

AGENDA

Meeting Place: In Person: 320 W. Temple Street, Room 150, Los Angeles, CA 90012 Virtual (Online): <https://bit.ly/ZOOM-RPC> or call +1 323-776-6996, 577 296 386# United States, LA

Meeting Date: September 13, 2023 - Wednesday

Time: 9:00 AM

PROVIDING WRITTEN PUBLIC COMMENT

To provide written public comment for the record, send an email to comment@planning.lacounty.gov with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Written public comments submitted prior to 12 p.m. on Tuesday, September 12, 2023, will be provided to the Regional Planning Commission. Written public comments submitted after 12 p.m. on Tuesday, September 12, 2023, will not be provided to the Regional Planning Commission but will be added to the public record.

OBSERVING THE MEETING VIRTUALLY (ONLINE)

To observe the meeting without public comment for the record, go to <https://bit.ly/ZOOM-RPC> or call +1 323-776-6996, 577 296 386# United States, Los Angeles. Phone Conference ID: 577 296 386#

PROVIDING VERBAL PUBLIC COMMENT VIRTUALLY (ONLINE)

To provide verbal public comment for the record during the meeting, go to <https://bit.ly/ZOOM-RPC> or call +1 323-776-6996, 577 296 386# United States, Los Angeles. Phone Conference ID: 577 296 386# and staff will assist you or send an email to comment@planning.lacounty.gov with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant.

To provide verbal public comment for the record before the meeting, dial (213) 974-6411 and leave a message or voicemail with your comment, the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Verbal public comments submitted prior to 12 p.m. on Tuesday, September 12, 2023, will be transcribed and provided to the Regional Planning Commission. Verbal public comments submitted after 12 p.m. on Tuesday, September 12, 2023, will not be provided to the Regional Planning Commission but will be transcribed and added to the public record.

PART I - LAND ACKNOWLEDGMENT STATEMENT

1. Commission

PART II - PLEDGE OF ALLEGIANCE

2. Commission

PART III - REPORTS

3. Approval of Agenda
4. County Counsel
5. Director/Deputy Director

PART IV - DISCUSSION AND POSSIBLE ACTION

6. Request to consider updated Regional Planning Commission Rules of Procedure.

[23-603](#)

PART V - PUBLIC HEARINGS

7. Project No. PRJ2021-004406-(4)
Planner: Marie Pavlovic
Applicant: Project Verve, LLC (Matt Hamilton)
7824 Chatfield & 7823 Sorensen Avenues
Gateway Planning Area

[23-567](#)

a. Vesting Tentative Tract Map No. 83666 (RPPL2021012612)
To create 14 lots on 1.3 net acres in the R-A (Residential-Agricultural – 5,000 Square Feet Minimum Required Lot Area) Zone.

b. Administrative Housing Permit No. RPPL2021012617
To authorize an 11% density bonus (two units) and a waiver of development standards (lot size, yard reductions, lot width) in return for setting aside 16% (two units) of the baseline density as affordable housing at the moderate-income level. The two-unit set-aside also fulfills the project's inclusionary requirement of 10% for a small project in the East Los Angeles/Gateway Submarket Area.

c. Environmental Assessment No. RPPL2021012608
This project is categorically exempt from additional environmental review pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

8. Project No. PRJ2021-004165
Metro Area Plan
Planner: Leon Freeman

[23-583](#)

Project No. PRJ2021 004165, the Metro Area Plan and the associated

Title 22 and Specific Plan amendments, collectively referred to as “the Metro Area Plan Project.”

a. General Plan Amendment No. RPPL2021011925

To amend the General Plan to 1) establish the Metro Area Plan; 2) update Chapters 3, 5, and 6 of the County 2035 General Plan; and 3) rescind the East Los Angeles Community Plan, the Walnut Park Neighborhood Plan, the West Athens-Westmont Community Plan, and the Florence-Firestone Community Plan.

b. Zone Change No. RPPL2021011985

To amend the Zoning Map to 1) maintain consistency with the updated Land Use Policy Map; 2) incorporate the proposed zone changes on sites identified in the Housing Element Rezoning Program; 3) add a “-GZ” combining zone on industrial lots that are subject to the Green Zones Ordinance (GZO) for easier identification and ease of use; and 4) correct other mapping errors to better reflect the existing, on-the-ground uses in certain single-family residential areas and to eliminate unnecessary split-zoning.

c. Advance Planning Project No. RPPL2021011918

To amend Title 22 (Planning and Zoning) of the County Code to:

- o Allow accessory commercial units (ACUs) as an accessory use on corner lots in residential zones;
- o Allow certain existing neighborhood-serving commercial uses to continue operation in the residential zones subject to a Ministerial Site Plan Review (SPR);
- o Allow shared kitchen complexes in certain commercial and industrial zones;
- o Require a Conditional Use Permit (CUP) for K-12 schools in Zones R-4, C-H, C-1, C-2, C-3, C-M and MXD in the Metro Planning Area;
- o Require housing developments on certain parcels identified in the Housing Element to provide a 20 percent affordable housing set-aside for lower-income households pursuant to Government Code sections 65583.2(c) and (h);
- o Establish the Metro Planning Area Standards District (PASD) zoning overlay to streamline and simplify development standards that are applicable to all communities in the Planning Area. Under the PASD regulatory framework, existing Community Standards Districts (CSDs) are deleted or modified, and the existing Setback Districts are recategorized as CSD Sub-Areas under the PASD so that applicable development standards are centralized in one chapter in Title 22 (Chapter 22.364); and
- o Reorganize the Connect Southwest Los Angeles and Willowbrook TOD Specific Plans to add regulations and development standards to Title 22, while other non-regulatory information remain in the separate Specific Plan documents outside of Title 22.

d. Advance Planning Project No. RPPL2022010129

To amend the Florence-Firestone Transit Oriented District (TOD) Specific Plan to 1) amend the Florence-Firestone TOD Specific Plan Zoning Map to add a “-GZ” combining zone on industrial lots that are subject to the GZO for easier identification; 2) require a CUP for K-12 schools in the TOD Mixed Use zones; 3) allow shared kitchen complexes in Zone IX; 4) remove minimum parking requirements that are inconsistent with Assembly Bill (AB) 2097; and 5) correct discrepancies and typographical errors.

e. Advance Planning Project No. RPPL2022010131

To amend the East Los Angeles Third Street Specific Plan Form-Based Code to 1) allow ACUs as an accessory use on corner lots in the residential zones; 2) allow certain existing neighborhood-serving commercial uses to continue operation in the residential zones subject to an SPR; 3) allow shared kitchen complexes in Transect Zones CC, FS, AB and NC subject to a CUP; 4) require a CUP for K-12 schools in Transect Zones TOD, CC, FS, AB, and NC; 5) allow short-term rental as an accessory use in all Transect Zones where residential uses are permitted; and 6) clarify projecting sign development standards.

f. Advance Planning Project No. RPPL2022010133

To amend the Willowbrook TOD Specific Plan to 1) reorganize various components of the Specific Plan so that only regulations are codified in Title 22; 2) require a CUP for K-12 public schools in Zones MU-1 and MU-2; 3) allow short-term rental as an accessory use in Zones MU-1, MU-2, the MLK Medical Zone and the MLK Medical Overlay; and 4) remove minimum parking requirements that are inconsistent with AB 2097.

g. Advance Planning Project No. RPPL2022010143

To amend Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont to 1) reorganize various components of the Specific plan so that only regulations are codified in Title 22 while other non-regulatory information remains in a separate Specific Plan document outside of Title 22; 2) clarify that onsite alcoholic beverage sales are conditionally permitted in Zones CSLA NC, CSLA CC, CSLA MXD-1, and CSLA MXD-2 only if such sales are incidental to restaurants or other eating establishments (bars and cocktail lounges are prohibited); 3) clarify that offsite alcoholic beverage sales are conditionally permitted in establishments with floor area 10,000 SF or more in Zone CSLA MXD-2 only if such establishments are not liquor stores; 4) require a CUP for public K-12 schools and prohibit private K-12 schools in Zone CSLA CC; 5) clarify that mixed use developments are permitted in Zone CSLA CC; 5) allow short-term rental as an accessory use in Zones CSLA CC, CSLA MXD-1 and CSLA MXD-2; 6) allow shared kitchen complexes in Zone CSLA CC subject to a CUP; and 7) remove minimum parking requirements that are inconsistent with AB 2097.

h. Environmental Assessment No. RPPL2021011920

To consider a Programmatic Environmental Impact Report (EIR) prepared for the Metro Area Plan Project, including consideration for the CEQA Findings of Fact, and adoption of the Mitigation and Monitoring Program and the Statement of Overriding Consideration. Pursuant to CEQA reporting requirements, consider impacts to Aesthetics, Agriculture/Forestry Resources, Energy, Geology and Soils, Greenhouse Gas (GHG) Emissions, Hydrology/Water Quality, Land Use and Planning, Mineral Resources, Transportation, and Wildfire reduced to less than significant with mitigation measures. Pursuant to CEQA reporting requirements, consider significant and unavoidable impacts to the following: Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, Population and Housing, Public Services (Parks), Recreation, Tribal Cultural Resources, and Utilities and Service Systems.

PART VI - PUBLIC COMMENT

9. Public comment pursuant to Section 54954.3 of the Government Code.

PART VII - CONTINUATION OF REPORTS

10. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.240.010.B of the Los Angeles County Code.
11. Commission/Counsel/Director Reports
- 11(a) Request to reinstate November 15, 2023 to the Approved Meeting Schedule. [23-600](#)

PART VIII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., WEDNESDAY, SEPTEMBER 20, 2023

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act

EIR – Environmental Impact Report

MND – Mitigated Negative Declaration

ND – Negative Declaration

CE – Categorical Exemption

TIME LIMITS: The Commission has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to three (3) minutes per speaker. Responses to questions from the Commission will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Chair may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

TIME LIMITS FOR APPEAL ITEMS: Appellant and applicant shall be provided equal time to present evidence. The Commission shall determine the time limit based on the complexity of the case and the length of the agenda. Time will also be allocated to the appellant for rebuttal.

WRITTEN TESTIMONY: Written testimony that is received prior to the public hearing will be made a part of the record and need not be read into the record.

PUBLIC HEARING CLOSING AND RE-OPENING: Public hearings that are closed during the meeting may be re-opened by the Commission without notice at any time prior to adjournment of the meeting.

LOBBYIST REGISTRATION: Any person who seeks support or endorsement from the Regional Planning Commission on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

MEETING MATERIALS: The agenda package may be accessible on LA County Planning's website at <http://planning.lacounty.gov>. Any meeting-related writings or documents provided to a majority of the Regional Planning Commissioners after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available online or retained as noted above.

LIVE WEB STREAMING: LA County Planning broadcasts all regularly scheduled Regional Planning Commission Meetings on its website at <http://planning.lacounty.gov>.

If oral language interpretation for non-English speaking persons is desired or if a special accommodation is desired pursuant to the Americans with Disabilities Act, please make your request by phone or email to the Secretary of the Regional Planning Commission at (213) 974- 6409 or info@planning.lacounty.gov 72 business hours prior to the meeting. Thank you.

Si desea una interpretación oral para personas que no hablan inglés o una adaptación especial conforme a la Ley Americanos con Discapacidades, por favor haga su solicitud por teléfono o correo electrónico a la Secretaría de la Comisión de Planificación Regional llamando al (213) 974-6409 o dirigiéndose a info@planning.lacounty.gov 72 horas hábiles antes de la reunión. Gracias.

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如果需要為非英語人士提供口語翻譯或根據美國殘疾人法案需要提供 特殊便利，請在會議前 72 個工作小時內通過電話或電子郵件向區域規劃委員會秘書提出請求，電話號碼為 (213) 974-6409，電郵地址為 info@planning.lacounty.gov。謝謝。