



Are you within 500ft?

A REPORT ON
INCOMPATIBLE
LAND USE IN SOUTH
AND SOUTH CENTRAL
LOS ANGELES



About Physicians for Social Responsibility Los Angeles

Physicians for Social Responsibility-Los Angeles (PSR-LA), founded in 1980 as a local affiliate of the national organization, is a physician and health advocate membership organization working to protect public health from environmental toxins and nuclear threats. Through our organizing and advocacy efforts, we bring the voices of health experts to the forefront of critical policy discussions and work alongside health professionals, stakeholders, and policymakers to create solutions that improve the health and environment for all Californians. In our programmatic work, we address a number of important health and environmental issues, including air pollution, climate change, toxics, land use, and nuclear threats.

For over thirty years, we have successfully advanced meaningful policy changes at the local, state and federal level across our environmental health programs. More recently, we joined a burgeoning movement of advocates, activists and community residents in developing policies and regulations that shape the built environment - the physical, human-made places where we live, work, learn and play. Born out of these collaborations, PSR-LA's Land Use & Health (LUH) Program focuses on assessing and alleviating the contamination and pollution caused by light and heavy industries in South Central Los Angeles, by identifying strategies and advancing solutions rooted in urban planning approaches and community development models. We work with affected communities, local decision-makers and regulatory agencies to ensure health and quality of life for community residents by reducing—and eventually eliminating—their exposure to toxic land and air contaminants resulting from industrial land uses.

Mission statement

PSR-LA advocates for policies and practices that improve public health, eliminate nuclear and environmental threats, and address health disparities. We are the physician and health advocate voice for a safe, healthy environment for all communities.

Acknowledgements

The 500 Feet Project is a collaborative effort that has greatly benefited from the dedication and support of our funders, academic advisors, industry experts, and community partners and residents. PSR-LA would like to thank the following organizations and individuals for their contributions to this project:

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Policy Working Group Members:

Esperanza Community Housing Corporation
Legal Aid Foundation of Los Angeles (LAFLA)
Strategic Action for a Just Economy (SAJE)
Strategic Concepts in Organizing and Policy Education (SCOPE)
Tenemos que Reclamar y Unidos Salvar la Tierra (T.R.U.S.T. South LA)
Donald Spivack, USC Department of Public Policy

Ground Truthing Teams:

Esperanza Community Housing Corporation
Strategic Action for a Just Economy (SAJE)
Strategic Concepts in Organizing and Policy Education (SCOPE)
The Trust for Public Land (TPL)
Tenemos que Reclamar y Unidos Salvar la Tierra (T.R.U.S.T. South LA)

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Michele Prichard, Liberty Hill Foundation
Dr. James Sadd, Occidental College
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Introduction – Are you Within 500ft?

Whether it's near a gas station, dry cleaner, or an auto body shop, many residents of the South and Southeast Los Angeles Community Plan Areas (CPAs)—collectively known as South Central Los Angeles—live, work, play, study, and worship within close proximity to a hazardous land use. The presence of industry near sensitive populations is a land use condition known as “incompatible land use.” According to the Health Atlas for the City of Los Angeles, 21% (or approximately 59,000 individuals) of Southeast LA CPA residents lived adjacent to noxious land uses in 2013. And according to CalEnviroScreen (CES) 3.0, the 2017 update of the Office of Environmental Health Hazard Assessment’s (OEHHA) environmental mapping tool, a vast majority of South Central LA census tracts score in the top 5-10% of census tracts that are disproportionately burdened by multiple sources of industrial pollution, including hazardous waste generators and contaminated tracts of land.





A common yet misguided view is that low-level polluters are effectively harmless to the surrounding communities. Yet, research shows that the cumulative burden of living in close proximity to multiple hazardous facilities results in negative health outcomes, such as higher rates of asthma, heart disease, and low-birth weight. The state of California acknowledges that sensitive use spaces such as schools, homes, and medical facilities should not be closer than 500 feet to hazardous uses such as dry cleaners, metal plating facilities, or distribution centers. Furthermore, there are myriad industrial facilities that have not yet been identified by the regulatory agencies charged with monitoring and regulating them, leaving local jurisdictions and agencies with an incomplete understanding of the gravity of the problem.

Developed to address these issues, the 500 Feet Project is an innovative and collaborative initiative conceived by Physicians for Social Responsibility-Los Angeles in 2014 as a way to encourage and implement community-driven land use planning solutions in order to alleviate the South Central LA community of the burdensome repercussions of incompatible land use patterns. The project used the following integrative three-pronged approach to mobilize residents, community stakeholders, and advocates around a suite of policy solutions:

Gathering, assessing, and visualizing data using the 500 Feet hazard mapping tool which highlights polluting industries within 500 feet of a sensitive land use;

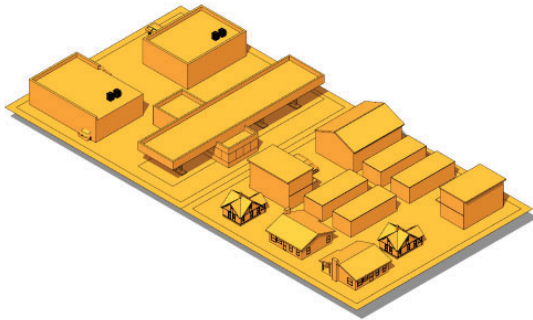
Incorporating local community knowledge in order to validate—or in some cases invalidate—the data and elevate the stories of local residents to build a supporting narrative around the issue; and

Convening a policy and research working group to identify and advocate for policy interventions at the local level.

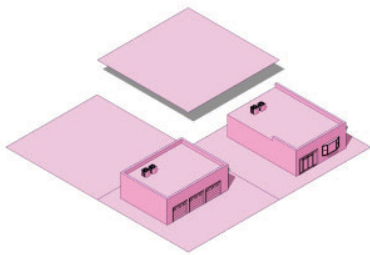
This report documents the multi-year process used to determine the suite of interventions developed through the 500 Feet Project. The core recommendations include strategies that address land use issues using both preventative and corrective measures, including:



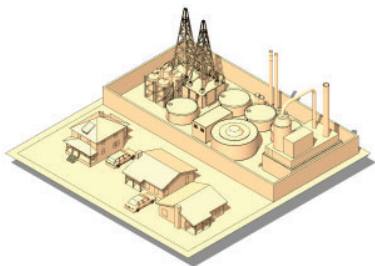
Buffers – Placed between two conflicting land uses or zones, buffers are essentially a use of land intended to reduce or eliminate harm to one use caused by another. This can be accomplished through a number of different forms ranging from a strip to an entire parcel of land, and include vegetation, walls, and open space.



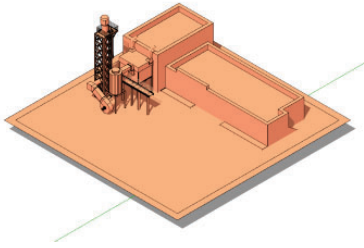
Development Standards – When proposing developments in most cities or communities, there are “design guidelines” that must be adhered to in order to “preserve and enhance the desired character of existing neighborhoods and improve the aesthetic and functional quality of new development projects.” These can dictate varied physical characteristics of a building including lighting, height, and enclosures.



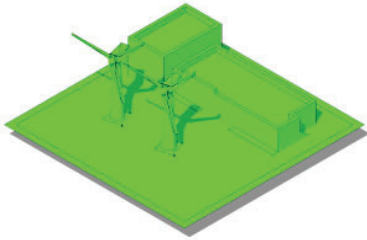
Simplified Zoning and Planning Processes – A city’s zoning and permitting processes delineate and dictate the way city planners, developers, and even residents interact with the land use and physical arrangement of a community. Carefully crafted zoning documents and conventionalized permitting processes streamline development and help maintain the integrity of a community’s physical character. If done well, they help ensure clarity and consistency, and reduce confusion and oversights as a city grows and develops.



Industrial Land Use Study (ILUS) – Cities have an opportunity to revisit their zoning documents and land use planning through industrial land use studies which allow them to “evaluate...[their] existing adopted policy regarding industrial land,...analyze in detail industrial land,...and...address how...[their] departments should handle applications for proposed changes from industrial use to residential and other non-industrial uses.” An ILUS essentially serves as an assessment of the city’s planning documents before any formal updates or plans to update are put in place.



Amortization – In the land use and planning sense of the word, amortization is the phasing out or discontinuation of legal but non-conforming uses in a particular plan area. This situation typically occurs as a result of zoning amendments that caused a use that was “once in conformity” to no longer be appropriate for that space or area. Amortization gives the city the legal power to rectify this mishap in order to protect the newly impacted neighbors and provide time and flexibility for the existing industrial use.



Green Industrial Zone – Ideally, multiple industrial uses could be sited near one another in a space such as a green industrial zone order to avoid causing harm to non-industrial neighbors as well as create an innovative space for one another. Furthermore, in the event that amortization is implemented in a particular city or neighborhood, a green industrial zone would serve as the relocation site for amortized businesses and host for future businesses of the like. Its intended purpose is also to serve as a collaborative and supportive space to help businesses implement greener practices.

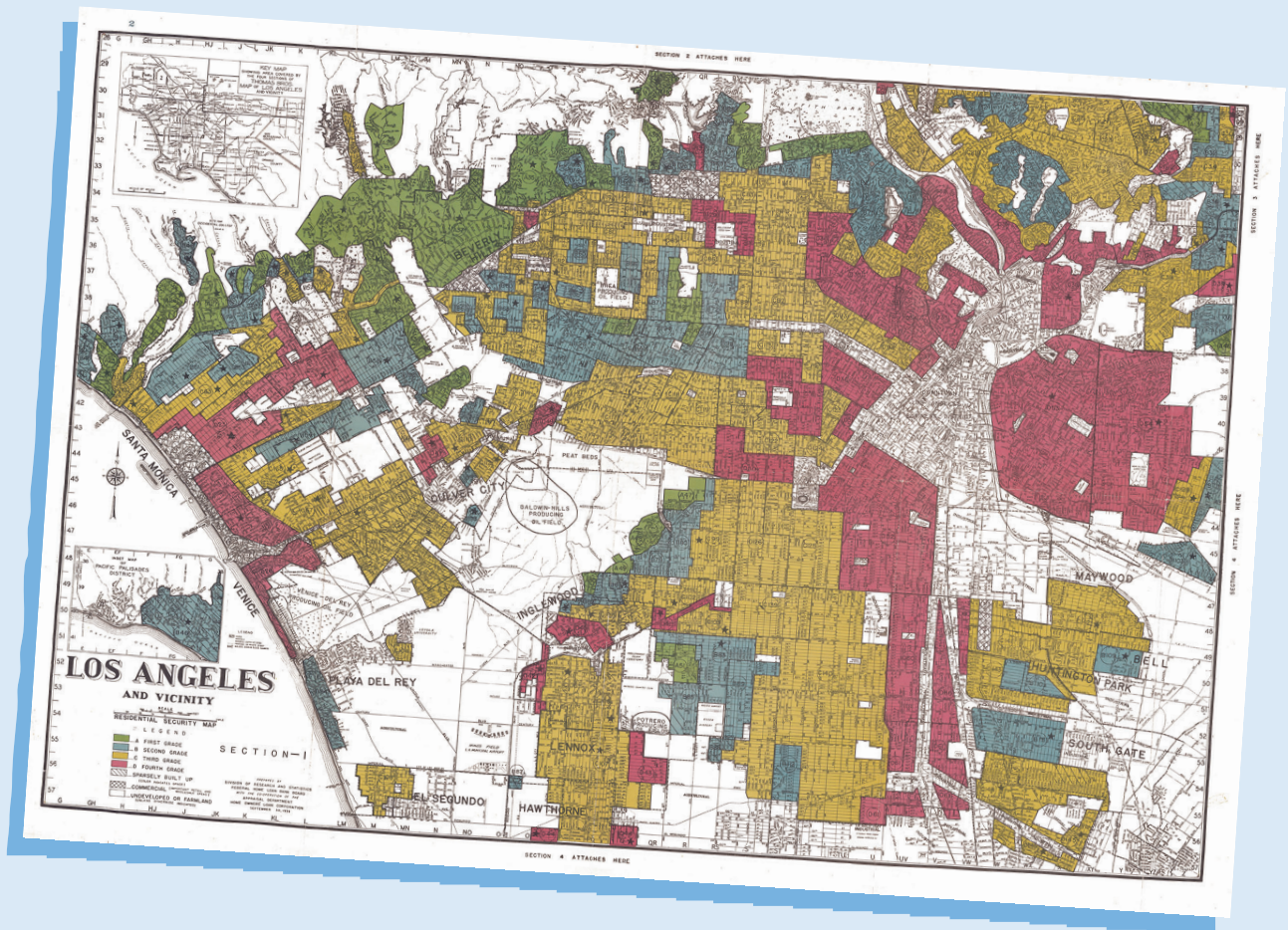
Though they are collectively comprehensive, policy interventions such as these would likely need the aid of supportive and interdependent measures in order to spur long-lasting community level transformation. In addition to the core policy recommendations, the 500 Feet Working Group identified complementary strategies that need to be activated simultaneously to ensure neighborhood stability during and after the employment of the core policies. These complementary strategies include: promoting green careers and jobs, creating and preserving affordable housing (especially green and TODs), expanding brownfield remediation efforts, advancing (community-owned) renewable energy solutions, addressing climate resiliency, and considering truck reroutes. Further, to ensure that these measures are effectively and routinely implemented, a new or existing role within a city or local governing department should be designated to monitor and enforce these initiatives and regulations.

The potential benefits to future policies and projects are numerous. PSR-LA aims to build on the success of this community-driven initiative by sharing its findings and recommendations with community advocates and policymakers in order to effectively improve the built environment in South Central LA. Already, in early 2018, community leaders and residents successfully used preliminary findings explained in this and other reports to advocate for improved land use policies in the update of the South and Southeast LA community plans, such as improved development standards. If implemented carefully and purposefully, these policy fixes can help reduce and eliminate pollution, strengthen and stabilize the community, and improve the quality of life for residents of South Central LA and the entire city of Los Angeles.

South Central LA's Industrial Burden

Addressing a Legacy of Racialized Land Use Policy

Communities of color and low-income communities have historically been forced to live with discriminatory land use policies that have meant living with soil, air, and water that are sources of toxic exposure. For decades environmental justice communities have demanded action, and it is only recently that policymakers and public agencies are recognizing environmental racism as a key determinant of community health—and they did not do so volitionally.



The 1982 protests in Warren County, North Carolina, against the siting of a toxic dump in a predominantly minority and low-income community sparked a national interest in environmental racism. Prompted by the protests, the United Church of Christ's Commission for Racial Justice (CRJ) conducted a landmark study in 1987 entitled *Toxic Wastes and Race in the United States*. The study confirmed that "race is a major factor related to the presence of hazardous wastes in residential communities throughout the United States." Of its major findings, the report documented that Blacks and Hispanics disproportionately lived in communities with uncontrolled toxic waste sites, and Los Angeles housing more Hispanics in these communities than any other metropolitan area in the country. This environmental injustice persisted for decades, transforming communities such as South Central into what the 2010 Hidden Hazards report identified as "toxic hot spots," or areas in which "cumulative environmental impacts...[are] particularly acute."

Disparities such as this did not come about by chance misfortune. Rather, it is a legacy of willful racial segregation that funneled minorities into the South LA neighborhoods as early as the conclusion of the First World War. Through discriminatory zoning, restrictive covenants, cycles of industrialization and deindustrialization, suburbanization, and white flight, people of color were confined to South Central LA and saddled with toxic and hazardous facilities.

This history has been documented in myriad ways, including in "Security Maps" developed by the Home Owners' Loan Corporation during the Depression era, which rated neighborhoods across the U.S. from "best" to "hazardous" based on their racial and ethnic makeup and cultural characteristics. For example, a 1939 Security Map described South LA as "the 'melting pot' area of Los Angeles" and "a fit location for a slum clearance." The community is described as being "uniformly of poor quality" and undergoing "[s]hifting or [i]nfiltration" with the "[e]ncroachment of industry a threat." This practice of "redlining" designated areas such as this, and much of South Central, as 'low red' grade," which dampened interest by white home-seekers and deterred investment by developers and lenders for decades to come, even after redlining was disallowed in 1977.

Following the end of World War II, suburbanization and white flight intensified residential segregation and the neglect of South Central LA. Moreover, weakened by derogatory labels and negative stereotypes that deterred investment and development, South Central became an easy target for environmental exploitations. Eventually, the decline of "central-city manufacturing jobs" shifted South Central LA industries towards a lower-wage service economy, further "increasing the bifurcation of the labor market into high- and low-wage sectors" by race.

The disappearing manufacturing industries in South Central LA left behind poverty, a lack of services and amenities, and joblessness in a community that became increasingly vulnerable to "small polluting activities and large-scale hazards," such as furniture manufacturers, auto body shops, and incinerators. As deindustrialization and racial segregation persisted, both government and business interests ushered a steady influx of hazardous industries into South Central that would be unwelcome in other neighborhoods. Additionally, recent research suggests that communities of color, especially recent Latino immigrants, were developed in close proximity to these industries that depend on their labor.

Communities impacted by these dangerous practices are still enduring the ramifications of them today. Research has demonstrated that communities of color and low-income neighborhoods such as South Central LA disproportionately experience poorer health outcomes, much of which are directly attributable to social and environmental factors. For instance, a study suggests that environmental factors account for 30% of the total childhood asthma burden in California, but in places where pollution is acute, could be responsible for up to 41% of that burden.

These health disparities are further compounded by exposure to multiple pollution sites, as well as social and environmental stressors, which often reinforce one another. This interaction, known as "cumulative impact," leads to more severe health consequences for impacted neighborhoods. For instance, data has shown that clusters of pollutants are often disproportionately concentrated in disadvantaged and minority communities, wreaking havoc on the health of residents nearby. At the same time, social stressors such as under- or unemployment, unsafe working conditions, racism, and social exclusion not only make residents less ready to cope with their health problems, but also more susceptible to disease, morbidity and premature mortality. Therefore, a remedial approach needs to include both solutions that correct incompatible uses that give rise to these environmental harms as well as measures that ameliorate the social stressors for residents in these neighborhoods in order to curtail and eliminate their vulnerability.

The Time is Now: Building on Movement Momentum

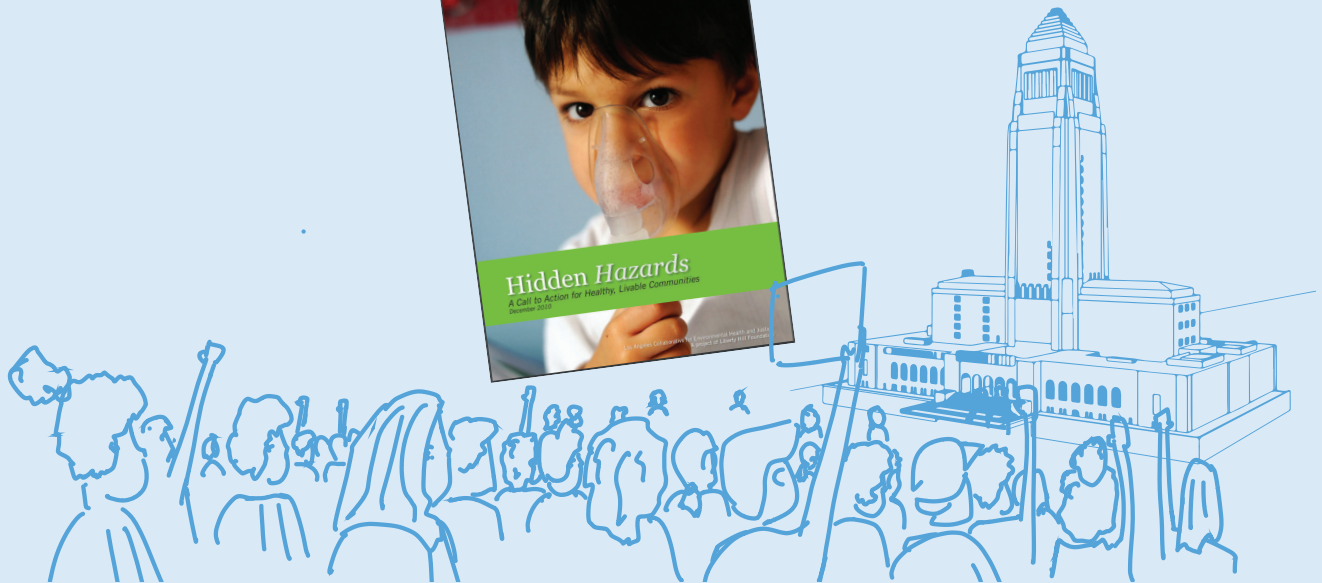
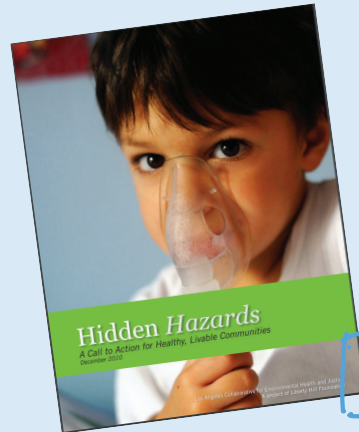


As progressively greater recognition is attributed to the relationships between health, historically racialized planning, and the built environment, there have been more efforts to formally remedy decades of systemic discrimination. For instance, in 1992 the Environmental Protection Agency (EPA) created the Office of Environmental Justice, and shortly after, President Clinton issued Executive Order 12898 in 1994 to “focus federal attention on the environmental and human health effects of federal actions on minority and low-income populations.” What’s more, President Obama reaffirmed this commitment in his 2014 Presidential Proclamation commemorating the E.O.’s 20th anniversary.

In California, as part of its Community Health Program, the California Air Resources Board (CARB) released the Air Quality and Land Use Handbook in 2005 to guide local lawmakers in making land use decisions in the best interest of the public’s health. The Handbook made research-based recommendations, such as the use of buffers of no less than 500 feet between sensitive uses and most industrial uses in order to substantially reduce air pollution exposure and risk. It also emphasized the role of local government in planning and permitting, the significance of community engagement, and the importance of implementation of preventive and mitigation measures with consideration of social and economic determinants such as housing and transportation. This landmark publication and its emphasis on community engagement underscored local actions to address incompatible land use.

Also in the early aughts, the Los Angeles Collaborative for Environmental Health and Justice (LA Collaborative) released their first report, Building a Regional Voice for Environmental Justice, which focused on effective collaborative research methods with meaningful community engagement. In 2010, they followed up with the Hidden Hazards report which profiled the environmental challenges in specific communities in Los Angeles and documented the development and use of ground truthing, a community-based participatory research method that leveraged community wisdom to verify existing pollution sources and develop appropriate place-based solutions. The report also highlighted the communities’ findings, including the fact that many pollution sources were either misidentified or entirely missed by regulatory agencies. Using these findings, the LA Collaborative was able to use the Hidden Hazards report to launch the Clean Up Green Up (CUGU) Campaign, which in 2016 was successfully passed as a city ordinance aimed at mitigating the effects of incompatible land use in three Los Angeles neighborhoods: Wilmington, Pacoima, and Boyle Heights.

The hard and immediate demands of Hidden Hazards, and the CUGU Campaign and Ordinance serve as a model of how a thoughtful approach to a complex issue can make a tremendous impact in the city of Los Angeles, and inspired the foundation for the 500 Feet Project.



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Identification of environmentally burdened and socially vulnerable communities such as the CUGU communities has been facilitated largely by OEHHA's CalEnviroScreen. In addition to mapping pollution burden, the tool also takes various socioeconomic factors into account, allowing it to not only identify overburdened neighborhoods, or those experiencing "cumulative impact" from exposure to multiple polluting sources, but also reveal patterns of overexposure by social factors, such as poverty, race and ethnicity, and education. CalEnviroScreen 3.0 identified both the South and Southeast Los Angeles CPAs to be among the most overburdened in the state, with over 90% of census tracts in the Southeast Los Angeles CPA falling within the top 10% of California's most overburdened neighborhoods.

These systemic disparities are acknowledged locally as well. For example, the Department of City Planning (LADCP) noted in the recently updated General Plan that "[c]hronic health conditions such as asthma, diabetes, and heart disease are concentrated in the same neighborhoods as poverty, environmental hazards,

unemployment and lower educational attainment." Because of the disparity in socioeconomic and environmental burdens suffered by South Central residents, the LADCP launched the South and Southeast Community Plan updates in 2017 ahead of other community plans. Through the the United Neighbors in Defense Against Displacement (UNIDAD) Coalition's People's Plan Campaign, PSR-LA advocated for the development and implementation of community-driven policy solutions for incompatible land use in both community planning processes, successfully ensuring that safeguards protecting the health of residents were included in the final versions of the plan documents.

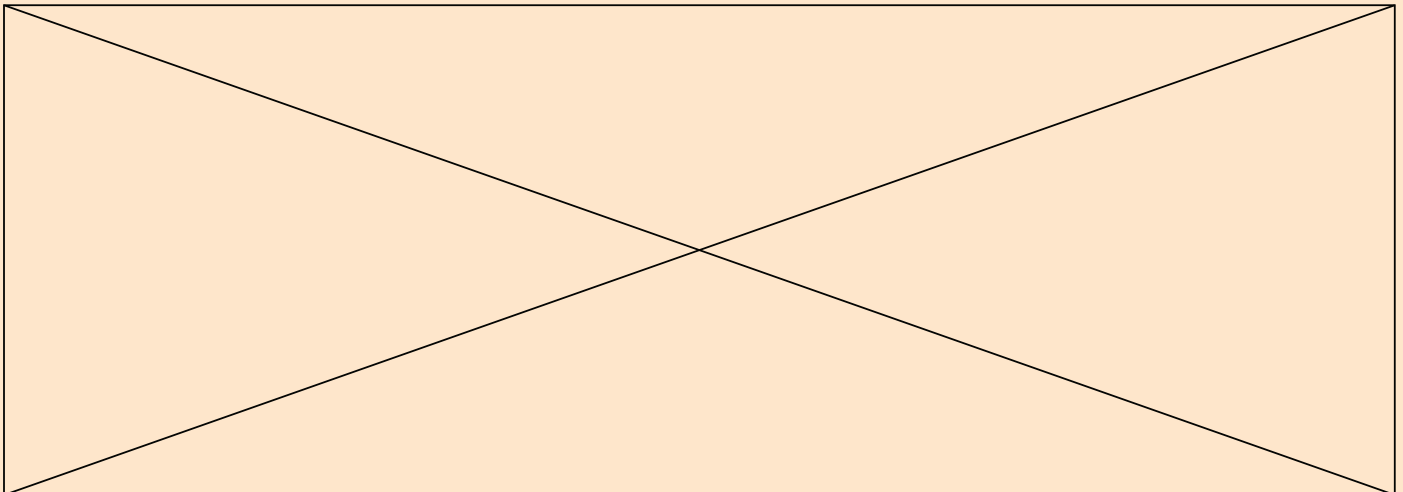
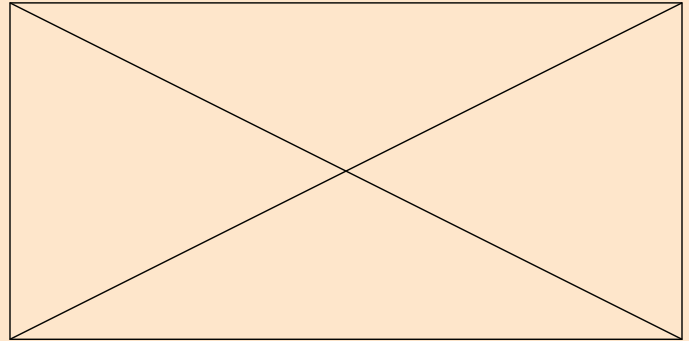
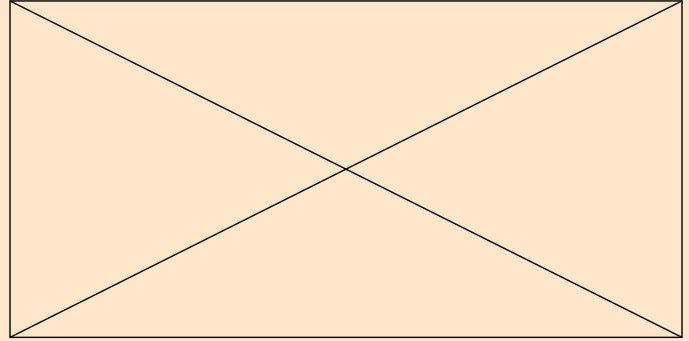
The 500 Feet Project, CUGU Campaign, and People's Plan Campaign all represent years of community-led planning and policy change aimed at addressing the lasting ramifications of environmental injustice and discriminatory planning and policy practices. The preliminary findings, methodology, data, and policy recommendations found in this report not only highlight the importance of meaningful community engagement, but also the urgent need for place-based and community-driven solutions. Armed with the 500 Feet Project's data and policy recommendations, PSR-LA, along with other community advocates and residents, will continue to promote practices and policies that will ultimately lead to a safer, cleaner, and healthier South Central LA.

Methodology

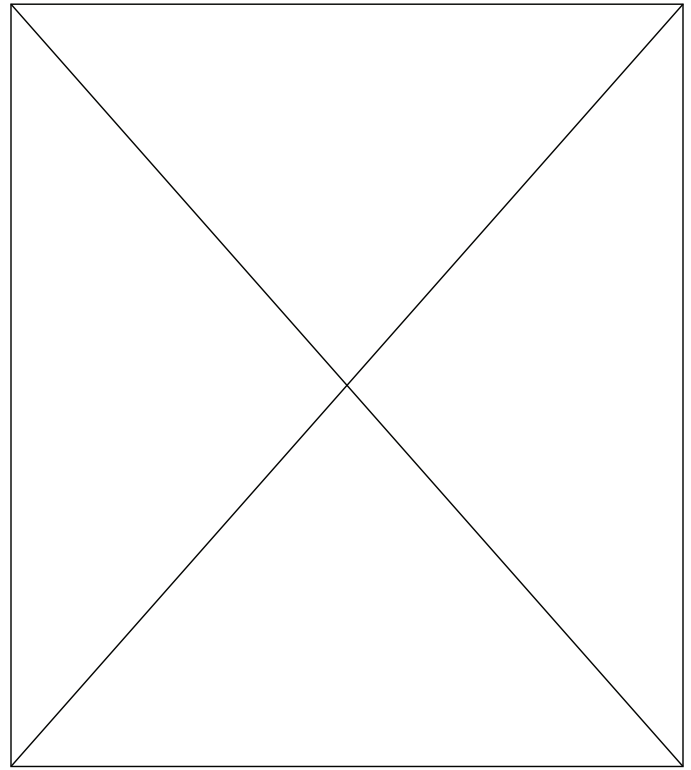
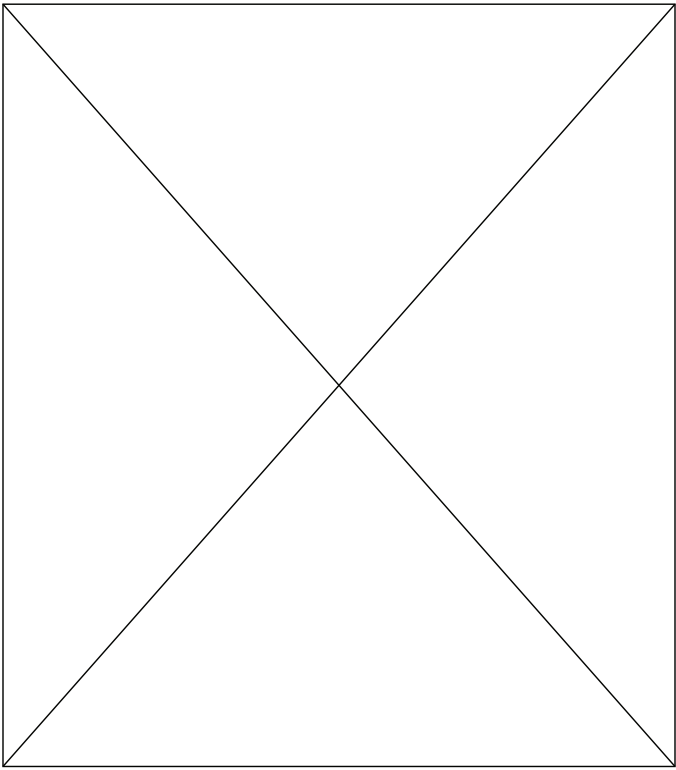
Data Community Policy

The 500 Feet Project used an integrative, three-pronged approach to mobilize residents, stakeholders, and advocates around efforts to improve South LA's built environment. Each element played a distinctly critical yet intersecting role in highlighting the need for immediate action and development of tools and solutions that would be best suited to address the conditions in South Central LA.

The methods summarized below were executed over the course of four years, starting with the data collection phase in 2016 and ending with the release of this report in 2020. Since then, these methods have been employed concurrently in order to inform one another throughout the project and to ensure continuous engagement of residents.



I. Data Collection & Visualization



Data on current land uses in the South Central LA CPAs was compiled and assessed with the intent to address the following research questions:

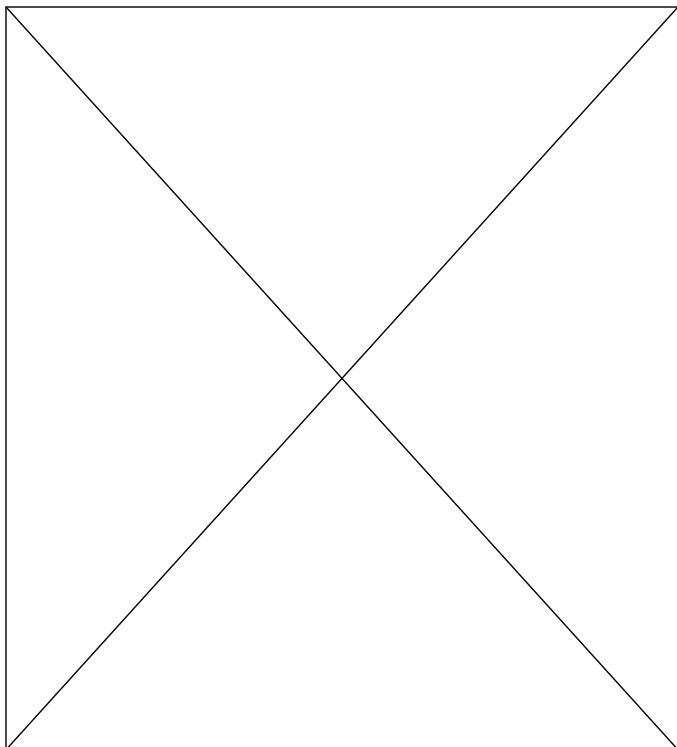
How many total hazardous uses of land exist in the South Los Angeles and Southeast Los Angeles Community Plans?

What percentage of South Central LA is industrial? What percentage is sensitive?

How many industrial uses exist in close proximity to how many sensitive uses?

The 500 Feet Project was launched by compiling existing data from agencies including the U.S. Environmental Protection Agency (EPA), the California Air Resources Board (CARB), and the California Department of Toxic Substances Control (DTSC). However, this data only included individual facilities that emit pollutants over a particular threshold. Scanning the data revealed that certain low-level emission sources that cumulatively create a pollution burden on communities, including exceptionally harmful small-scale facilities such as auto body shops and dry cleaners, were excluded. In order to capture a more complete picture of hazardous uses in South Central LA, federal-level data from the US EPA was supplemented with publicly available business data from LA City Business and LA County Location Management Services (LMS). Types of hazardous industries included in the combined dataset were identified in the Hidden Hazards report, which included facilities monitored by government regulatory agencies as well as additional uses of concern identified by community residents.

II. Community Engagement & Ground Truthing



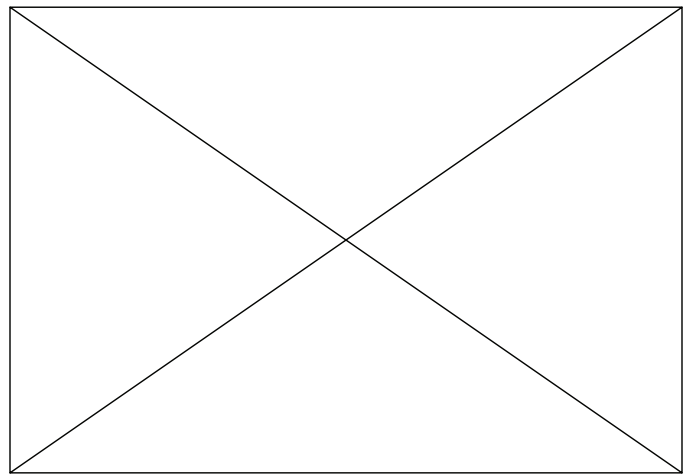
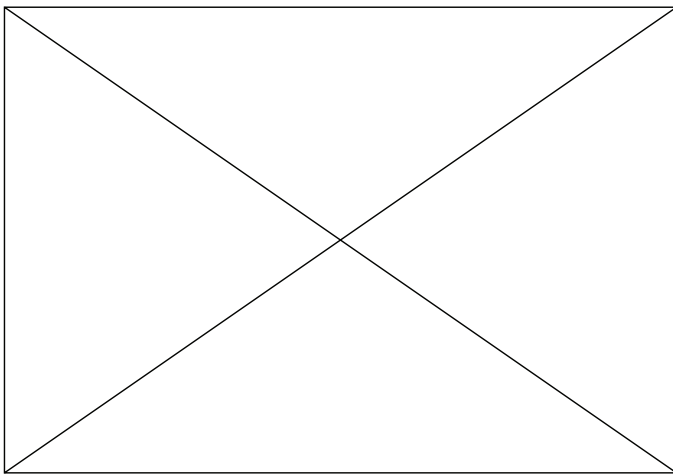
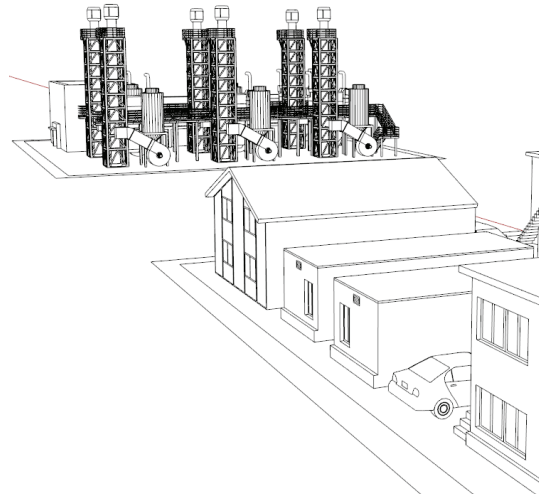
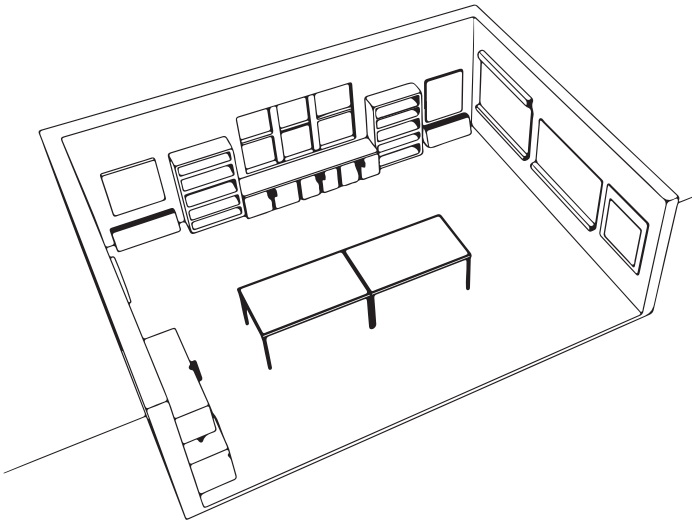
Groundtruthing Basics



Early analysis of data sources revealed that existing data on hazardous and sensitive uses of land, while official, is incomplete and at times, inaccurate. For example, through a sampling of properties using Google Earth, it became evident that certain locations did not exist at their registered address. In other cases, the registered business did not belong to the industry type categorized in official data sources. These findings underscored the need to verify the existence of hazardous and sensitive land uses and to revise inaccurate data found in official datasets.

In order to verify, refine, and add missing locations to the currently compiled dataset, a ground truthing process was developed, through which “on-the-ground” experts were trained on both the subject matter of incompatible land use and ground truthing. This method of community engagement and data collection recognizes that residents, community leaders, and advocates are experts in their neighborhoods.

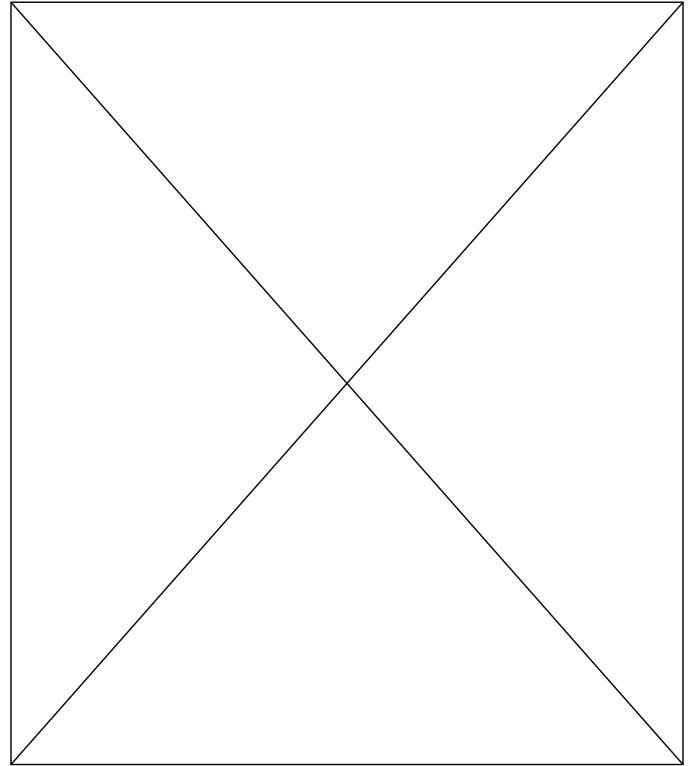
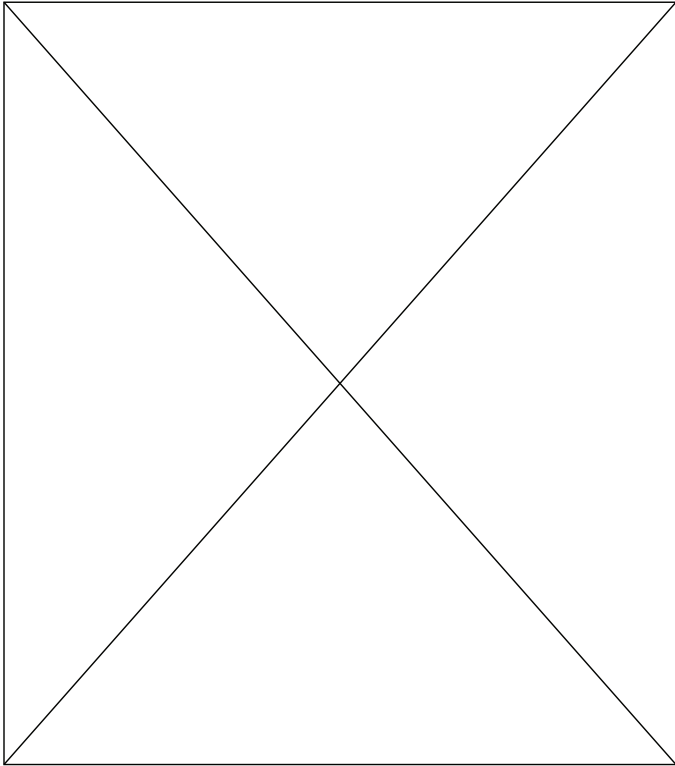
The “Community Engagement and Ground Truthing” methodology drew inspiration from the Los Angeles Collaborative for Environmental Health and Justice model, described in the Hidden Hazards report. At the heart of this process was the recognition that community residents are experts in their neighborhoods. In other words, they have ‘local knowledge’ that allows them to gather data on neighborhood-level assets and burdens that regulatory agencies miss due to lack of capacity or oversight.



Community residents and leaders went through a rigorous two-part workshop to prepare to ground truth their neighborhood. The first part of the workshop served as the educational component, during which residents were taught the basics of land use planning, the concept of incompatible land use, and how to properly ground truth. Activities included playing “the land use game,” which examines the challenges of land use planning, exploring a physical version of the 500 Feet hazard mapping tool, and carrying out a virtual ground truthing walk in order to practice the process to be carried out on the streets.

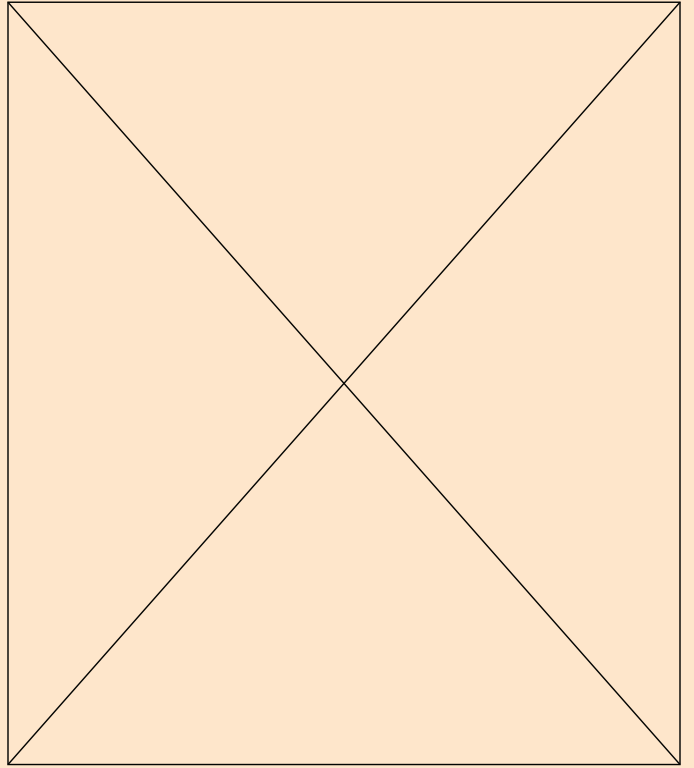
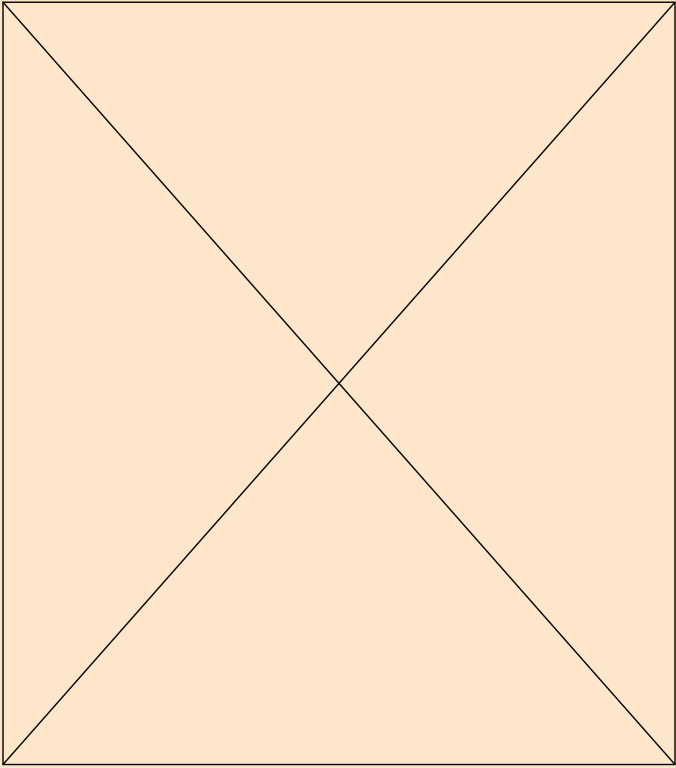
In the follow-up workshop, residents walked the streets to verify, revise, and add locations in their selected census tract. Participants were paired and equipped with a ground truthing toolkit containing detailed instructions for the ground truthing process, a map of the census tract with the locations of known uses marked, a list of the known uses and relevant details, and a new entry sheet for the addition of missing facilities. At the conclusion of the walk, participants regrouped and discussed their experiences, findings, and reflections on what they encountered. Follow-up surveys also collected feedback that was not captured during the post-walk discussion.

III. Policy Research & Development



The 500 Feet Policy Working Group (Working Group) assembled organizers and policy advocates from six community organization partners, as well as Donald Spivack, an academic expert and a former city planner, to assess the compiled data and experiences of community residents, alongside relevant case studies of successful incompatible land use interventions in other communities. The primary goal of the Working Group was to identify potential policy solutions in relation to the challenge of incompatible land uses in South Central LA. Working Group members were selected based on their history working in South Central LA and their familiarity with the issues and policies surrounding incompatible land use and cumulative burden. This composition ensured that the recommendations coming out of the Working Group were grounded in and applicable to South Central communities.

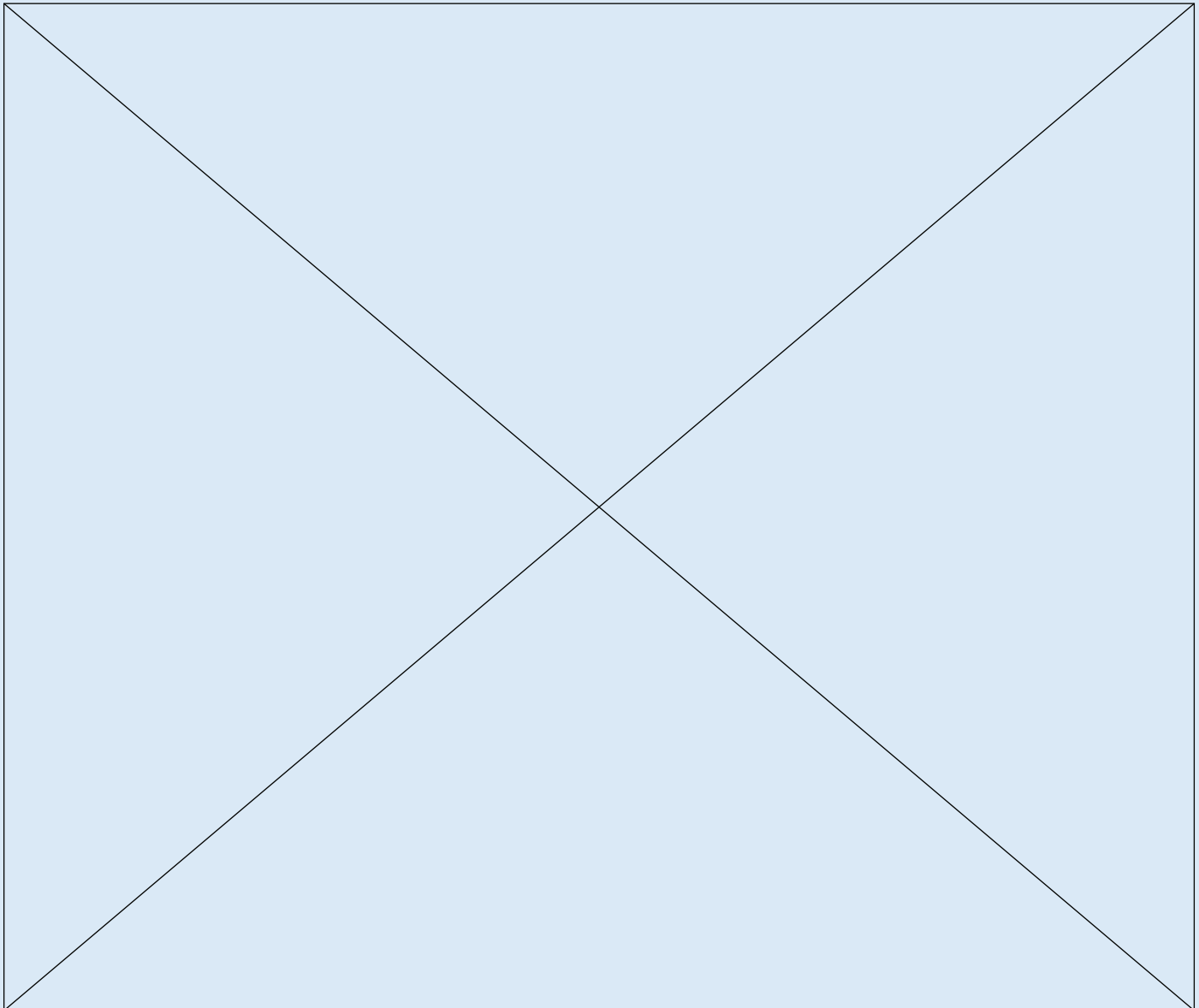
The Working Group came together for three meetings: the first meeting was introductory, providing an overview of the primary issue, timeline, and goals of the Working Group; the second meeting familiarized members with the policy landscape and provided a space for feedback on the feasibility of various policy measures; and the final meeting provided space for Working Group members to discuss survey results and come to a consensus on the final set of policy recommendations. Prior to the final meeting, Working Group members reviewed case studies and completed a survey to rank their preferences amongst the policies discussed based on their feasibility and applicability in South Central LA.



Preliminary Findings

Unpacking South LA's Industrial Landscape

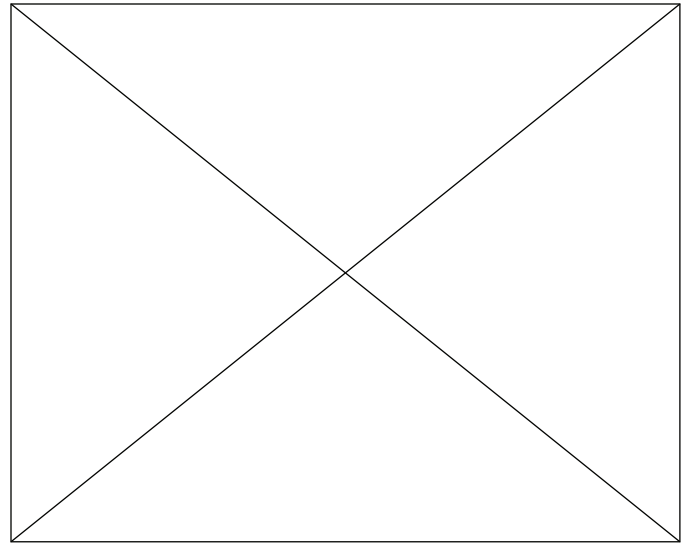
With the data in hand, the 500 Feet Project transitioned into the next phase of generating devices to help accomplish its overall goals. Initial data collected that helped illuminate what concerns needed to be further investigated was made more accessible and functional through visualization. Furthermore, ground truthing data provided a more accurate understanding of the issues at hand, and the thoughtful conversations had through the Working Group meetings resulted in proposed solutions to those very problems.



I. Data Collection & Visualization

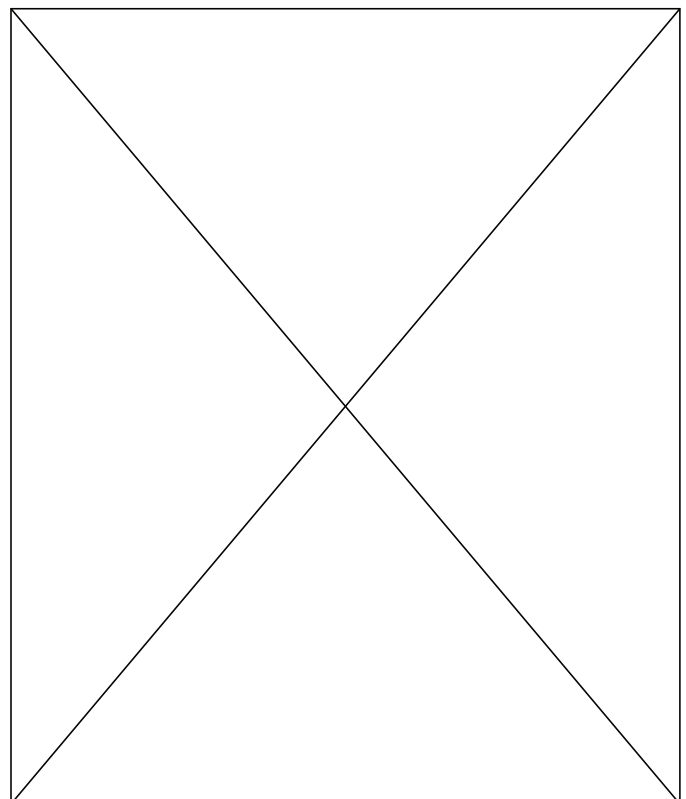
Based on data compiled from official sources, 1,318 hazardous uses were identified within 500 feet of 585 sensitive uses.

Considering the overall breakdown of land use in both the Southeast and South Los Angeles CPAs, the majority of the land is designated for single- or multi-family housing. With minimal green or open space in both areas, this density makes South Central LA residents especially vulnerable to the harmful effects of incompatible land use, particularly in the Southeast Los Angeles planning area where 15% of the land is zoned for industrial use.



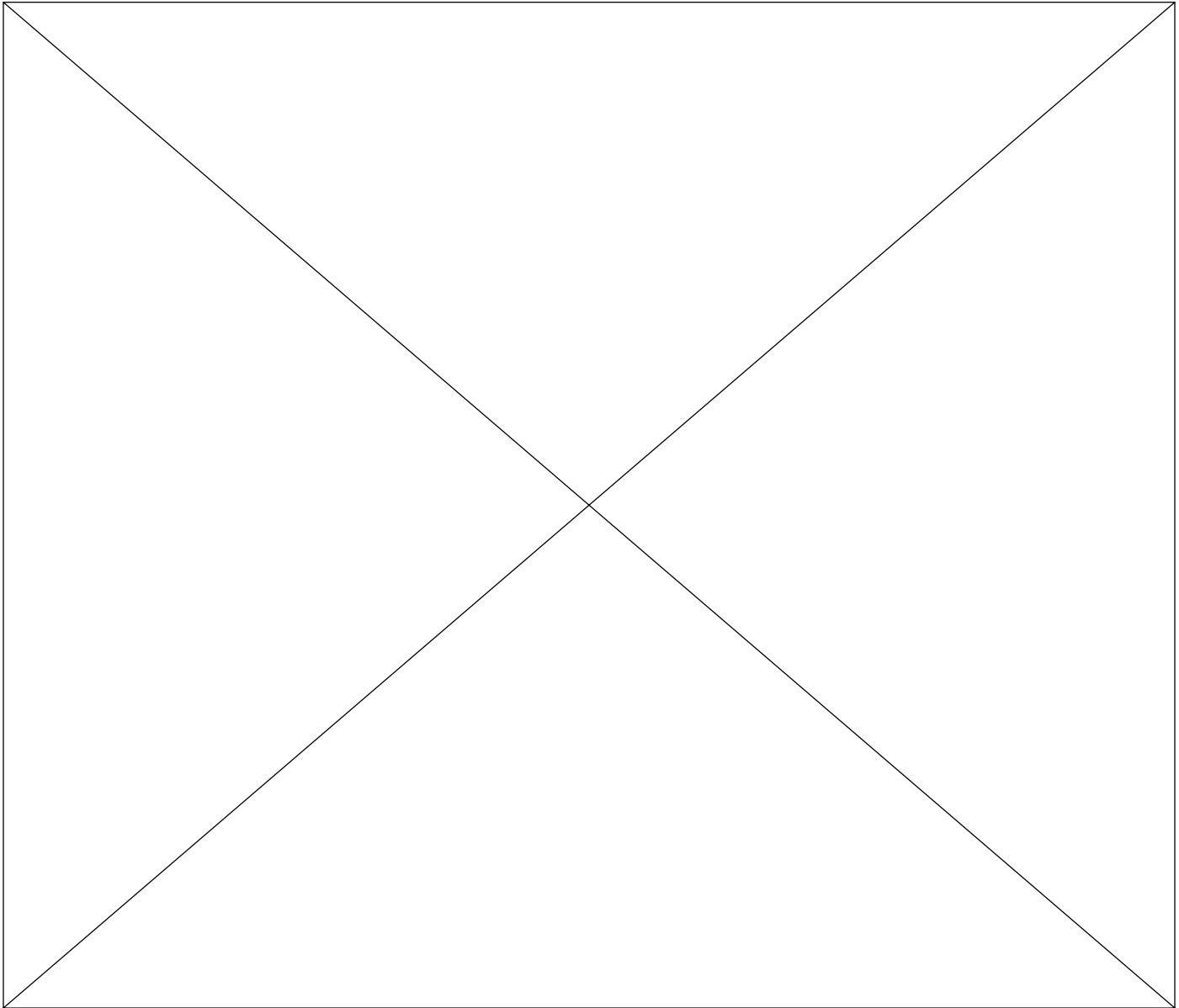
	<i>Southeast LA Community Plan</i>	<i>South LA Community Plan</i>
Single- and Multi - Family Housing	59%	74%
Industrial Zone	15%	4%
Open / Green Space	2%	4%
Public Facilities	13%	6%

To help visualize this reality and allow for a stronger analysis and usage of data sources, PSR-LA developed the 500 Feet Tool—an interactive hazard-mapping tool that identifies the location of both hazardous and sensitive uses of land, as well as their proximity to one another. In addition to creating a visual landscape of what the problem looks like in South Central LA, the tool can be used as a resource to residents, community organizations, regulatory agencies, and policy makers who seek a clearer sense of where incompatible land uses and cumulative burden exists. Finally, the tool also features a function that enables users to submit corrections and indicate the need to add, remove, or revise an incorrectly listed use, allowing advocates to continuously learn from the experts on the community—the residents.

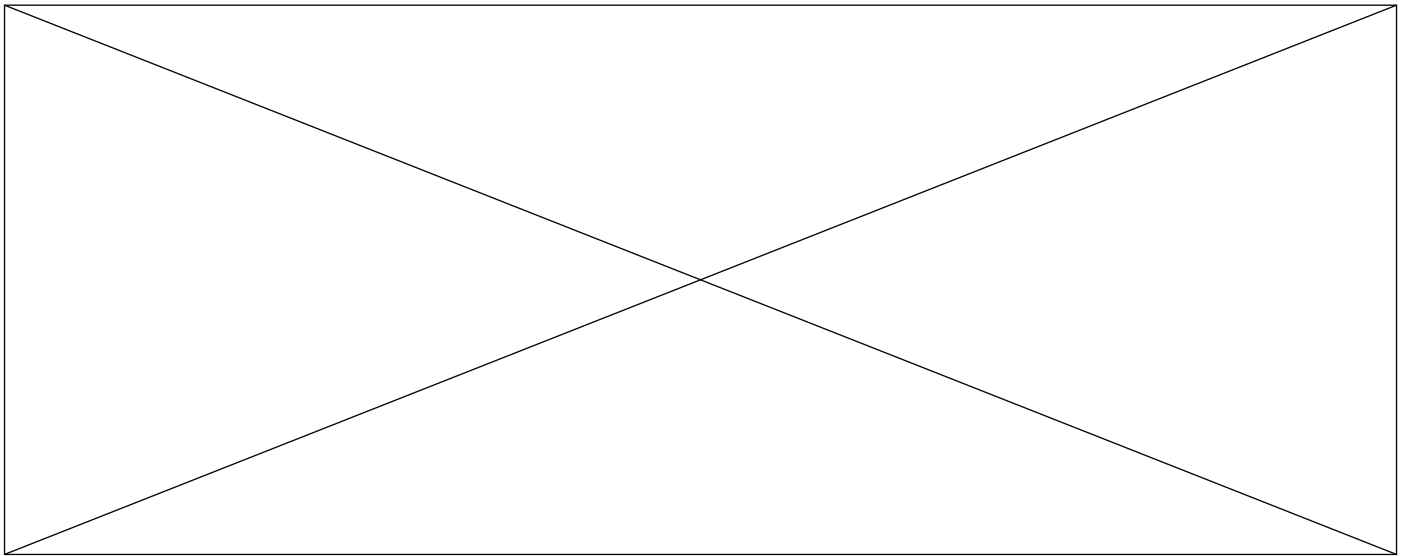


II. Community Engagement & Ground Truthing

Residents and community advocates ground truthed a total of five census tracts between July and December 2017—three census tracts in the Southeast Los Angeles CPA and two in the South Los Angeles CPA. In consultation with community organizers at base-building organizations, census tracts were selected based on an assessment of areas of concern and each organization’s distinct project work in these communities.



Organization	# of Census Tracts	# of Participants
SCOPE	2	13
TRUST South LA	1	9
Trust for Public Land	1	10
Esperanza Community Housing Corporation	1	15



Of the 222 uses that were ground truthed, only 75 were verified and 107 had to be revised. Forty uses remained unverified due to lack of usable data or incorrect documentation (e.g., information that can be used to accurately identify a type of use). Therefore, not including the unverified uses, community members had to revise more than 58% of surveyed uses. This only accounts for uses ground truthed in five out of the total 131 census tracts in the South and Southeast Community Plan areas.

	Verified	Revised	Unverified
Industrial	45	69	36
Sensitive	25	9	4
Commercial	5	15	0
Residential	0	5	0
Total	75	98	40

Additionally, there were a total of 158 uses throughout the five census tracts that were not documented in official datasets, and therefore had to be added by residents. The breakdown of these additional uses is as follows:

Additional Uses	
Industrial	106
Sensitive	37
Vacant	7
Unknown, but had activity with no name or address on building	5
Commercial	3

Ground truthing revealed more industrial and sensitive uses than official data documented, increasing the likelihood of incompatible use. Moreover, the considerable amount of documented land uses that had to be revised in addition to those that were missed by official data suggests that exposure to pollution as a result of incompatible land use is presumably underestimated.

Based on the observations and data collected during the ground truthing process, the following are the top five industrial and sensitive uses identified in the five census tracts. Locations labeled as "Industrial" had no classification or could not be described by residents.

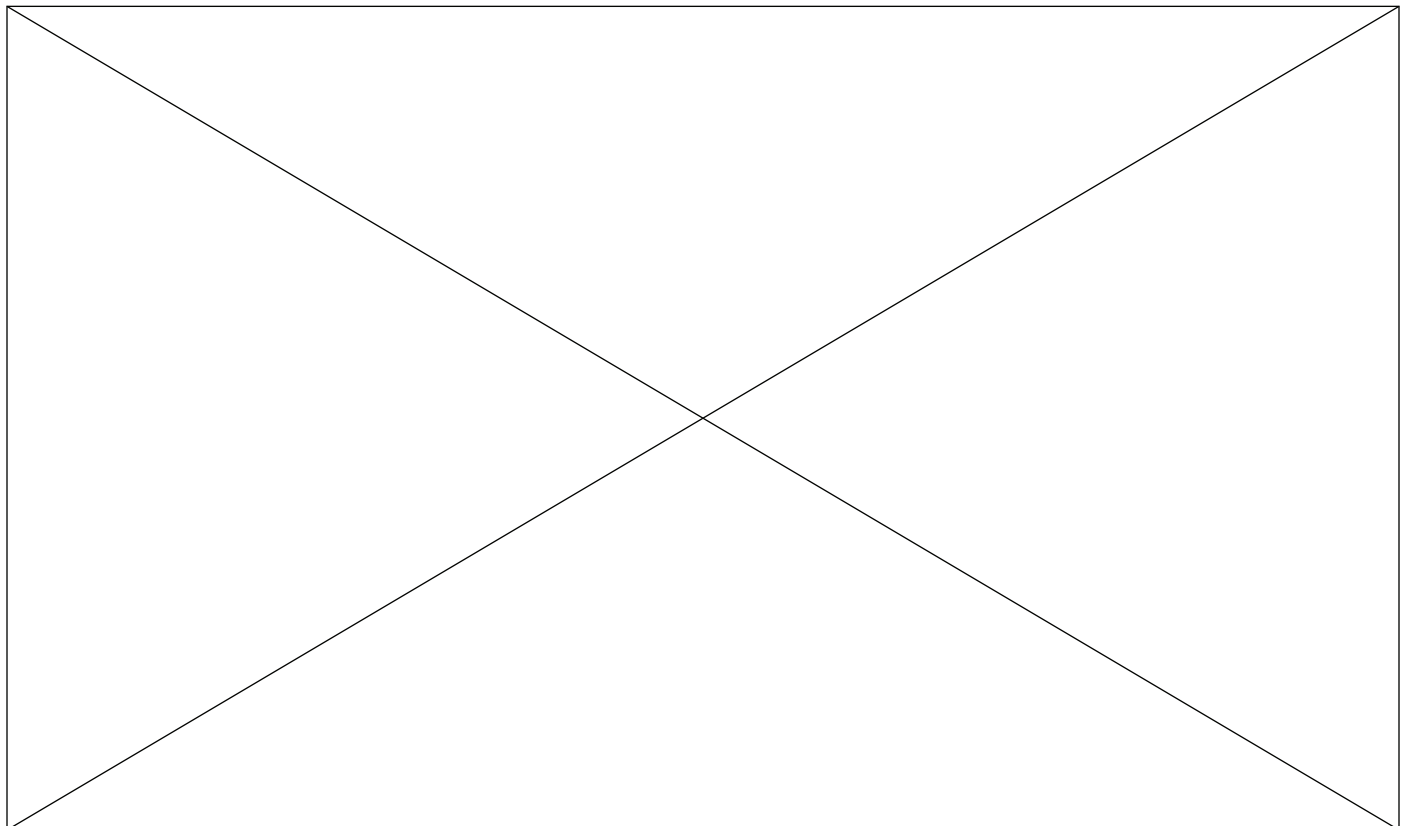
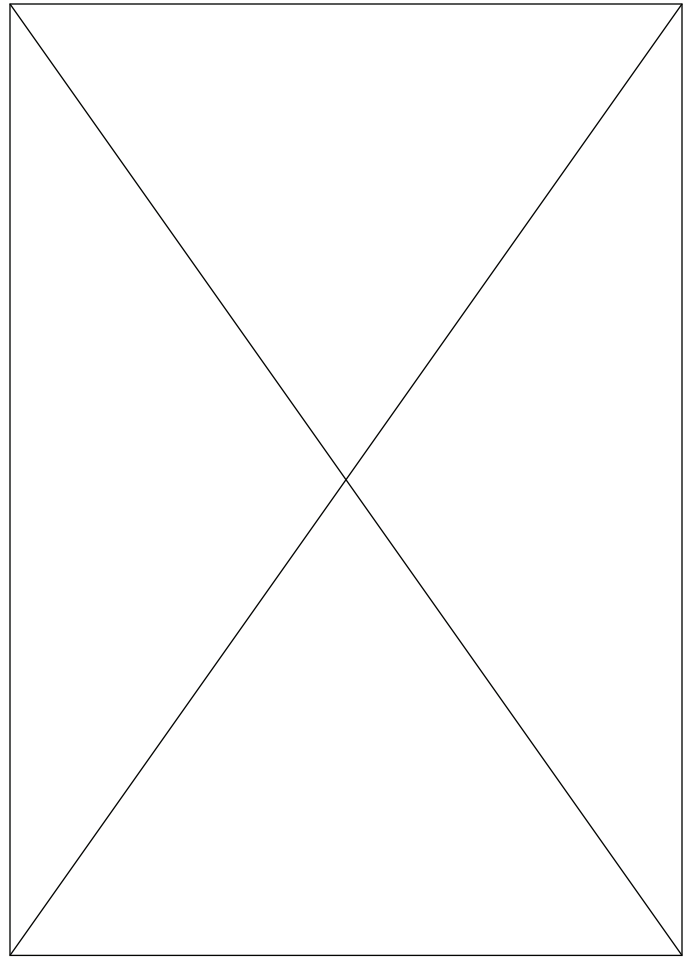
Top 5 Industrial Uses	
Industrial	63
Apparel Manufacturing	16
Unknown	13
Furniture and Related Product Manufacturing	6
Textiles	6

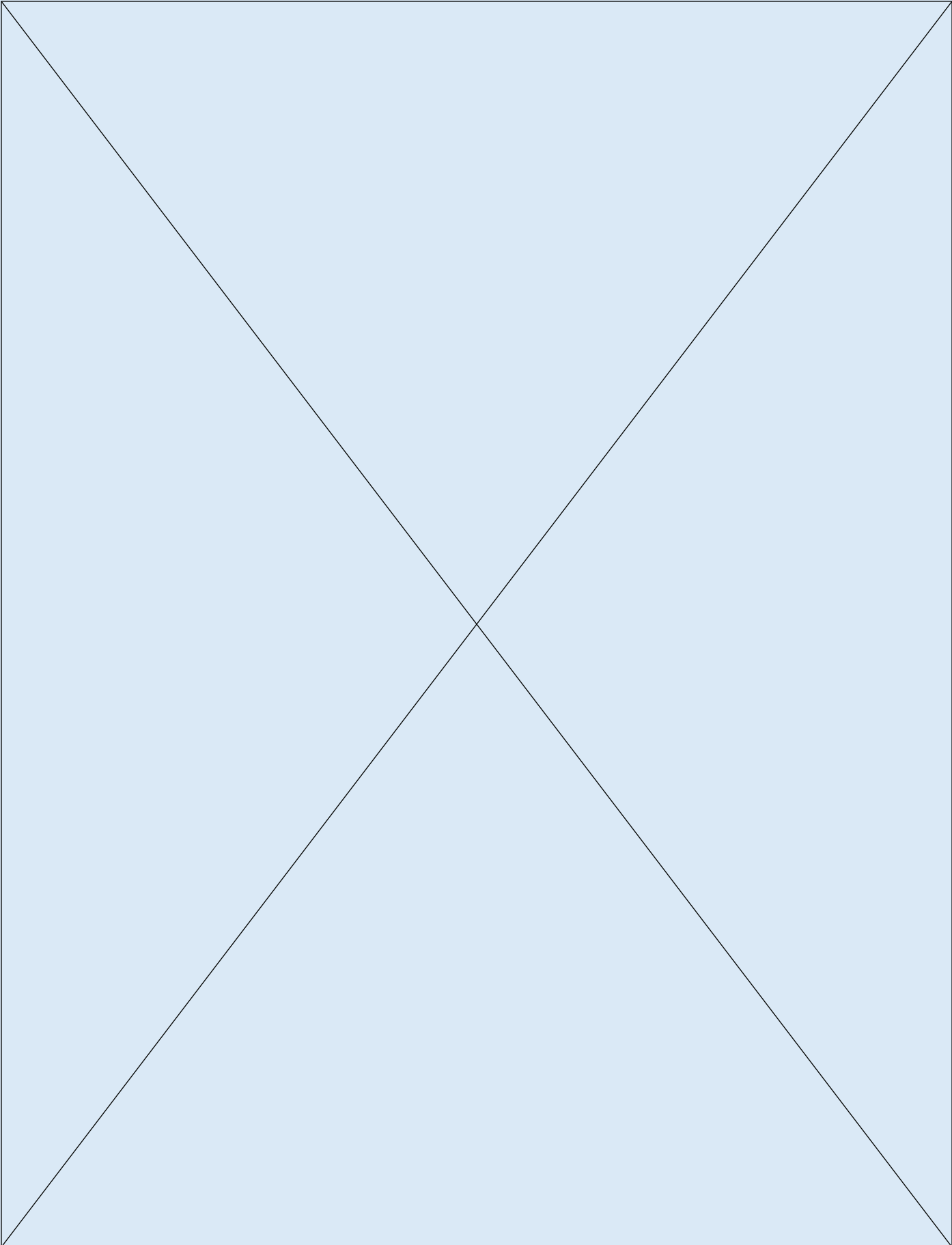
Top 5 Sensitive Uses	
Churches	12
Parks and Gardens	6
Private and Charter Schools	5
Public High Schools	4
Public Elementary Schools	4

III. Policy Research & Development

The outcome of the policy working group sessions and final assessment of the policy landscape surveys were three discrete sets of policy recommendations and solutions aimed at tackling the issue of incompatible land use and environmental injustice on several fronts. The first, or core, set of solutions entail direct land use and planning fixes that will facilitate the prevention, reduction, and elimination of the negative impacts of incompatible land use in South Central LA. The second, or complementary, set of solutions considers strategies and issues indirectly related to land use and planning, including social and economic issues closely tied to environmental injustice. These secondary solutions ensure neighborhood stability prior to, during, and following the implementation of the core measures. Lastly, the Working Group also crafted recommendations regarding implementation and accountability to make certain that these policy measures are properly and effectively employed.

These sets of policy solutions went through a final assessment by the Policy Working Group and were vetted separately by academic advisors. During both meetings, each selected initiative was discussed, critiqued, bolstered, and refined in order to ensure that the proposal reflected the ultimate goals of the project. The final outcome of these sessions is discussed in detail in the following section.





Policy Recommendations

Advancing Environmental Justice Through Land Use Innovation in South Central LA

Following several extensive and robust conversations with community and academic partners, the 500 Feet Working Group settled on a set of recommendations that reflect both the concerns and responsibilities of planning and regulatory agencies as well as the needs and concerns of the residents impacted by incompatible land use. These recommendations account for the likelihood that a single or narrow set of measures may inadequately address every instance of incompatible land use. Furthermore, they can be adapted to various circumstances and physical settings, and can mitigate harm through different fronts (e.g., measures aimed at reduction, prevention, mitigation), agencies, and regulatory bodies.

While no one agency or level of government is solely responsible for the pollution burden experienced by LA's most vulnerable communities, municipal government is of those best suited to tackle the issue of incompatible land use. As CARB explains, local land use entities are best apt to address the problem because doing so requires a community-specific approach that regional and state air quality and environmental agencies are less likely to be able to provide. Though statewide standards and initiatives can serve as strong tools used to protect California's most vulnerable residents, local agencies are aided by intimate knowledge of

the impacted communities, which is developed through their relationship and engagement with the residents, local businesses, and community organizations deeply embedded in the neighborhood.

Nonetheless, the most effective means by which the harmful effects of incompatible land use can be mitigated or eliminated is through communication and collaboration between all agencies involved. This includes consulting local air districts as well as regulatory agencies at the regional, state, and federal level in addition to holding them accountable. Given these points, the following recommendations would best serve those directly engaged in land use planning at the local level, however, also serve as a resource and guide for any entity working to achieve environmental justice for South Central LA, the entire city of Los Angeles, and other communities where environmental and social inequities persist.

The following recommendations can be broken down into three distinct, but intrinsically related, categories:

Core recommendations

To address the issue of incompatible land use directly, there are a number of land use, planning, and development measures that can be used to prevent future incidences of incompatible land use as well as to reduce harm caused by existing ones.

Complementary recommendations

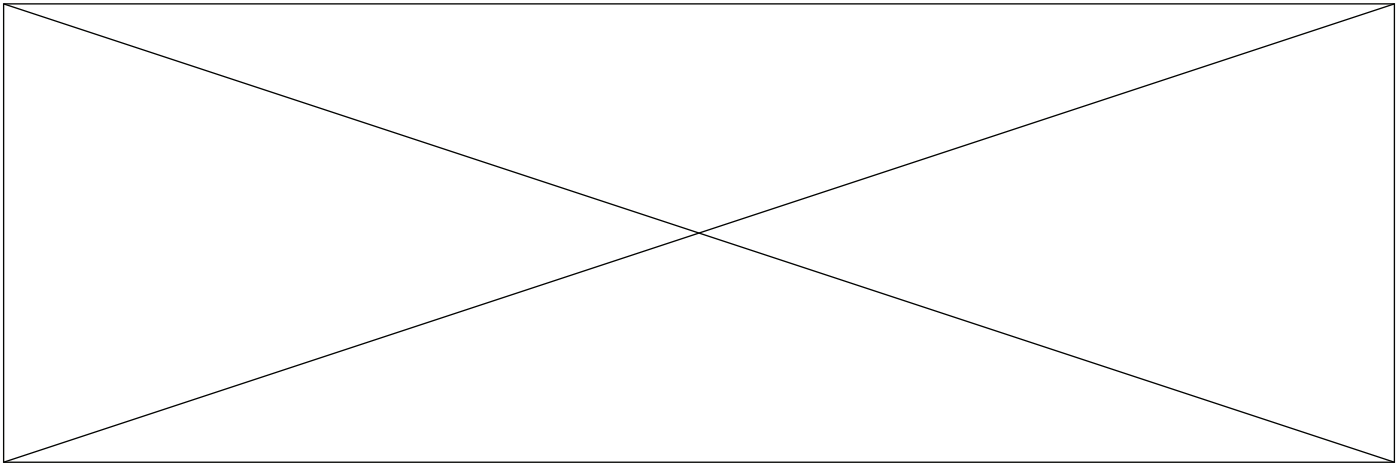
Along with improving the built environment of an overburdened community, it is also important to consider strategies and measures that go beyond land use and planning techniques in order to increase and ensure neighborhood stability.

Recommendations for implementation/enforcement

While the aforementioned sets of recommended policies and regulatory measures are critical to creating substantive change in South and Southeast LA, equally essential are means and mechanisms in place to implement and enforce these initiatives.



Core Recommendations



Buffers

While sometimes not the most feasible measure to implement, separating hazardous and sensitive land uses has been shown to be a very effective means of reducing risks to health. In fact, CARB continues to uphold their 2005 Handbook recommendation that a buffer—a barrier or open area used to separate potentially incompatible activities and/or development features—can significantly reduce health risks, despite misperceptions of the shifted approach in their recent advisory. In consideration of the limitations imposed by a particular use's setting, however, as well as the challenges of accurately assessing relative risks, they also acknowledge the need to consider implementing various accompanying measures in order to capably adopt buffers and effectively address instances of incompatible land use. The variety of buffers allows their implementation to be catered to and made more feasible for a number of neighborhoods, circumstances, and limitations, while still acting as one of the most effective safeguards possible. Further, it acknowledges the variety of hazards posed by these facilities, rather than requiring a blanket approach that may not appropriately address certain types of pollution and risks.

The types of buffers that could possibly be used to reduce the impacts of pollution from nearby sources include:

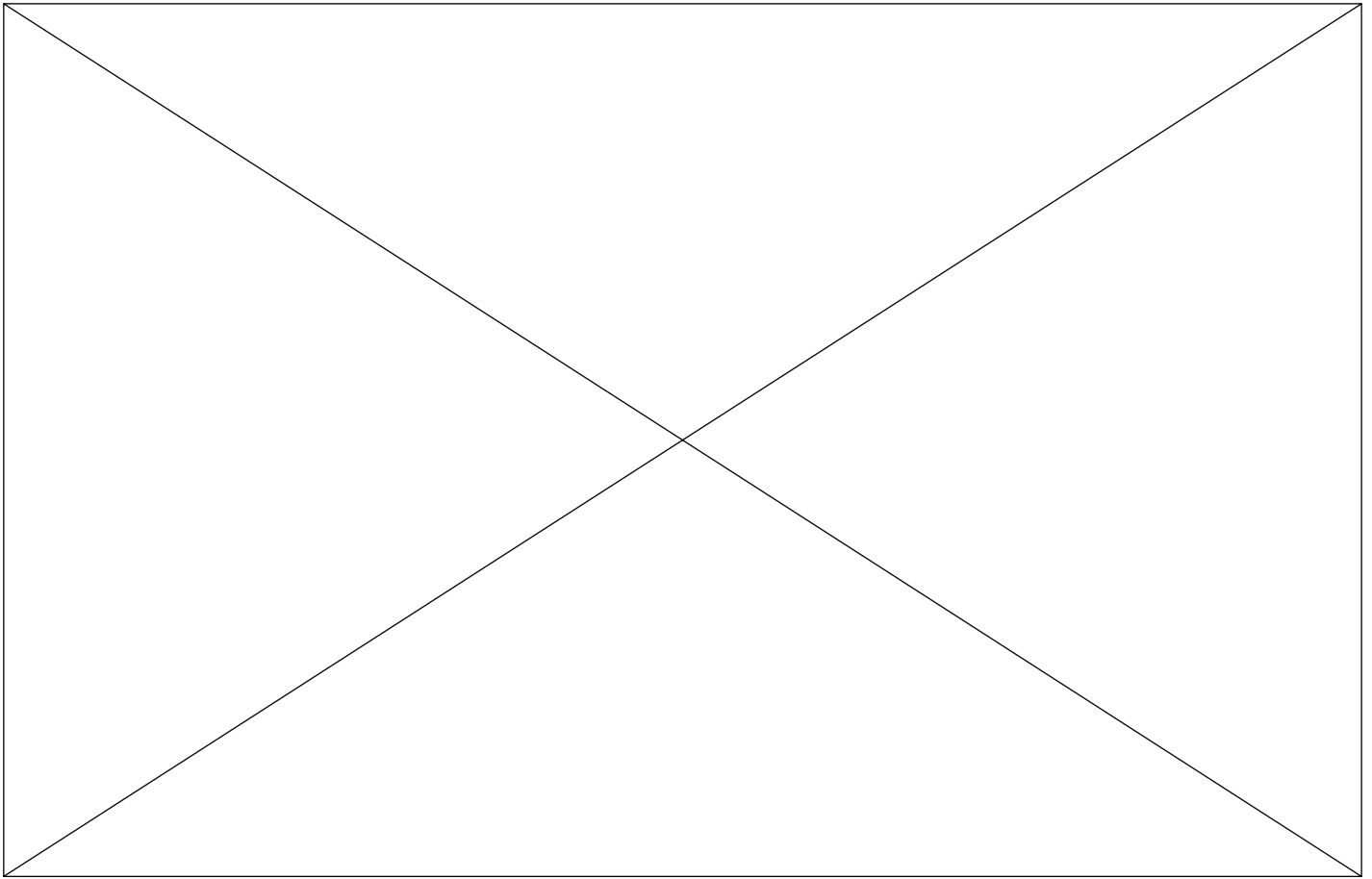
- Distance
- Wall (e.g., masonry, concrete)
- Landscaping (e.g., tree screens, shrubs)
- Earth berm
- Green space
- Building structure (e.g., parking structure)

Additionally, these measures need to be established not only for industrial or hazardous uses, but sensitive ones as well, in order to ensure that sensitive uses are not being sited near existing hazardous uses, as was also noted in CARB's handbook. Moreover, such a measure requires regulatory agencies to coordinate with local and community-serving businesses to collectively establish what buffers are feasible for them to implement, as well as provide small businesses with support and resources to facilitate their compliance, such as is the case in CUGU zones.

A very timely and important example of a traditional buffer is the 2500-foot human health and safety buffer around oil and gas operations, which the STAND-L.A. coalition has been advocating for in the city of Los Angeles for over half a decade. Research has shown that such a distance between these conflicting uses is necessary in order to substantially reduce risks to the health of those living, working, playing, and worshipping near a site. Furthermore, other protections such as development and operational standards can be implemented under the provisions of a buffer. A great example of this is the 1,000-foot buffer established by the Clean Up Green Up ordinance that requires new and expanded developments within 1,000 feet of a freeway to install high-grade filters. Other standards that may be useful to consider implementing in such a way include enclosures and mechanical ventilation systems.

“Avoiding these incompatible land uses is a key to reducing localized air pollution exposures that can result in adverse health impacts, especially to sensitive individuals.” –CARB Land Use Handbook

Core Recommendations



Development Standards

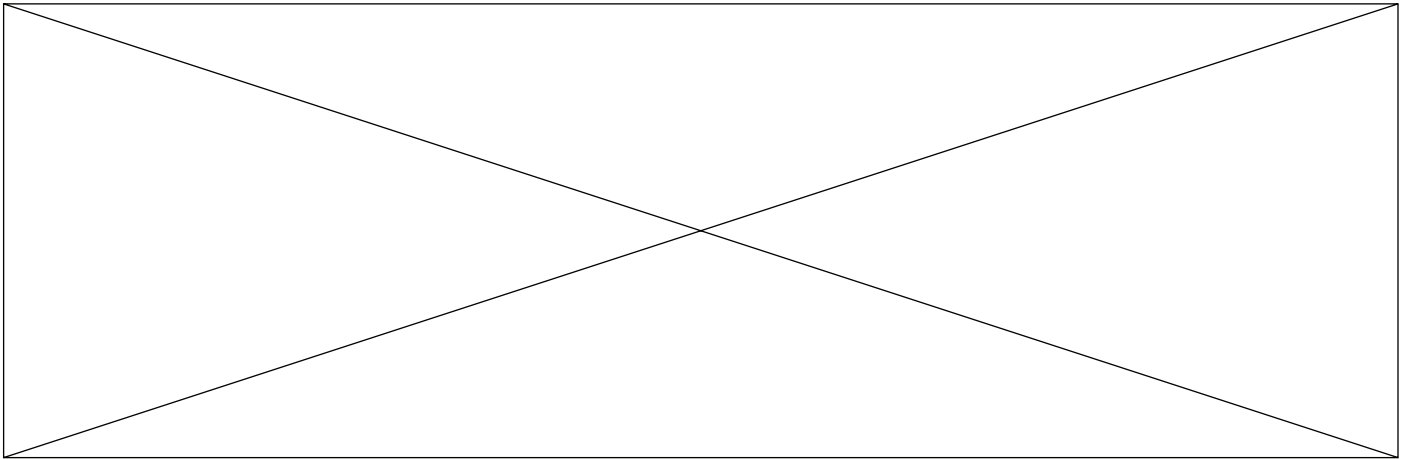
When siting or separation are not feasible strategies for avoiding health risks, development or design standards can be an effective and more cost-feasible alternative to mitigating harm caused by incompatible land use. These are essentially guidelines and requirements that regulate building design and setting, and can be used to reduce negative impact on nearby residents. Design features often regulated by development standards include:

- Setbacks
- Height
- Floor Area Ratio (FAR)
- Density
- Lighting
- (Perimeter) landscaping
- Filters
- Enclosures
- Signage
- Driveways
- Fencing/Walls

Various development standards constitute a substantial portion of Los Angeles' 35 community plans; however, in certain situations, existing standards can be strengthened and expanded to be made more effective. Examples of this include increasing setbacks, requiring high-grade filters for particularly harmful facilities, and mandating signage notifying current and potential residents, developers, etc., of the possible impacts of living in proximity to a hazardous facility.

A number of municipalities have strengthened development standards to address incompatible land use in their neighborhoods. For example, the Clean Up Green Up (CUGU) ordinance delineated stricter design elements in CUGU zones, including height and setback requirements. Another variation of this strategy is the establishment of "transitional standards," in which design standards are stricter (and occasionally less strict) in transition zones, which essentially serve as buffer zones placed between adjacent areas that are zoned substantially differently. In the Richmond, CA, general plan update, transitional standards were established in adjacent residential and industrial zones, as well as between residential zones of varying densities.

Core Recommendations



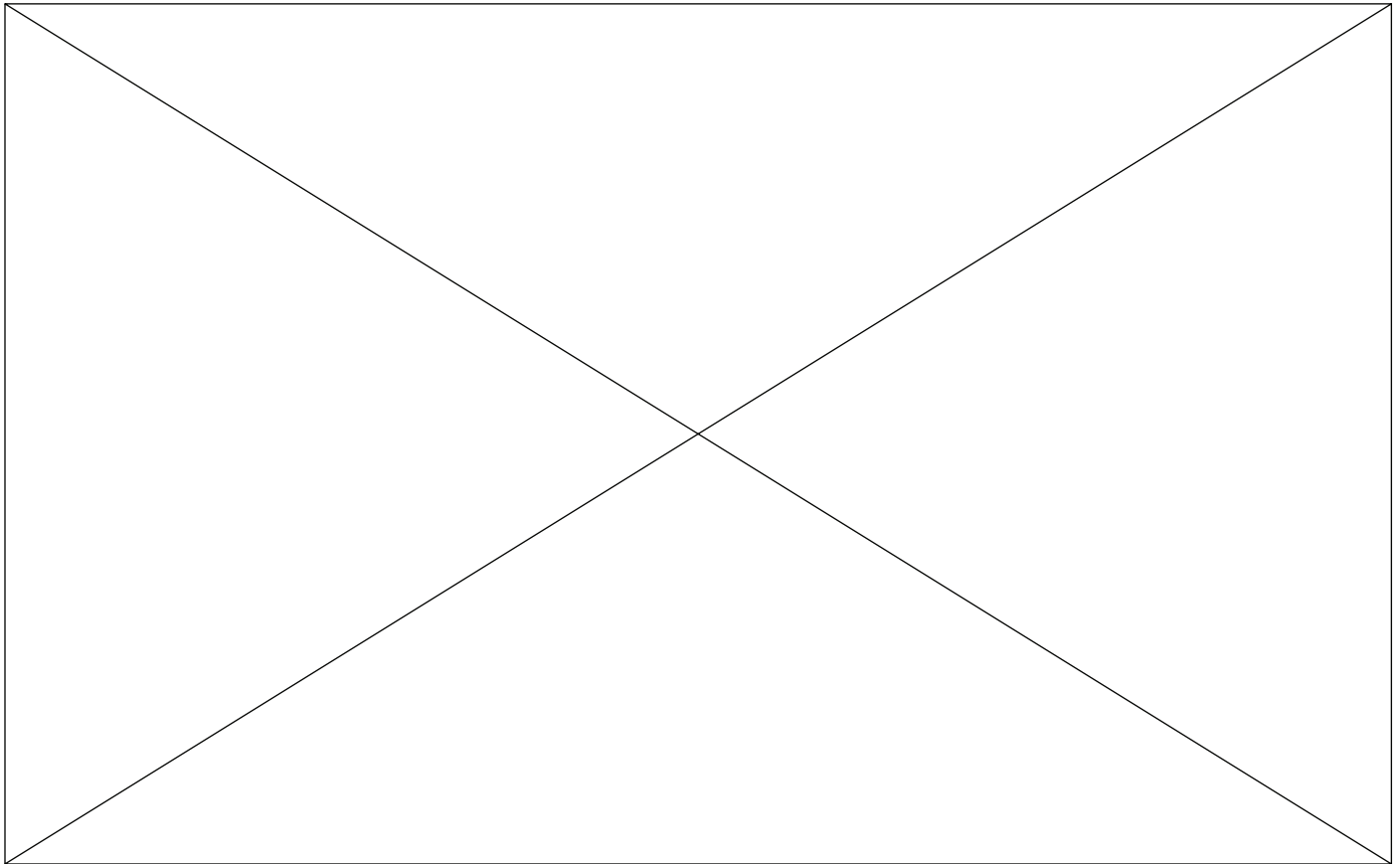
Simplified Planning Documents

In Los Angeles and many other cities across the nation, the general and community plans are or were recently outdated, having been written or updated decades ago. Even for cities who have updated their plans recently, much of the archaic language and rudimentary formatting still remains, making it difficult for residents, developers, and even city planners to navigate the local planning process. Simplifying the documents and procedures involved in zoning and development processes could serve as an effective way to prevent more instances of incompatible land use from arising. Examples of updates that can be done to help improve the planning and permitting process, as was suggested during Richmond's General Plan update process, include:

- Developing a new format and organization
- Refining and streamlining "Use Groups"
- Consolidating standards common to all or multiple uses into one or two articles
- Clarifying design review responsibilities
- Recognizing differences among nonconforming uses and structures
- Simplifying review and approval procedures
- Removing unnecessary sections of the plan/ordinance or consolidating it into tables in order to reduce vagueness and scale down the document
- Consolidating zones, refining purpose statements
- Adding new zones and subdistricts as necessary for general and community plan implementation
- Using graphics to reduce wordiness
- Tabulating and cross-referencing regulations.

According to LA's Department of City Planning (LADCP), many elements of the current General Plan date back most recently to the 1990s. Fortunately, the City is well aware of the need to update these documents, especially in consideration of its rapid development and burgeoning population. In the past 5 years, City Council has adopted updates to three General Plan elements (Housing, Health, and Mobility), and LADCP is currently in the process of addressing the remaining four outdated elements through the OurLA2040 initiative, a 20-year citywide plan intended to guide the city into the mid-century. This visioning document is meant to complement the existing recently updated elements. If this is done successfully, the entire general plan would be much more user-friendly, and therefore, practicable to the diverse set of stakeholders who access the document. As is reflected by the city's encouragement of resident engagement in the early stages of this planning process, it is critical that Angelenos beyond the walls of LADCP can understand and use the General Plan, especially for the sake of creating and maintaining an environmentally safe and healthy Los Angeles.

Core Recommendations



Industrial Land Use Study (ILUS)

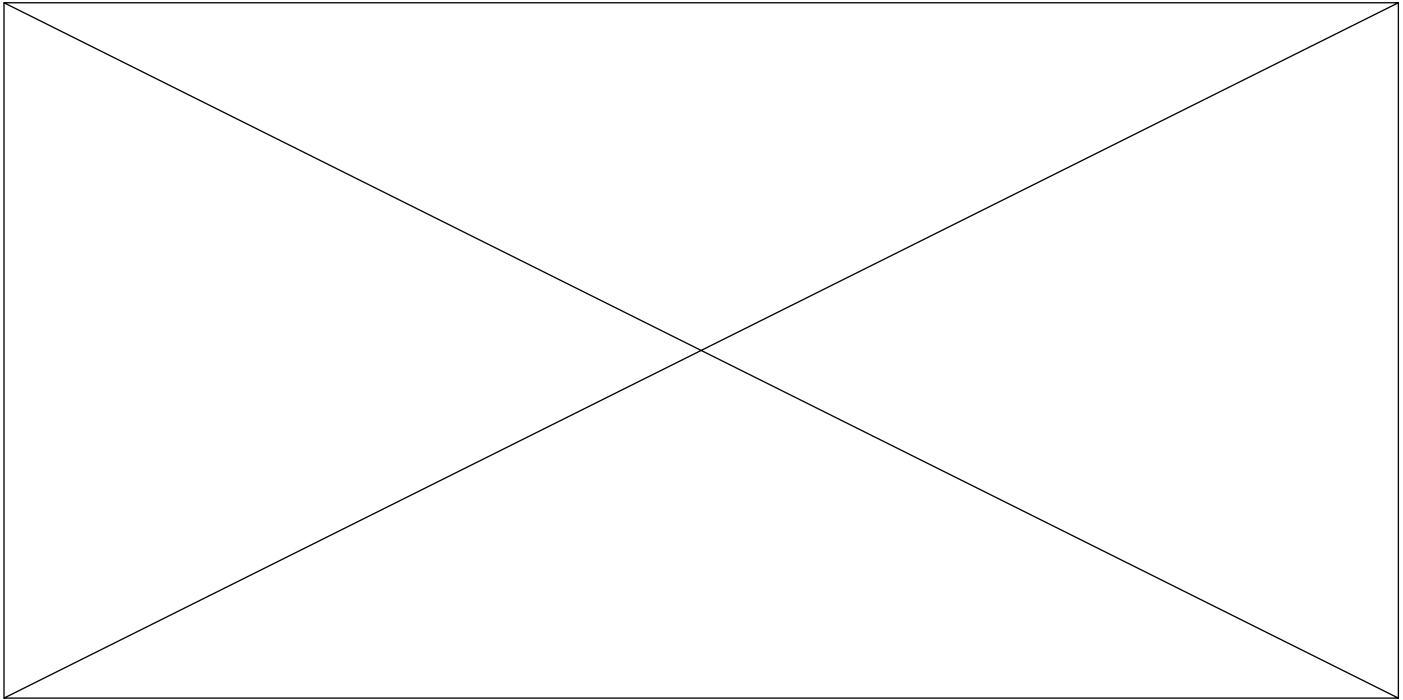
As the City has repeatedly expressed, it is important to preserve industrial land in the interest of jobs, the local economy, and essential functions such as utility services. In order to strike a balance between maintaining industrial land for the sake of jobs and economic stability and ensuring the health and safety of the residents of every community, many cities conduct industrial land use studies (ILUS) to identify instances of incompatible land use and appropriately address them. More specifically, such a study should ultimately “identify and adopt long-term solutions to address the findings from the assessment.”

Such an endeavor can be carried out under various contexts. For example, one may be conducted pursuant to permitting requirements for a particular type of use. They can also be done much earlier in the development process, such as during rezoning or plan updates. In the Southwest Fresno Specific Plan, the planning department was charged with conducting an industrial land use compatibility study within a year’s time of the plan’s adoption with the goals of identifying instances of incompatible land use, exploring opportunities for rezoning, relocation, and amortization, and determining feasible mitigation measures and greening opportunities.

With goals similar to those laid out in Fresno’s plan, the Los Angeles Department of City Planning and the Community Redevelopment Agency of the City of Los Angeles in 2008 published the results of a two-year industrial land use study that was carried out in three regions across the city. Of these regions, parts of South Los Angeles were included, and despite “concerns about incompatible industrial and heavy commercial land uses and zoning, and their negative health and environmental impacts on the community,” the study largely focused on preserving industrially zoned land and jobs .

While the value of maintaining jobs and industrial land to support certain industries is unquestionable, the city needs to revisit its assessment of the feasibility of certain industries existing in close proximity to homes, schools, hospitals, etc. Moreover, in consideration of the changing landscape of the industrial economy, it would be timely for the city to conduct another ILUS in order to not only address existing industry but also to properly prepare for a new industrial economy and equitably adopt a Just Transition framework in order to ensure that those employed in the current industrial market are included in the transition to the new one.

Core Recommendations



Amortization

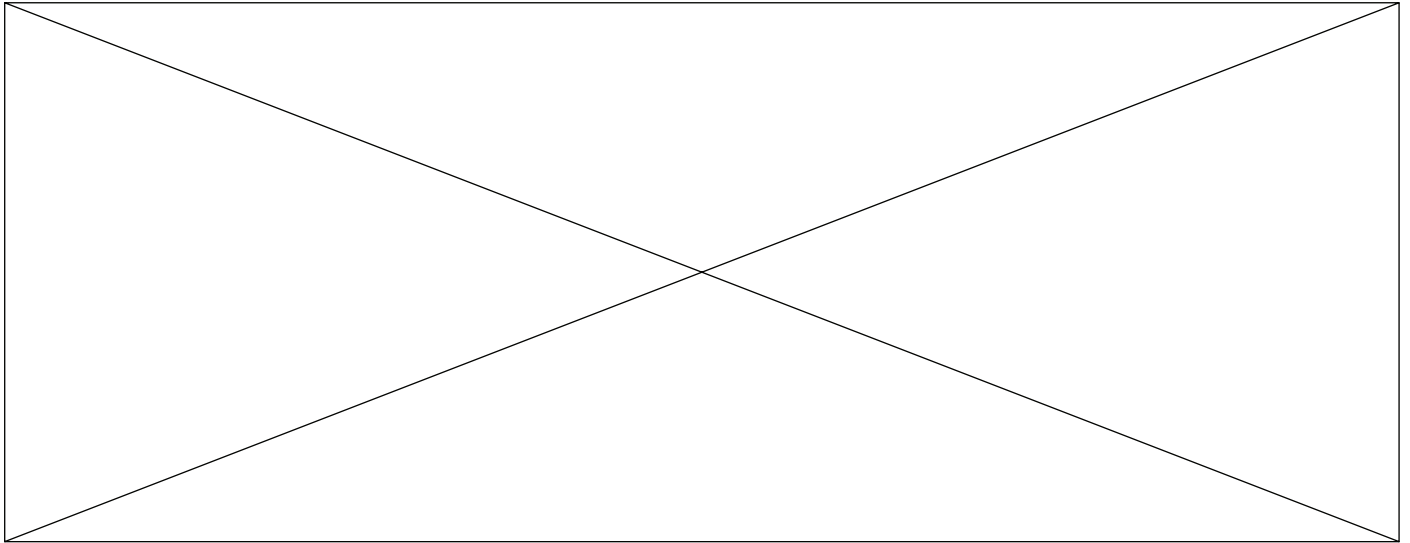
Developed about a century ago, amortization is a planning strategy that can be used to reduce harm to overburdened neighborhoods by allowing local governments to legally phase out nonconforming uses, including uses that are particularly harmful to a community. Many planning tools and strategies can only prevent new instances of incompatible land use, but fail to address long-standing ones that have been harming the community for years. Unlike most regulatory measures, however, amortization allows the regulation of existing uses under new laws. Thus, in the event of a community or general plan update, rezoning and new regulations could apply to existing uses as well as future ones.

This sort of measure can be a helpful tool used to reduce negative health outcomes in a given neighborhood while enabling an industrial business to adequately prepare for transitioning their operations or relocating. However, it is critical that it is not implemented in a way that is harmful to the affected business(es) and/or the community. Some unfortunate examples of this include Dallas' use of amortization to accommodate speculative commercial development, and New York City's similar illustration of this in the case of Willets Point in Queens, both of which resulted in the shuttering of numerous long-established family-owned businesses.

Accordingly, it is essential that this type of measure be instituted with great care as not to cause undue hardship to already overburdened communities. Therefore, amortization would have to be implemented alongside a number of other successful measures (e.g., buffers, development standards, industrial parks) and with significant thought and due process given to numerous considerations (e.g., the timeline in which a business would have to move, whether and how a business could become "in compliance" to avoid relocation, enforcement strategies such as eminent domain, costs of and support for relocation).

There are instances in which an amortization policy has, however, been more carefully crafted. One example is in National City, CA, in which an amortization ordinance was passed enabling the City to phase out existing non-conforming businesses in a particular plan area in order to restore the health and safety of the neighborhood. In essence, it gave the local legislature power to legally implement new zoning regulations that could lead to discontinuing or phasing out legal but non-conforming industrial uses near sensitive ones such as homes, schools, and community centers. Along with the conception of the ordinance was the development of a process for implementation that included a system for evaluation, ranking factors, weighted values, and scoring that were later used to draft a ranked list of non-conforming uses to be amortized over a specified period of time. Additionally, there was a public review process that allowed local input on the draft rankings.

Core Recommendations



Green Industrial Zone

Similar to the concept of a business incubator, a green industrial zone (also known as an eco-industrial park) is essentially an industrial space where such businesses can safely coexist, “green up,” and support one another. If executed correctly, these spaces can successfully separate industrial and often harmful uses from residential ones while avoiding economic harm or hardship to the business owners. Additionally, in localities where amortization has been put into effect, such a space could serve as a place where affected businesses could relocate.

While potentially a very effective measure (especially when used in conjunction with amortization), this type of development must be established and operated with care in order to ensure that burden is not shifted from one community to another. What’s more, it is important that healthy businesses are not dampened by new barriers such as increased competition, reduced accessibility for workers and customers, etc., as was the case following the relocation of businesses out of the Iron Triangle from Willets Point in New York City. Furthermore, in consideration of the threat of displacement spurred by new industry, policies and programs that favor small, community-owned/community-serving and existing businesses—such as small business assistance and educational programs—should be developed in order to prevent the displacement of these entities through commercial or industrial gentrification.

Yet, with the consideration and undertaking of these issues, a green industrial zone has the immense potential to make a neighborhood cleaner, safer, and more economically viable. The Environmental Health Coalition (EHC) and National City, CA, went through an extensive research and development process that

included a feasibility study and considerable community engagement in order to ensure that this was the case for their proposed Green Industrial Auto Park (GIAP). Following the passage of the amortization ordinance, National City, CA, developed this accompanying measure with the intention of developing it on a former brownfield. This site was meant to serve as “an innovative, environmentally sound, and economically viable destination site” for uses amortized, or phased-out, of a particular plan area.

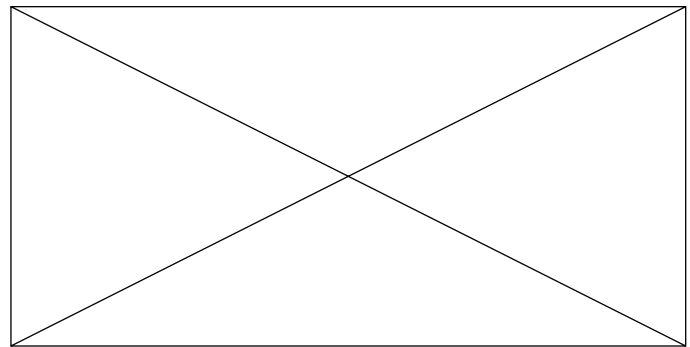
In the case of National City, the GIAP would house a specific type of use (i.e., auto-related facilities), but green industrial zones in other cities could certainly be used for relocating other uses (e.g., general light or heavy industrial). Moreover, not only can this space be used as a green hub that allows for the support and greening up of existing businesses, but it can also welcome new tech and green industries into the community. A study similar to EHC’s was recently conducted and published by ULI Los Angeles regarding the Goodyear Tract, an existing industrial hub in South LA that, as is suggested by the advisory report, has the potential to serve essentially this purpose. Formerly one of the world’s largest manufacturing centers during World War II, there is still immense room for improvements despite past efforts to reinvigorate the once vibrant production hub including an infusion of millions in federal funds in the late 90’s, investment by the former CRA/LA, and its conversion to a Business Improvement District near the turn of the century. Naturally, in order to successfully establish and maintain developments like these, government participation and buy-in are absolutely essential and help encourage their equitable growth and sustained progress.

Complementary Recommendations

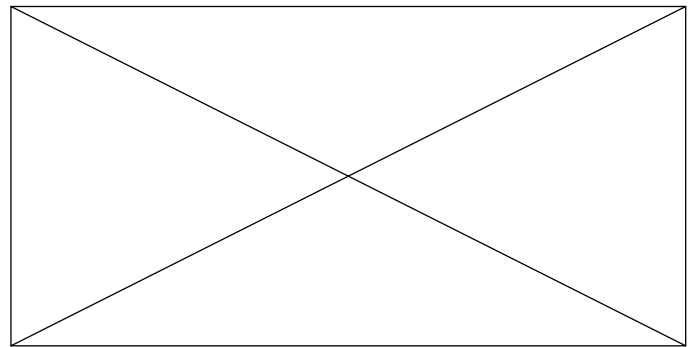
Ensuring Neighborhood Stability

While proper land use and planning are critical in cleaning up historically overburdened communities, achieving environmental justice requires a comprehensive and multi-faceted approach. Additional regulatory and policy mechanisms can also play a large role in remedying legacies of environmental injustice. Moreover, environmental regulatory agencies also acknowledge the necessity of considering other social and economic factors in order to create equitable living conditions for all. For example, cleaning up highly polluted and overburdened neighborhoods runs the risk of spurring environmental or “green gentrification.” This occurs when the improvement of the built environment of an overburdened community creates a more attractive and desirable community for development that may not necessarily be in the interest of the existing community. The following measures can help ensure the stability of neighborhoods in need of such a comprehensive approach:

Green Careers/Jobs – Greening up certain businesses can create new jobs, but these jobs will require new skills, and in order for underserved communities to keep up with today’s evolving industrial economy, residents must be well-equipped to fill the positions demanded by it. Strategies to ensure a Just Transition can include establishing green career training programs and apprenticeship opportunities for both adults and youth, incentivizing green businesses to hire locally, reducing and eliminating unreasonable barriers to employment, and investing in programs that prepare residents for jobs for which there is an immediate need.



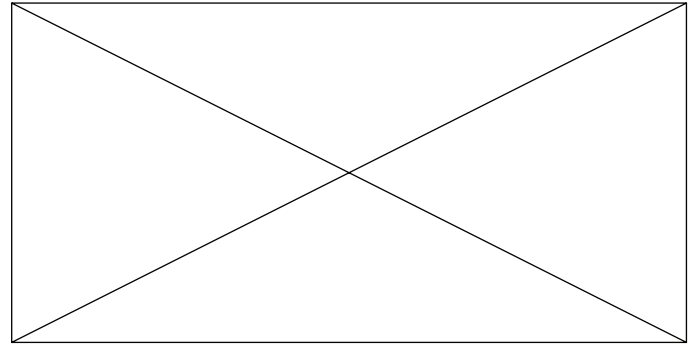
Affordable Housing (TODs, Green) – As the prevention institute highlights, “[a]ccessible, affordable housing is a critical component of a healthy community.” With housing prices across the city rapidly rising and supply remaining painfully low, finding ways to help secure living spaces for median- and low-income families is a priority for almost every council district. Additionally, as cleaning up overburdened neighborhoods makes them more attractive to potential developers and higher-income buyers, the city runs the risk of environmental gentrification. Therefore, it is important to establish safeguards and policies to address the issue currently and preemptively. For example, equitable transit-oriented development can help reduce pollution burden in addition to providing quality housing stock and increased access to resources in underserved communities. Furthermore, strategies such as community land trusts and Tenant Opportunity to Purchase (TOPA) policies can facilitate both the production and conservation of affordable and accessible housing.



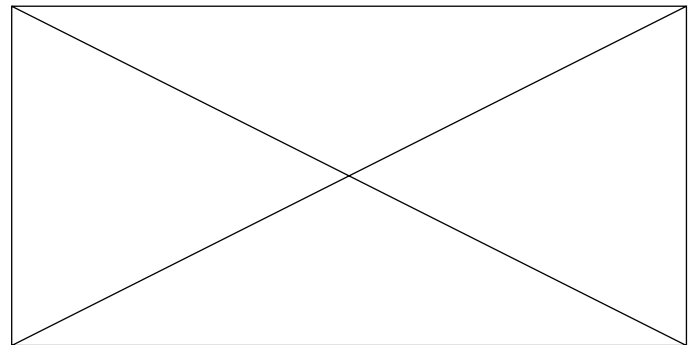
Complementary Recommendations

Ensuring Neighborhood Stability

Brownfield Remediation – There are many instances in which pieces of land are unsafe for use or redevelopment because of their highly contaminated soil and/or groundwater. This contamination can be left behind by a number of things including sewer sludge, traffic and highway runoff, and commonly in South Central LA, hazardous facilities that are no longer in operation and remain standing and abandoned or have been torn down. The process of brownfield remediation—which is the “removal or sealing off” of contamination in order to minimize or eliminate health risks—can not only eliminate environmental health hazards and blight in the community, but can also be a means of social and economic revitalization. Initiatives such as the city’s Brownfield Program and Brownfield Remediation Fund can help ensure that there are strategies in place to proactively encourage and robustly support such redevelopment efforts, particularly in overburdened communities such as South Central. It may be useful for the city to revisit these programs to assess their effectiveness, reinvigorate their efforts, and enhance their impact, especially if policies such as amortization are being considered. Moreover, new and alternative strategies and technologies, such as bioremediation, should be explored in order to ensure that the safest and most effective practices available are being employed.



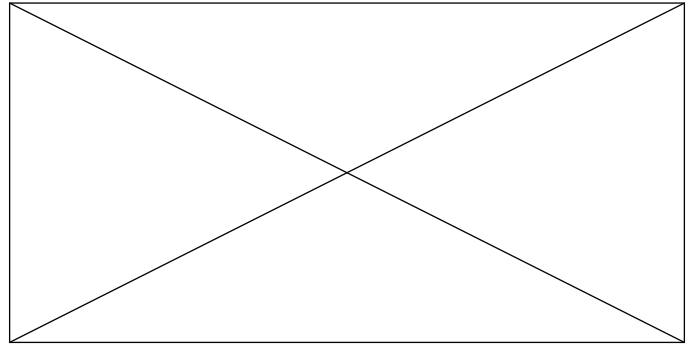
(Community-owned) Renewable Energy– Keeping in mind that the fossil fuel economy places its heaviest burdens on low-income communities and communities of color, clean and renewable energy are key to cleaning and greening up historically industrial neighborhoods and cities. Moreover, in addition to reducing emissions that pollute our air and water, the renewable energy industry increases communities’ climate resiliency and generates high-quality and safer jobs and careers. Alongside California’s pledge to use 100% carbon-neutral energy by 2045, Los Angeles has already begun the process of implementing and requiring cleaner, more efficient energy practices, including 100% renewable energy sources by 2025—but there is still plenty of thought and work to be done in order to expand access and benefits to communities that need it the most.



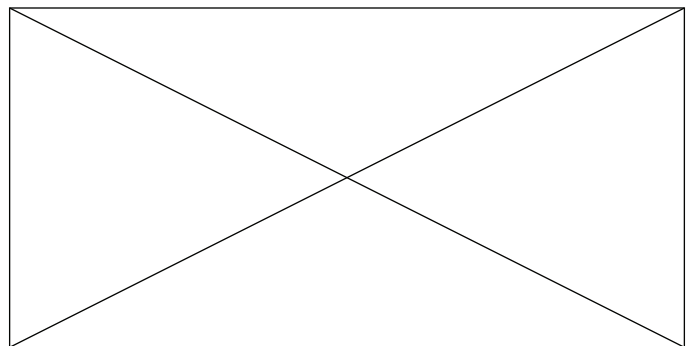
Complementary Recommendations

Ensuring Neighborhood Stability

Climate Resiliency – Every community should be prepared to adapt to, endure the impacts of, and feasibly recover from climate change and disasters. Low-income communities, communities of color, and other vulnerable populations, however, are especially susceptible to the impacts of the region's rapidly shifting climate and increasingly frequent extreme weather events. These communities, including South Central LA, have been disproportionately impacted by severe weather such as heat waves, flooding, and fires, and have experienced increased risks to health due to the presence of hazardous polluting sources. Therefore, embedded in making these communities more environmentally sound is the urgent and essential preparation and policies to ensure their climate resiliency and preparedness. Actions such as the creation of the City's Climate Emergency Mobilization Office are definitely critical steps in the right direction and great opportunities to build momentum around the pressing need to address climate change .

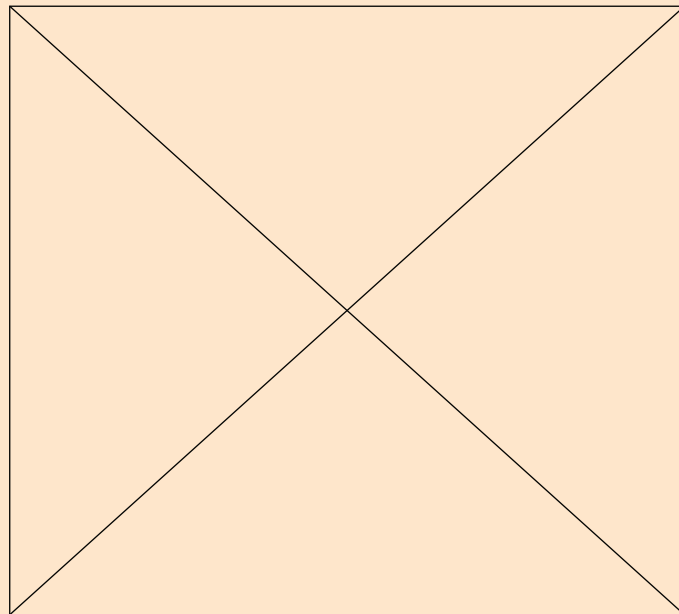


Truck Reroutes – In addition to nearby freeways and throughways, truck routes often disproportionately expose low-income communities and communities of color to obscene levels of particulate matter and other harmful emissions by channeling hundreds of diesels through their streets daily. Therefore, relocating the paths of heavy truck flow can dramatically improve the overall air quality in many of LA's overburdened neighborhoods, as well as increase safety for those sharing the roadways. Some communities, such as Southwest Fresno, have begun addressing this issue by updating truck routes in their specific plan, and other communities, such as East Oakland, have established separate plans in order to alleviate the undue burden on their community. Furthermore, especially if strategies such as amortization are being considered, thoughtful planning should be done to ensure that truck traffic is not haphazardly redirected, possibly and likely causing undue harm elsewhere.

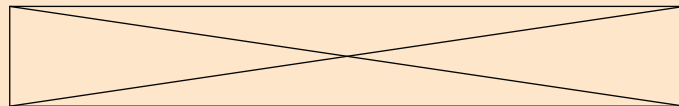


Implementation / Enforcement Recommendations

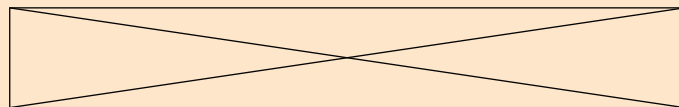
Implementation and enforcement are key to the effectiveness of any policy, both old and new. The Working Group determined that the most effective way to assure both of these would be through the creation or designation of a position within a government or regulatory agency that serves to oversee just that. For instance, Cincinnati established an Environmental Justice Examiner position to review applications for and issue environmental justice permits to any new proposed projects. Here in Los Angeles, the Clean Up Green Up (CUGU) campaign led to the creation of an Ombudsperson employed by the City to ensure that the rules and the provisions of the CUGU ordinance are consistently and effectively adhered to. Because of the nature of the position, the City could consider the expansion of the role to include additional localities in Los Angeles as well as roles and responsibilities that both enhance its support of CUGU and increase its capacity in order to accommodate the execution of the recommended policy scheme. Another department to consider would be the newly formed Climate Emergency Mobilization Office, which is meant to address the very issues and those closely related to the issues this project aims to address. Some of the suggested tasks and responsibilities of such a position include:



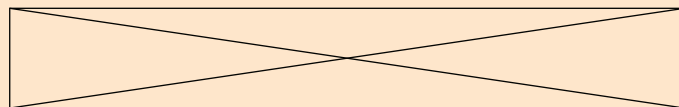
Additional small business support



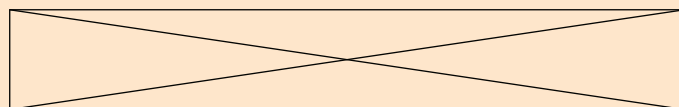
Environmental education



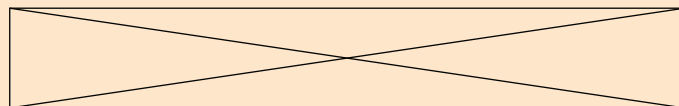
Facilitation of interagency/interdepartmental collaboration



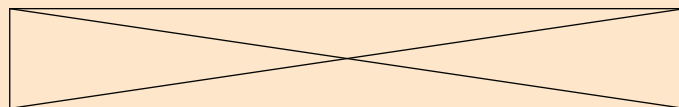
Greater involvement in permit processing/clearance



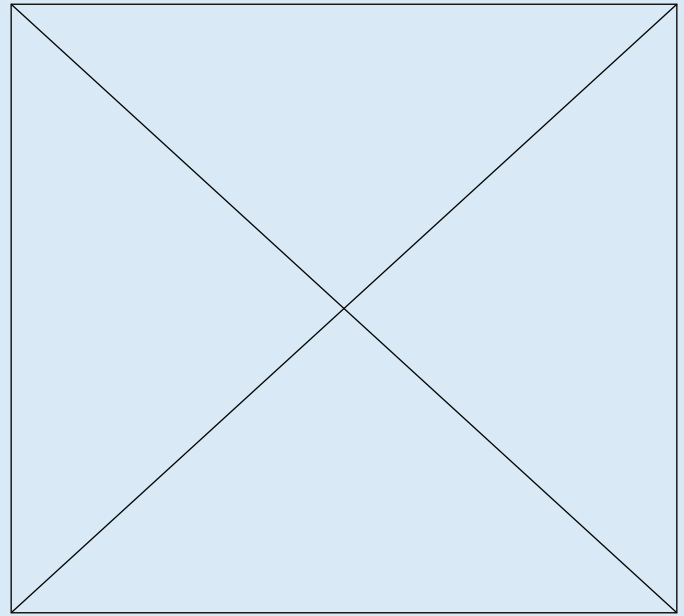
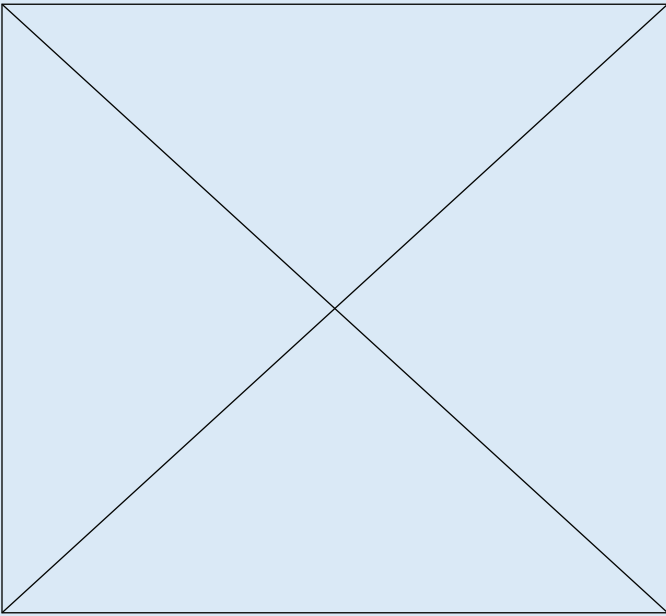
Administration of sensitive use CUPs/Hazard Risk Assessments



Direct enforcement



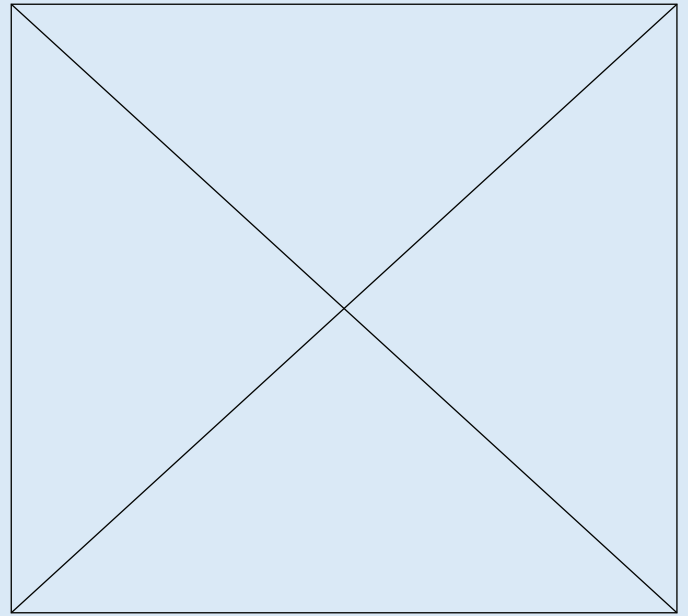
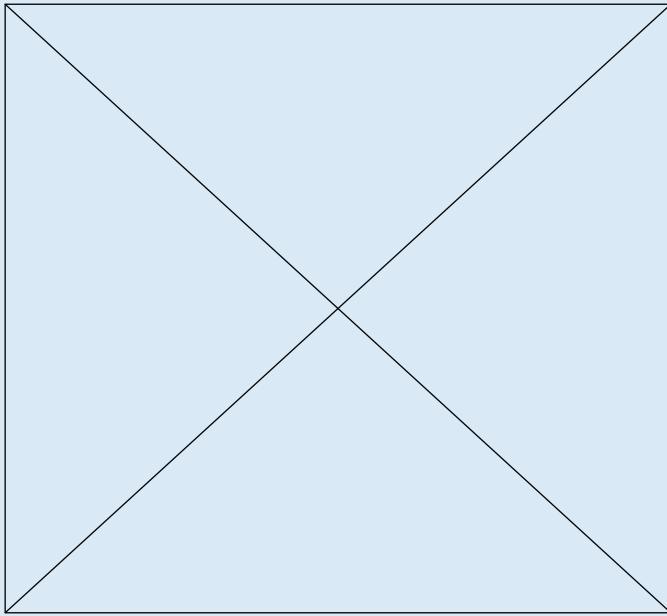
Conclusion



For decades, low-income communities and communities of color have had limited agency in the shaping of their built environment, and what's more, have endured generations of systemic social injustice, environmental racism, and discriminatory planning policies. Considering the direct connection between the way we use land and the cleanliness, quality, and safety of our water, soil, and air, these oppressive customs have resulted in immeasurable damage to and depletion of our most precious and necessary natural resources. Thus, negative health and economic impacts have endured for decades. Despite still facing the consequences of these ill-willed practices, many environmental justice communities are

addressing these lingering health, social, and economic inequities by working with policy-makers to take back control of their community.

By uplifting community voices and developing a set of policy recommendations based on community-generated data, PSR-LA's 500 Feet Project attempts to correct and protect LA's overburdened communities from these past, current, and future harms. Furthermore, the collective success of communities making decisions for themselves can be seen through the project's preliminary research of various case studies including local examples. Through the use of community-led solutions to inform local land



use decisions, neighborhoods such as South Central can soon be relieved of the burdens of cumulative impact and incompatible land use.

The City has already set a precedent of addressing a legacy of unjust policies with innovative community-driven solutions by implementing policies such as Clean Up Green Up at the city-level. With myriad communities already experiencing and beginning to realize the benefits of a clean and healthy community, it is time to ensure that every neighborhood—regardless of race, income, origin, or other demographic—is able to do the same. As the city continues to

advance toward becoming a sustainable, equitable, safe, and clean home for all Angelenos, it is imperative that it promptly employs the allies, groundwork, and community-driven results of this project to ensure that South Central LA not only realizes the same success, but also sets a replicable example for other overburdened communities in the City of Los Angeles and beyond.

Appendix A

Tenemos que Reclamar y Unidos Salvar La Tierra (T.R.U.S.T. South LA) is a community-based effort that works to stabilize the neighborhoods south of Downtown LA, where increased property values and rents have pushed out many long-term residents. Their mission is to serve as a steward for community-controlled land; to be a catalyst for values-driven, community-serving development; to build awareness and community leadership in issues of housing, transportation and recreation; and to create programs and initiatives that encourage community building and economic opportunity

Strategic Concepts in Organizing and Policy Education (SCOPE) builds grassroots power to create social and economic justice for low-income, female, immigrant, black, and brown communities in Los Angeles. They do so by organizing communities, developing leaders, collaborating through strategic alliances, building capacity through training programs, and educating South L.A.'s residents to have an active role in shaping policies that affect the quality of life in our region

Esperanza Community Housing Corporation (Esperanza) offers support to the residents of the Figueroa Corridor of South Central Los Angeles through five core program areas: Affordable Housing, Health, Arts, Education and Economic Development. They also established and manage Mercado La Paloma, a community revitalization initiative that provides entrepreneurship opportunities for local residents and showcases local creativity to the broader Los Angeles Community.

Strategic Actions for a Just Economy (SAJE) is a force for economic justice in the South LA community focused on tenant rights, healthy housing, and equitable development. They have taken many notorious slumlords to court, established a land trust, and helped implement innovative popular education programs. They also run a regular tenant clinic, help connect local residents to jobs, and fight for community benefits regarding future development through private agreements and public policies.

The Trust for Public Land (TPL) works to protect the places people care about and to create close-to-home parks—particularly in and near cities, where 80 percent of Americans live. Their goal is to ensure that every child has easy access to a safe place to play in nature. They also conserve working farms, ranches, and forests; lands of historical and cultural importance; rivers, streams, coasts, and watersheds; and other special places where people can experience nature close at hand.

The Legal Aid Foundation of Los Angeles (LAFLA) provides civil legal aid to poor and low-income people in Los Angeles County. Now with five neighborhood offices, three Domestic Violence Clinics and four Self-Help Legal Access Centers, LAFLA serves communities as diverse as East Los Angeles, the Westside, South Los Angeles, Koreatown and Long Beach, and has served thousands of economically disadvantaged families in need of legal assistance for a crisis that threatened their shelter, health, and livelihood.

Professor Donald Spivack is part-time lecturer at the University of Southern California Sol Price School of Public Policy and former Deputy Chief of Operations for the Community Redevelopment Agency of Los Angeles (CRA/LA). With over 40 years of planning experience, Prof. Spivack has held positions in several different agencies, including the Montgomery County Planning Department in Maryland and the Southeastern Michigan Transportation Authority in Detroit, and has worked on a number of environmental issues through advisory roles with non-profits.

Appendix B – Case Studies

The policies recommended in this report were considered and selected due to their promise and success in overburdened communities across the country facing environmental injustices similar to those endured by the South Central community. These policies and initiatives include:

Clean Up Green Up – Los Angeles, CA – Clean Up Green Up is an ordinance passed as a result of a nearly 10-year campaign that established Green Zones in three of Los Angeles’ most overburdened communities. The policy focuses on pollution prevention, reduction and mitigation, as well as economic revitalization.

Measures enacted through this ordinance focus largely on prevention, but also include provisions aimed at changing existing harmful practices in order to mitigate harm, as well as establishing business support to maintain and improve the neighborhoods’ economic viability. Regulations implemented under CUGU include enclosures for certain air emissions, required signage to deter diesel idling, and buffers for auto-related facilities. Additionally, on a citywide scale, the ordinance mandates high-grade filters for developments sited within 1,000 feet of a freeway and Conditional Use Permits for the legal operation of expanded oil refineries and asphalt manufacturing plants.

Westside Specific Plan – National City, CA – After five years of planning and community engagement, the Westside Specific Plan was adopted to revitalize and address the land use conflicts in National City’s Old Town neighborhood. Noteworthy policies and initiatives included the Amortization Ordinance as well as the Green Industrial Auto Park plans. Additionally, the Environmental Health Coalition unsuccessfully attempted to pass the Toxic-Free Neighborhoods Ordinance, which would have established buffers between hazardous and sensitive uses.

Get in the Zone! – Richmond, CA – After almost two decades since the previous update, Richmond did a complete update of their zoning ordinance in order to promote environmental sustainability and economic growth.

Cincinnati Environmental Justice Ordinance – Cincinnati, OH – The first of its kind, Cincinnati’s Environmental Justice Ordinance established a position and permitting process to ensure that any new or expanding industrial uses will not cause harm to the surrounding community.

Minneapolis Green Zones – Minneapolis, MN – In accordance with their recently adopted Climate Action Plan, Minneapolis’ City Council established a work group to develop a Green Zones program that was eventually adopted and implemented in order to promote health and economic well-being in two of the city’s most overburdened communities.

Southwest Fresno Specific Plan – Fresno, CA – In order to address the environmental injustice faced by Southwest Fresno, the city developed a specific plan with the goal of reducing and removing industrial uses from the most sensitive parts of the neighborhood.

Appendix C – Additional Charts / Graphics

Appendix D – Credits

Physicians for Social Responsibility-Los Angeles and the 500 Feet Working Group want to thank the following individuals for their contributions to this report:

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