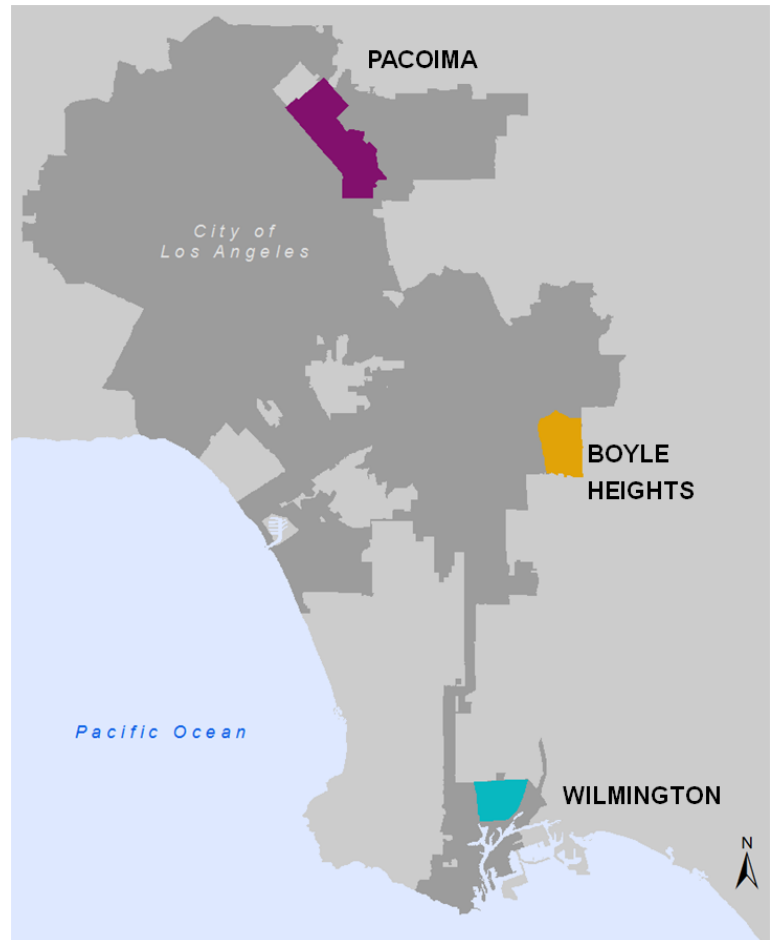
Several of the Green Zone provisions will appear as revisions to the Zoning Code and are in the Draft Ordinance. Others, including staffing the Ombuds person

Office and recommended new targeted inspection procedures, will be implemented through other mechanisms and will initially appear in the Staff Report which will accompany the Draft Ordinance. Per the current Draft Ordinance, new and expanded businesses classified as “subject uses” due to their environmental and health impacts will be required to do the following:

- **SIGNAGE TO DETER DIESEL TRUCK IDLING:** Industrial businesses will post signs at their entry ways to notify diesel truck drivers of the State rule mandating that engines be turned off after 5 minutes.
- **COMMUNITY HEALTH AND QUALITY OF LIFE STANDARDS:** New and expanded development will be subject to performance standards including noise and lighting, landscaping and buffering treatments, building set-backs and design features, and other site plan requirements to reduce impacts on neighborhood residents.
- **BUFFER ZONES FOR AUTO-RELATED OPERATIONS:** Auto dismantling, smog check and repair shops would have to maintain a distance buffer from homes of at least 500 feet if they are a new or changed use.
- **ENCLOSURES FOR AIR EMISSIONS:** Uses that generate smoke, dust, fumes and other emissions must be completely enclosed to reduce fugitive emissions that are harmful.

In addition, all businesses within the proposed Green Zones will come under the following services and requirements:

- **OMBUDSPERSON SERVICES:** All business within the Green Zones will be served by the Ombuds person Office to help clarify regulatory requirements, and provide access to financial and technical support programs.
- **SIGNAGE REGARDING HEALTH IMPACTS OF NEAR-FREEWAY EXPOSURE:** Residential, commercial and industrial buildings within 1,000 feet of freeways will be required to post signage notifying occupants of the human health effects of prolonged exposure to particulate matter and other air toxics. This applies to new or expanded buildings except for one- or two-family dwellings.



CITYWIDE PROVISIONS

The Department of City Planning recommends additional policy components be applied on a citywide basis so that the health and environmental benefits can be experienced broadly. For instance, the Draft Ordinance includes safeguards for residents living near oil refineries. Additional citywide requirements will be implemented through a separate parallel process led by the Department of Building and Safety. Citywide standards that will be part of the Clean Up Green Up process include:

- **OIL REFINERY SAFEGUARDS:** Refinery and asphalt manufacturing plant expansions would be subject to a Conditional Use Permit. Applicants would have to demonstrate compliance with hazardous waste regulations, approval by Fire Department, and would be required to submit a health impact assessment and truck routing plan to minimize impacts on nearby residences. They must also show that they will not have any detrimental effects on homes and sensitive uses within 1,500 feet, and that they will not increase traffic congestion, traffic hazards or noise.
- **MANDATORY AIR FILTERS:** A ground-breaking public health safeguard, the Department of Building and Safety will recommend that all new and expanded development (residential, commercial, industrial) within 1,000 feet of freeways must install high-grade (MERV-13 for residential and MERV-8 for commercial/industrial) air filters to reduce the inhalation of carcinogenic and toxic air particulate matter.

PILOT PHASE AND EVALUATION

The Clean Up Green Up initiative is proposed as a pilot policy in the three communities of Boyle Heights, Pacoima/Sun Valley and Wilmington with recommendations for specific geographic boundaries proposed by the Department of City Planning. The Department also recommends the establishment of metrics, monitoring and an evaluation period to assess the policy's effectiveness.

POLICY PROGRESS IN THE CITY OF LOS ANGELES

The Clean Up Green Up policy is based in many years of academic research, along with input and analysis by community residents and community-based organizations. The LA Collaborative for Environmental Health & Justice represents four community groups—Communities for a Better Environment, the Coalition for a Safe Environment, Pacoima Beautiful and Union de Vecinos—with resident members in these neighborhoods who developed initial policy recommendations.

The City embraced the concept in early 2011 when City Council adopted a motion (CF 11-0112) directing the Department of City Planning to develop "Green Zones" through an overlay in the three highly impacted "environmental justice" communities. Since December 2013, the Department has worked to develop a draft policy by reviewing the LA Collaborative recommendations, conducting independent research, organizing three well-attended public participation workshops (one each in Boyle Heights, Pacoima/Sun Valley and Wilmington) and coordinating with numerous other government agencies (e.g., SCAQMD, U.S.EPA, CalEPA, City Departments) to propose a cross-cutting policy that will use land use planning tools to provide for a more health-protective future in these areas. In addition, the Department held three "stakeholder" meetings involving primarily members of the business community to provide them with the opportunity to review the emerging policy.

A Draft Ordinance was released on May 14, 2015. Nearly 200 residents attended public hearings conducted in June of 2015 in Boyle Heights, Wilmington and Pacoima/Sun Valley. The Draft Ordinance will be presented to the City Planning Commission on August 13, 2015, if approved will then proceed to City Council's Planning & Land Use Management (PLUM) Committee, and then the full City Council before the end of 2015.

THE LA COLLABORATIVE FOR ENVIRONMENTAL HEALTH & JUSTICE IS COMPRISED OF:



For more information visit: www.cleanupgreenupla.org

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CAMPAIGN ENDORSEMENTS

PUBLIC HEALTH, COMMUNITY, ENVIRONMENTAL & ENVIRONMENTAL JUSTICE ORGANIZATIONS

CITYWIDE & STATEWIDE

Advancement Project
Alliance of Californians for Community Empowerment
American Lung Association in California
American Heart Association
Black Women for Wellness
Building Healthy Communities Long Beach
California Environmental Justice Alliance
California Nurses Association
Chinatown Service Center
Clergy & Laity United for Economic Justice
Community Health Councils
Coalition for Clean Air
Communities for a Better Environment*
East Yard Communities for Environmental Justice
Earthjustice
End Oil
Green LA
Heal the Bay
Healthy Homes Collaborative
Los Angeles Alliance for a New Economy
Los Angeles Community Action Network
Los Angeles Business Council
Maternal and Child Health Access
Natural Resources Defense Council
Physicians for Social Responsibility - LA
Prevention Institute
SAJE (Strategic Actions for a Just Economy)
SCOPE
Social Justice Learning Institute
State of California Auto Dismantlers Assn.
TreePeople
Universal Community Health Center
Urban and Environmental Policy Institute

BOYLE HEIGHTS

Boyle Heights Learning Collaborative
Inner City Struggle
Legacy LA
Los Angeles Center for Law and Justice
Los Angeles Communities Advocating for Unity,
Social Justice & Action (LA CAUSA) Inc.
Proyecto Pastoral
Unión de Vecinos*
Weingart East Los Angeles YMCA

PACOIMA | SUN VALLEY

Bikesan@s del Valle
Casa Pacoima (Pacoima Charter School Parents' Ctr.)
El Nido Family Services Center, Pacoima
Heroes of Life Youth Program
Meeting Each Need with Dignity (MEND)
Pacoima Beautiful*
Pacoima Credit Union (VEDC)
Poder.org – San Fernando Gardens
Tia Chucha's Centro Cultural

WILMINGTON

Banning High School Parent Center
Club Latino
Coalition for a Safe Environment*
Coalition for Safe and Clean Ports
Harbor Arts
Harbor Gateway North Neighborhood Council
Harbor Gateway South Neighborhood Council
Leadership- Student Body Banning High School
People's CORE
San Pedro Central Neighborhood Council
San Pedro Democratic club
San Pedro Neighbors for Peace and Justice
SBCC Thrive LA

BUSINESSES

BOYLE HEIGHTS

Advance and Boston Auto Glass
AEM Auto Wrecking
AEV Tint/Sands
Alpina Tech
Antojitos Carmen
Aquí También
Ashley Salon
Aztec Auto Wrecking
Boston Auto Glass
Boyle Auto Repair
Boyle Heights Chamber of Commerce
Cesar Tires
D & J Auto Repair
Fabi Tienda de Segunda
Fast Tire
Gonzales Auto Glass
G.T.O. Auto Glass
Hernandez Auto & Muffler Shop Inc.
Hernandez Plaza Test Only
Ivonne's Outlet
Jesse's Barber Shop
Las Tres Niñas
Lopez Transmission
Luna Jeweler's
Marlene's Muffler Shop
Memo's Garage (Auto Repair)
Mendoza's Bike Shop
Merida's Auto Repair & Tire Service
Metro Auto Service
Mexico Auto Glass
Mission Auto Parts
Mufles El Jefe
Novedades Karen
Orozco Lock and Key Service
Rafas Garage
Rosa's Garage
Sagrado Corazón Botanica
Soto Smog Inc.
Smart Parts
Superior Cleaners
Taqueria El Sol
Tijuana Body Shop/Auto Glass
Tijuana Tire
Trujos Radiator
Ulysses Styles Tailoring Services

PACOIMA | SUN VALLEY

A & R Auto Dismantlers
Acosta Auto Body
All Star Auto Body
Blumer Auto Center LLC
Bulls Truck Wash
Culcatlau Restaurant
D & C Appliances
Eemin's Barber & Beauty Salon
El Chicos Auto Dismantler
Five Star Auto Parts
Glens Auto Parts
Green Team Partners LLC
Hernandez Auto Body
Heroes of Life
Huaraches y Quesadillas Chayito
Johns Liquor
La Cocinita Restaurant
Luna's Radiators, Mufflers & Auto Center
Maggie's Bridal
Mikes Auto Body
Mykes Café

Neodontics Inc
Nutricion Club
Pacoima Chamber of Commerce
Pacoima Credit Union
Paisano Insurance
Parts Depot Inc.
People in Progress
Road Star Auto Sales
Rudy's Marble & Granite Co
San Juan Services
Star Front & Body
Styles Ville Barber
Triumph Precision Products
U.S. Guys Clothing
Veronica's Services

WILMINGTON

4 Stars Auto
4 Wheel Truck & Van
55 Electronics Repair
Action Sales and Metal Co, Inc.
Advanced Cleanup Technologies
Bob's Auto Maintenance Inc.
Danny's Auto Parts & Dismantling
El Terco Tires
Figueroa's Income Tax
Green Home Collection
Howdy Auto Dismantler
I DEL Auto Dismantling
J & I Auto Body Shop
K& A Auto Mechanic Service
Las Fuentes Use Auto Parts
Marine Printing
Michoacan's Auto Used Parts
Miracle Mile Solutions
Nayarit Auto Repair
Niky's Flower Shop
North Star Auto Parts
Ocoan Cargo
PCH Lawnmower
Peñas Auto Dismantling
Perez Auto Body
R & R Used Parts
Santos Auto Repair & Auto Electric
Sancon Smog Center
Tech-N-Tax
TITO's Auto Dismantler & Used Parts, Inc.
Volpak
Wilmington Wire

ORGANIZED LABOR

Machinists IAM Local 1484
United Steel Workers Local 675

FAITH GROUPS

Apostolic Faith Center
Greater Community Missionary Baptist Church
Iglesia Cristiana Presbiteriana Agape
Mount Zion Baptist Church
Pacific Unitarian Church Social Justice Comm.
Resurrection Church |Monignor John Moretta
Unity Missionary Baptist Church
Valley Interfaith Council (VIC)