



Coalition For A Safe Environment

1601 N. Wilmington Blvd. Ste. B, Wilmington, California 90744
jnm4ej@yahoo.com cfase @ att.net 310-704-1265

July 13. 2015

Hon. Councilmembers
Holly L. Wolcott. City Clerk
holly.wolcott@lacity.org
213-978-1020

David H. Ambroz. President
City Planning Commission
cpc@lacity.org
213-978-1300

Mr. Michael LoGrande
Director of Planning
Department of City Planning
michael.logrande@lacity.org
213-978-1271

Hagu Solomon
hagu.solomon@lacity.org
213-978-1394

City of Los Angeles
200 North Spring Street
Los Angeles. Ca 90012

**Re: Case No. CPC-2015-1462-CA (CF 11-0112)
Clean Up Green Up Overlay District**

Honorable Councilmembers. Planning Commissioners & Mr. LoGrande:

On behalf of our Environmental Justice Organization members. the children. residents. workers. visitors and health impaired who reside. attend school. attend child care facilities. attend senior citizen centers. visit public health care facilities. recreate. shop. visit. work and travel in Wilmington and member who live in Neighboring Cities and Environmental Justice Communities we wish to state our support for the proposed CUGU Ordinance.

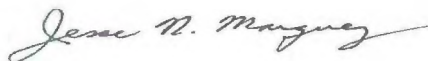
In addition. we would like for the following to be included:

1. The entire Wilmington 90744 zip code area be the Wilmington Pilot Project Green Zone. The reason is because there are oil refineries. asphalt refineries. special gas refiners. sulfur recovery facilities. oil well sites. container storage yards. chassis storage yards. truck storage & maintenance yards and freight transportation routes that are on the boundaries of Wilmington which also impact neighboring cities and Environmental

Justice Communities. See attached CUGU Benefits to Neighboring Cities & Environmental Justice Communities.

2. We request that city planning to include the requirement for the issuance of Conditional Use Permits. The reason is because in the past the Petroleum and Port Industries have engaged in numerous illegal, unauthorized, unsafe, unhealthy, environmental degradation activities which also have a significant public and city cost impacts. See attached Warren E&P example.
3. We request that an Ombudsperson Office be established to assist in providing public information and providing business information, regulations compliance information, business incentives information, financial and technical assistance.
4. We request that 1,500 feet be the minimum distance for Public Notification of a Application for a Conditional Use Permit.
5. We request that air filtration systems be required in structures with high levels of public or residential occupancy such as multi-family residences within 1,000 feet of a freeway, highway or freight transportation corridor.
6. The Public has a right-to-know what are the hazardous and toxic chemicals and substances they are exposed to, a project risk assessment information, the impacts on public health, public safety, the environment, wild life and the costs of these impacts. We support appropriate signage at all facilities.

Respectfully Submitted.



Jesse N. Marquez
Executive Director

A Wilmington Resident
A Health Impaired Resident

Clean Up Green Up - CUGU

BENEFITS TO NEIGHBORING CITIES & ENVIRONMENTAL JUSTICE COMMUNITIES

- **Reduces impacts to Neighboring Cities and Environmental Justice Communities**
- **Extra protection from fugitive toxic air pollution**
- **Extra protection from exposure to hazardous materials**
- **Extra protection from fires and explosions spreading to our neighbors**
- **Minimizes truck traffic congestion and accidents**
- **Neighboring residential communities will feel safe and secure in their homes**
- **Children in public schools will be safer and secure**
- **Will reduce loud industry and truck noise**
- **Limits concentration of certain types business industries**
- **New Ombudsperson allows businesses to learn about available resources for compliance to regulations and safety requirements**
- **New Ombudsperson allows businesses to learn about available business incentives, free management consulting and financial resources to improve their business**

Petroleum Industry Example Of The Need For Additional City & Planning Department Oversite & Conditional Use Permits

Oil & Gas Production Drilling Companies have initiated oil drilling operations without an approved City Permits. Hazardous Material Transport Permits. South Coast Air Quality Management District Permits. Department of Toxic Substances Control Permits. Water District Discharge Permits. Environmental Impact Report. Adequate Public Notification. Public Hearings and Public Meetings..

- Warren E&P began illegally drilling 200 new oil wells in the City of Los Angeles Community of Wilmington and claimed they had the right to drill at any time and showed their 1929 Los Angeles city permit at the Planning Commission hearing when challenged by CFASE.
- Warren E&P built and operated an illegal Flare Combustion Unit without SCAQMD's knowledge and permit. CFASE advised at the Planning Commission Hearing and CFASE had photographic evidence.
- Warren E&P illegally transported hazardous material from its 200 oil well drilling site facility without a city permit. public notice. public hearing and approved transport plan.
- Warren E& P improperly installed metal plates over one of the public street trenches it made and a resident's car with driver fell in the trench when backing out of their driveway. They also did not notify residents that they would leave unfinished trenches temporarily covered and to be cautious. Did Warren E& P even have permits to make trenches?
- Warren E&P did not have a Public Safety Person on-site during its trench digging. trench covering. adjacent street & sidewalk work during the day or night or after hours.
- Warren E& P construction activities caused public streets to have increased dirt and debris as trucks and equipment entered and left the oil well drilling site daily.
- Warren E&P failed to notify residents across the street from their site that they would be oil well drilling 24hrs a day 7 days a week and that there would be significant noise and vibration.
- Warren E&P did not use any type noise buffer or noise suppression materials on their oil drilling rigs or power generators at their site to reduce the noise impact.
- Warren E&P did not offer any resident any sound abatement materials for their homes or offer them the option to temporary relocate them.

- Warren E&P had high intensity lighting on oil well drilling rig and facility while working at night which caused light pollution into resident's homes.
- Warren E&P oil well site was surrounded by an old rusting chain link fence. looked terrible esthetically. was poorly landscaped. had litter all over and was a community blight.
- Warren E&P did not have city permit to receive and transport hazardous materials to and from their oil well site. City of Los Angeles requires a special permit. public notification. a planning commission public hearing and a transportation plan approval.
- Warren E&P conducted no survey of residents to determine if there were any sensitive receptors who would be impacted by its drilling operations such as children. senior citizens and preexisting health problem individuals.
- Warren E&P failed to provide adjacent neighboring residents advance notice that they would be operating a minimum of 12 hours up to 24hrs a day for drilling and upgrading.
- Warren E& P oil production supply and distribution pipelines that leave their oil well sites are old. corroding. do not meet new standards and never replaced until there is a pipeline or valve break. Wilmington has experienced numerous oil pipeline and valve connection breaks over the past years in residential neighborhoods and in the middle of city streets.
- Warren E&P has numerous operating and abandoned single oil well rig sites throughout Wilmington which have rain runoff which enters into city sidewalks. streets. gutters and residential homes because they have no containment walls.
- Warren E&P has numerous abandoned single oil well rig sites throughout Wilmington which are deteriorating. present a public health. public safety hazard and are community blight.



Wilmington

**Oil Companies Conduct Oil Well Drilling
& Maintenance Anytime Unannounced**

**Residents, Children & Sensitive Receptors Are Exposed To
Toxic Air Pollution, Noise, Vibration & Hazardous Materials**



Wilmington

**Another Oil Company Pipeline Break In City Street Broad Ave.
Public Exposed To Toxic Air Pollution, Hazardous Material
& Fire Safety Risk**



Wilmington

Warren E & P Oil Drilling Company Illegally Flaring During Day & Illegally Operating Flare Gas Combustion Unit Without South Coast AQMD Permit



Wilmington

Warren E & P Oil Drilling Company Illegally Flaring Late At Night Not To Get Caught & Illegally Operating Flare Gas Combustion Unit Without South Coast AQMD Permit



Wilmington

**Neighborhood Community & Public School Children Endangered By
Wilmington ConocoPhillips Oil Refinery Fire & Flaring**



July 13, 2015

Mr. Michael LoGrande
Director, Department of City Planning
City of Los Angeles
200 North Spring Street, 5th Floor
Los Angeles, CA 90012
Michael.logrande@lacity.org

RE: Clean Up Green Up (CPC-2015-1462-CA) –Proposed Zoning Changes
(CF# 11-0112)

Dear Mr. LoGrande:

On behalf of the Los Angeles Business Council I respectfully submit this letter of support for the proposed Clean Up Green Up Initiative and Zoning Code Amendment dated May 14, 2015.

First, we would like to thank Hagu Solomon-Cary and other city planning staff for their efforts in drafting such unprecedented land use policies and the far-reaching Clean Up Green Up program. We would also like to thank City Planning staff for their efforts to engage business stakeholders and address their input throughout this process.

The Clean Up Green Up Initiative is an important step towards achieving environmental justice and protecting the public health of residents in three of LA's most polluted communities (Boyle Heights, Pacoima/Sun Valley and Wilmington) and we expect that these pilots will lead the way for evaluating these policies for adoption elsewhere in the city. The proposed new performance standards will help address issues arising from the proximity of incompatible land uses and certain sources of pollution near homes, schools, parks and other sensitive uses in the three pilot zones. Furthermore, we are supportive of the Clean Up Green Up initiative because it seeks to combine economic incentives and business assistance with traditional planning tools to help businesses and building owners invest in improvements that will create value while reducing negative environmental and health impacts in these communities.

We applaud the emphasis of the CUGU program on incorporating a strategy to assist businesses with loans, incentives and grants to underwrite improvements, and to streamline permitting and resolve regulatory and code conflicts. These are crucial steps to help existing businesses take advantage of opportunities to improve their competitiveness as they grow by targeting the array of city, state and federal incentives available to these communities.

We'd like to especially emphasize the importance of two parallel actions beyond the scope of the proposed zoning code changes— the recommendation to hire an ombudsperson for the Green Zones and efforts to streamline inspection and enforcement programs. The ombudsperson position will support businesses in navigating and complying with environmental regulations and assist them in accessing financial resources, incentives, and technical assistance programs to help businesses create value and reduce energy costs and waste by adopting more efficient and environmentally friendly practices. We are very pleased that funding for the Ombudsperson was approved in the City's FY2015-2016 budget. It will be crucial that this office receives the necessary support and is able to work closely with partners such as LADWP, SoCalGas, LAEDC and others to be effective in these efforts. We hope that the City planning staff report also includes a recommendation for an improved and streamlined inspection and enforcement program to help identify those businesses that operate without proper permits and provide clarity and predictability for those businesses which strive to operate responsibly and already comply within a complex regulatory framework. Effective enforcement of businesses who are operating without proper permits has been emphasized as a key concern from several business stakeholders attending the CUGU workshops, and is important for achieving the improved health and safety outcomes from this zoning amendment and ensuring equitable treatment for businesses and building owners which comply with the new standards.

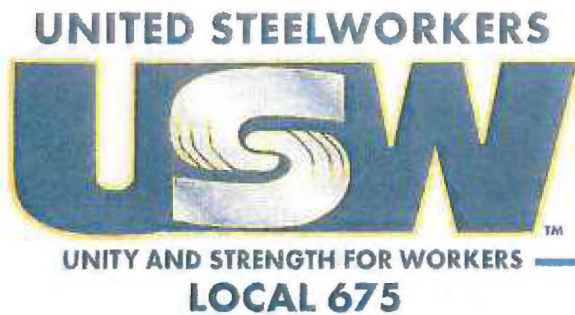
We eagerly anticipate the passage of the Clean Up Green Up policies and we look forward to the success of the three pilot zones, which will lead the way to new investment in these communities and a healthier, safer and greener Los Angeles.

Thank you for the opportunity to comment on proposed Clean Up Green Up Zoning Amendments.

Sincerely,

Steve Coulter
Policy Director
Los Angeles Business Council

Cc: Hagu Solomon-Cary
Los Angeles City Council
City Clerk



Philip Baker
President
David W. Campbell
Secretary-Treasurer

July 9, 2015

Mr. Michael LoGrande
Director, Department of City Planning
City of Los Angeles
200 North Spring Street, 5th Floor
Los Angeles, CA 90012
Michael.logrande@lacity.org

RE: Clean Up Green Up (CPC-2015-1462-CA) –Proposed Zoning Changes
(CF# 11-0112)

Dear Mr. LoGrande:

On behalf of United Steelworkers Local 675, I respectfully submit this letter in strong support of the proposed Clean Up Green Up Initiative and Zoning Code Amendment dated May 14, 2015.

First, we would like to thank Hagu Solomon-Cary and other city planning staff for their efforts in drafting such unprecedented land use policies and the far-reaching Clean Up Green Up program.

We strongly support the proposed new development standards for the three pilot Green Zones of Boyle Heights, Pacoima/Sun Valley and Wilmington. The standards provide much needed local regulatory tools to address issues arising from the proximity of incompatible land uses – largely industrial uses close to homes, schools, parks and other places where vulnerable populations gather. The standards also deal with the cumulative adverse impacts that result from concentrations of certain uses close to such sensitive uses. The proposed land use regulations address these adverse cumulative effects, whereas business-by-business regulations governed by other entities often do not recognize or effectively respond to such conditions.

The Clean Up Green Up Initiative is an important step towards achieving environmental justice and protecting the public health of residents from three of LA's most polluted communities (Boyle Heights, Pacoima/Sun Valley and Wilmington) and we expect their example will lead the way for the rest of the city.

- We support companion changes to the Planning and Zoning Code including the conditional use permit for asphalt manufacturing and refinery facilities. We understand that most California communities that have such uses provide for conditional use permits to tailor appropriate land use to limit the effects of such facilities on nearby communities. We concur that such controls can make them better neighbors.

United Steel, Paper, and Forestry, Rubber, Manufacturing, Energy, Allied Industrial and Service Workers International Union

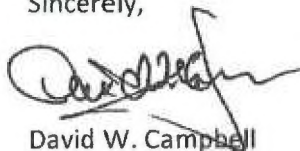
1200 E. 220th Street, Carson, CA 90745-3505 310-522-2277 310-835-9324 (Fax) www.usw675.org

- We also support the proposed change in the Building Code that will require higher quality air filtration systems for certain new structures within 1,000 feet of freeways. Numerous studies have shown that ultra-fine particles that come from freeways have a serious health impact on people who spend a lot of time close to these freeways, especially in lung development in children. The density of the city and the lack of developable land that is not proximate to freeways, combined with traffic volumes on LA's freeways suggest that the need for such filtration systems in LA is perhaps among the greatest in the state.
- We also applaud the emphasis of the CUGU program on supporting local businesses with financial and technical assistance to become more economically and environmentally sustainable.
- We'd like to emphasize the importance of two parallel actions beyond the scope of the proposed zoning code changes— the recommendation to hire an ombudsperson for the Green Zones and efforts to streamline inspection and enforcement programs. The ombudsperson position will support businesses in complying with environmental regulations and assist them in more easily accessing funding and incentive programs that promote environmentally friendly practices. A streamlined enforcement program will help identify those businesses that operate without proper permits as well and add certainty and equitable treatment to those businesses which strive to operate safely and properly.

We eagerly anticipate the passage of the Clean Up Green Up policies and we look forward to the success of the three pilot zones, which will lead the way to economic innovations and a healthier, safer and greener Los Angeles.

Thank you for the opportunity to comment on proposed Clean Up Green Up Zoning Amendments.

Sincerely,



David W. Campbell

Secretary-Treasurer

Cc: Hagu Solomon-Cary
Los Angeles City Council
City Clerk



July 8, 2015

Mr. Michael LoGrande
Director, Department of City Planning
City of Los Angeles
200 North Spring Street, 5th Floor
Los Angeles, CA 90012

RE: Clean Up Green Up (CF# 11-0112) – Initiative & Proposed Zoning Changes (CPC-2015-1462-CA)

Dear Mr. LoGrande:

On behalf of the Prevention Institute, I respectfully submit this letter in strong support of the proposed Clean Up Green Up Initiative and Zoning Code Amendment dated May 14, 2015.

The Prevention Institute strongly supports the Clean Up Green Up Initiative because it is an important step towards achieving environmental justice and protecting the public health of residents from three of LA's most polluted communities (Boyle Heights, Pacoima/Sun Valley and Wilmington).

We wish to emphasize our strong support for Clean Up Green Up because of its direct relevance to the new Health and Wellness Element (HWE). Beyond the widespread support for Clean Up Green Up, both in and outside City Hall, the HWE provides the critical health rationale for the enactment of this policy.

We also applaud the proposed recommendation to require, on a city-wide basis, a high level of air filtration systems in structures being built within 1,000 feet of freeways. Numerous studies show that the transportation sector is one of the largest sources of air pollution in California. Poor air quality poses a risk to everyone, but communities living closest to high volumes of truck and car traffic are most at risk for asthma incidents, increased lung cancer and other respiratory and chronic diseases. The density of Los Angeles and the lack of developable land that is not proximate to freeways, combined with traffic volumes on LA's freeways suggest that the need for such filtration systems in the city is perhaps among the greatest in California.

In closing, thank you for putting forth an innovative policy that positions Los Angeles at the cutting edge of land use, health and equity matters. Prevention Institute appreciates the opportunity to comment on the draft Clean Up Green Up Development Standards. Please feel free to contact me at 213-399-9400 with any questions.

Sincerely,

A handwritten signature in black ink that reads "Manal Aboelata". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Manal Aboelata
Managing Director

Cc: Hagu Solomon-Cary
Los Angeles City Council
City Clerk



July 1, 2015

Via Email

Mr. Michael LoGrande
Director, Department of City Planning
City of Los Angeles
200 North Spring Street, 5th Floor
Los Angeles, CA 90012
Michael.logrande@lacity.org

**RE: Clean Up Green Up (CPC-2015-1462-CA) –Proposed Zoning Changes
(CF# 11-0112)**

Dear Mr. LoGrande:

On behalf of Earthjustice, I respectfully submit this letter in strong support of the proposed Clean Up Green Up Program and Zoning Code Amendment dated May 14, 2015.

First, I would like to thank Hagu Solomon-Cary and other city planning staff for their efforts in drafting such unprecedented land use policies and the far-reaching Clean Up Green Up program. I have been monitoring the development of this program for many years, and I am excited to see the progress to date. It is my understanding that community members in Pacoima, Wilmington, and Boyle Heights desperately need the relief that will be provided by this innovative program. Thus, I encourage swift action to make this program a reality.

Earthjustice strongly supports the proposed zoning code changes because they provide much needed local regulatory tools to address site- and community- specific land use issues that result from proximity of incompatible land uses. Importantly, this is an innovative tool to address the cumulative adverse impacts resulting from the presence of numerous industrial pollution sources in close proximity to homes, schools, parks and other public places.

I also strongly support the attention placed on addressing near-roadway spikes in harmful particulate pollution. Compelling scientific evidence demonstrates the need for cities to protect near highway neighborhoods. Current regulatory programs like Proposition 65 do not require disclosures for pollutants like particulate matter. Thus, the proposed change in the Building Code that would require higher quality air filtration systems for certain new structures within 1,000 feet of freeways is incredibly important.

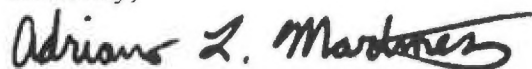
Numerous studies have shown that freeway pollution has a serious health impact on people who spend a lot of time close to these freeways, especially in the lung development in children. In fact, the most recent edition of *Environmental Justice* included a new study called

Developing Community-Level Policy and Practice to Reduce Traffic-Related Air Pollution Exposure. Environmental Justice, Vol. 8, No. 3, 2015, available at <http://online.liebertpub.com/doi/pdfplus/10.1089/env.2015.0007>. The Clean Up Green Up recommendations to address this persistent health threat are consistent with the policy proposals laid out in this article. Moreover, the density of the city and the lack of developable land that is not proximate to major roadways, combined with traffic volumes on Los Angeles' freeways suggest that the need for such filtration systems in Los Angeles is perhaps amongst the greatest in the state.

Earthjustice also supports companion changes to the Planning and Zoning Code that would make asphalt manufacturing and refinery facilities and oil refineries subject to a conditional use permit as opposed to new and certain expanded such facilities by right. I understand that most California communities already require conditional use permits for oil refineries (and many for asphalt plants) to tailor specific requirements that would limit potentially adverse effects of such facilities on nearby communities. These controls can make these facilities better neighbors.

Thank you for the opportunity to comment on the proposed changes to the Zoning Code and the Clean Up Green Up Initiative. Please feel free to contact me at (415) 217-2000 if I can be of any additional assistance.

Sincerely,



Adriano L. Martinez
Staff Attorney
Earthjustice

Cc: Hagu Solomon-Cary
City Clerk
City Council

MEET EACH NEED WITH DIGNITY



10641 N. San Fernando Rd.
Pacoima, CA 91331
phone | 818.896.0246
fax | 818.897.0128

www.mendpoverty.org

7/14/15

Mr. Michael LoGrande
Director, Department of City Planning
City of Los Angeles
200 North Spring Street, 5th Floor
Los Angeles, CA 90012

RE: Clean Up Green Up (CPC-2015-1462-CA) –Proposed Zoning Changes
(CF# 11-0112)

Dear Mr. LoGrande:

On behalf of MEND- Meet Each Need with Dignity, I respectfully submit this letter in strong support of the proposed Clean Up Green Up Initiative and Zoning Code Amendment dated May 14, 2015.

First, we would like to thank Hagu Solomon-Cary and other city planning staff for their efforts in drafting such unprecedented land use policies and the far-reaching Clean Up Green Up program.

We strongly support the proposed new development standards for the three pilot Green Zones of Boyle Heights, Pacoima/Sun Valley and Wilmington. The standards provide much needed local regulatory tools to address issues arising from the proximity of incompatible land uses – largely industrial uses close to homes, schools, parks and other places where vulnerable populations gather. The standards also deal with the cumulative adverse impacts that result from concentrations of certain uses close to such sensitive uses. The proposed land use regulations address these adverse cumulative effects, whereas business-by-business regulations governed by other entities often do not recognize or effectively respond to such conditions.

The Clean Up Green Up Initiative is an important step towards achieving environmental justice and protecting the public health of residents from three of LA's most polluted communities (Boyle Heights, Pacoima/Sun Valley and Wilmington) and we expect their example will lead the way for the rest of the city.

We eagerly anticipate the passage of the Clean Up Green Up policies and we look forward to the success of the three pilot zones, which will lead the way to economic innovations and a healthier, safer and greener Los Angeles.

Thank you for the opportunity to comment on proposed Clean Up Green Up Zoning Amendments.

Sincerely,

Handwritten signature of Luke Ippoliti, consisting of a stylized 'LI' followed by a long horizontal stroke.

Luke Ippoliti
MEND Food Bank Assistant Director

Cc: Hagu Solomon-Cary
Los Angeles City Council
City Clerk