

## REPORT TO THE REGIONAL PLANNING COMMISSION

---

DATE ISSUED: August 31, 2023

HEARING DATE: September 13, 2023      AGENDA ITEM: 8

PROJECT NUMBER: PRJ2021-004165

PROJECT NAME: Metro Area Plan Project

PLAN NUMBER(S): General Plan Amendment No. RPPL2021011925  
Zone Change No. RPPL2021011985  
Advance Planning Project No. RPPL2021011918  
Advance Planning Project No. RPPL2022010129  
Advance Planning Project No. RPPL2022010131  
Advance Planning Project No. RPPL2022010133  
Advance Planning Project No. RPPL2022010143  
Environmental Assessment No. RPPL2021011920

SUPERVISORIAL DISTRICT: 1, 2, 4

PROJECT LOCATION: Unincorporated Communities of East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, and Willowbrook

PROJECT PLANNER: Leon Freeman, Regional Planner  
[LFreeman@planning.lacounty.gov](mailto:LFreeman@planning.lacounty.gov)

---

### **RECOMMENDATION**

LA County Planning staff (staff) recommends that the Regional Planning Commission (RPC) adopt the attached resolution (Exhibit A) recommending **APPROVAL** to the County of Los Angeles Board of Supervisors (Board) of the Metro Area Plan Project, Project Number PRJ2021-004165, General Plan Amendment No. RPPL2021011925, Zone Change No. RPPL2021011985, Advance Planning Project No. RPPL2021011918, Advance Planning Project No. RPPL2022010129, Advance Planning Project No. RPPL2022010131, Advance Planning Project No. RPPL2022010133, Advance Planning Project No. RPPL2022010143, and Environmental Assessment No. RPPL2021011920.

Staff recommends the following motion:

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND RECOMMEND CERTIFICATION OF THE FINAL**

**ENVIRONMENTAL IMPACT REPORT ALONG WITH THE REQUIRED FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS WITH CHANGES AS RECOMMENDED BY STAFF AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE METRO AREA PLAN PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.**

**I ALSO MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION RECOMMENDING APPROVAL TO THE COUNTY OF LOS ANGELES BOARD OF SUPERVISORS THE METRO AREA PLAN, PROJECT NO. PRJ2021-004165, GENERAL PLAN AMENDMENT NO. RPPL2021011925, ZONE CHANGE NO. RPPL2021011985, ADVANCE PLANNING PROJECT NO. RPPL2021011918, ADVANCE PLANNING PROJECT NO. RPPL2022010129, ADVANCE PLANNING PROJECT NO. RPPL2022010131, ADVANCE PLANNING PROJECT NO. RPPL2022010133, AND ADVANCE PLANNING PROJECT NO. RPPL2022010143 WITH THE REVISIONS AS RECOMMENDED BY STAFF.**

## **PROJECT DESCRIPTION**

### **A. Project Scope**

Project No. 2021-004165 is an amendment to the General Plan to establish the Metro Area Plan (MAP), a component of the General Plan that provides a policy framework to guide development in the seven unincorporated communities within the Metro Planning Area (Planning Area) – East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, and Willowbrook – over the next 15 years, while celebrating the culture and history of these communities. It also proposes zone changes and amendments to Title 22 (Planning and Zoning) and four Transit Oriented District (TOD) Specific Plans to implement the goals and policies in the MAP and maintain consistency between the MAP and its implementing documents.

The Planning Area is the geographic center of Los Angeles County. Totalling approximately 21.3 square miles with a population of over 310,000 residents, the seven unincorporated communities in the Planning Area have become pillars of Black, Hispanic and Latino culture in Southern California. The majority of the Planning Area is urbanized, with no large areas of natural open space. While the presence of industrial areas in the Planning Area provides a strong foundation for economic opportunities, incompatibility between industrial and neighboring sensitive uses negatively impacts the public health and quality of life in these communities. Although the Planning Area is also generally rich in bus services and rail transit in supporting the transit-dependent, the use of private vehicles remains prevalent in the communities.

The MAP and the associated Title 22 and Specific Plan amendments, collectively referred to as “the MAP Project,” aim to 1) celebrate unique community cultures and identities; 2) support small businesses and entrepreneurs; 3) promote housing opportunities; 4) encourage active transportation, safety, and mobility; 5) promote environmental justice; and 6) streamline and standardize zoning regulations. Below is a summary of the proposed changes to the General Plan, Title 22, and the four TOD Specific Plans to achieve these goals. For a detailed project description, see Exhibit B.

1. Amend the General Plan to incorporate the MAP, including its accompanying Land Use Policy Map;
2. Amend the General Plan to rescind the East Los Angeles Community Plan, the Florence-Firestone Community Plan, the Walnut Park Neighborhood Plan, and the West Athens-Westmont Community Plan;
3. Amend the General Plan (Exhibit C) to add a new Guiding Principle to “Promote Strengths, Community Voice, and Equity Outcomes” and to maintain consistency between the MAP and the General Plan;
4. Redesignate land use and zoning categories for 848 properties in the Planning Area as identified in the Housing Element 2021-2029 Rezoning Program. Proposed changes also include corrections to parcels with split land use or zoning categories and parcels with inconsistency between the land use and zoning designations;
5. Amend the Zoning Map to add a "-GZ" zoning suffix for properties in existing Green Zones districts to clarify the applicability of the adopted Green Zones Ordinance standards to those properties;
6. Amend Title 22 to establish the Metro Planning Area Standards District (PASD), under which similar development standards in existing Community Standards Districts (CSDs) are combined or consolidated into a single set of Metro Planning Area-wide regulations. As a result of the consolidation, certain existing CSDs are deleted, updated, or modified. Existing Setback Districts in the Planning Area are also recategorized as CSD Sub-Areas to centralize community-specific setback requirements under the PASD regulatory framework;
7. Amend Title 22 to allow the establishment of accessory commercial units (ACUs) and the continued operation of certain nonconforming small businesses in the residential zones in the Planning Area;
8. Amend Title 22 to allow shared kitchen complexes in certain commercial and industrial zones Countywide;
9. Amend Title 22 to require a Conditional Use Permit (CUP) for K-12 schools in certain zones in the Planning Area to address community concerns over traffic congestion around schools;
10. Amend Title 22 to require housing developments on certain parcels in the Planning Area to provide an affordable housing set-aside per state law; and

11. Amend four existing TOD Specific Plans – the East Los Angeles Third Street, and the Florence-Firestone, Connect Southwest LA, and Willowbrook TOD Specific Plans – to maintain consistency in how uses such as ACUs, shared kitchen complexes, and K-12 schools are regulated across all communities in the Planning Area. The Connect Southwest LA and Willowbrook TOD Specific Plans are also reorganized to incorporate regulations and development standards into Title 22, while other non-regulatory information remain in the separate Specific Plan documents outside of Title 22.

## **B. Project Background**

The Project was initiated in 2021 to establish the MAP as a component of the General Plan. The MAP is Program 8 in the Housing Element and creates the potential for 17,755 additional housing units by completing land use policy and zone changes identified by the Housing Element. It also guides the physical growth and development within the seven unincorporated communities of the Planning Area through 2035.

On April 27, 2022, staff gave an overview to the Commission on the background and development of the project as well as preliminary “Big Ideas.” On August 23, 2023, staff presented an update on the proposed project and engagement efforts undertaken to date.

## **C. Major Elements and Key Components**

### **GENERAL PLAN**

#### **Metro Area Plan (MAP)**

As a policy document and a component of the General Plan, the MAP (Exhibit D) directs future development and land use decisions for communities within the Planning Area. In recognition of the history of the Planning Area, the vision for the MAP is to strategically consider changes in the areas of land use, historic preservation, environmental justice, infrastructure, open space, and economic development. The MAP is organized into five chapters. *Chapter 1 Introduction* provides a summary of the document, including why it is needed and how it was developed. *Chapter 2 Historic Roots to Realtime* is a summary of the information gathered as a part of the historic context statement and provides historical perspective on the built environment for these communities and context for the goals, policies, and programs being proposed. *Chapter 3 Area-Wide Goals and Policies* outlines the shared goals and policies across the seven communities and addresses land use, health/wellness/environmental justice, mobility, economic development, safety/climate resiliency, and historic preservation. *Chapter 4 Community-Specific Goals and Policies* highlights goals and policies unique to each community in the Planning Area. *Chapter 5 Implementation* contains a list of new and existing programs that will help implement goals and policies described in Chapters 3 and 4.

### **Community-Based Plans**

Four community plans exist within the Planning Area: East Los Angeles Community Plan, adopted in 1988; Florence-Firestone Community Plan, adopted in 2019; Walnut Park Neighborhood Plan, adopted in 1987; and the West Athens-Westmont Community Plan, adopted in 1990. Each of these communities has a dedicated section in Chapter 2 and Chapter 4 of the MAP with community-specific analysis, goals, and policies. The community plans for East Los Angeles, Walnut Park, and West Athens-Westmont are proposed to be rescinded in their entirety as part of the MAP Project. The MAP includes area-wide and community-specific focuses to address inconsistencies between the previous local plans and the General Plan, include more current information used to create goals and policies, and incorporate new legal land use requirements and environmental context. Although the Florence-Firestone Community Plan is also proposed to be rescinded, as a more recent plan, many of its goals and policies are still relevant and have been incorporated into Chapter 4 of the MAP.

### **General Plan Land Use Policy Map**

The following describes the changes to General Plan Land Use Policy Map (Appendix D of the MAP):

#### 1. Housing Element Rezoning Program

These land use changes are required by state law to meet a portion of the County's Regional Housing Needs Allocation (RHNA) shortfall as identified in the Housing Element. A total of 844 lots is proposed to be redesignated to accommodate 17,747 units. With the exception of five lots proposed to be redesignated from H18 (Residential 18; 0-18 du/ac) to H30 (Residential 30; 20-30 du/ac), the remainder of these lots are located along major commercial corridors and proposed to be redesignated to Mixed Use (MU). The proposed MU land use designation allows for pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, and transit use, residential and commercial mixed uses, and multifamily residences. The MU land use designation allows a residential density of 50 to 150 dwelling units per net acre and a maximum FAR of 3.0 for non-residential and mixed-use development.

#### 2. Technical Changes

The General Plan requires consistency with the General Plan Land Use Legend to implement the General Plan's goals and policies. As such, properties in East Los Angeles, Walnut Park, and West Athens-Westmont, which are currently covered by separate land use legends in the East Los Angeles Community Plan, the Walnut Park Neighborhood



Plan, and the West Athens-Westmont Community Plan, are updated to be consistent with the General Plan. As shown in Exhibit E, an equivalent General Plan land use designation was selected as the general intended uses remain unchanged on these lots. Lots with multiple land use designations have also been updated to reflect the predominant land use and consistency with its context. In addition, the existing Transect Zones are taken into consideration when selecting an equivalent General Plan land use designation for lots within the East Los Angeles Third Street Specific Plan.

## **IMPLEMENTATION TOOLS**

### **Zoning Map**

The General Plan Land Use Policy Map, with the Project's proposed changes, establishes the long-range vision for general intended uses within the Planning Area. The Zoning Map implements that vision on a parcel-level by providing details on specific allowable uses and development standards. The Zoning Map must be consistent with the Land Use Policy Map.

Zone Changes are proposed to ensure consistency with the Land Use Policy Map and implement the MAP. The following describes the changes to the Zoning Map (Exhibit F):

#### **1. Housing Element Rezoning Program**

Zone changes are proposed on the 844 lots that are proposed to be redesignated on the Land Use Policy Map. Zone MXD (Mixed Use Development) is proposed on lots that are redesignated to MU (Mixed Use), and Zone R-3 (Limited Density Multiple Residence) is proposed on lots that are redesignated to H30 (Residential 30; 20-30 du/ac). In addition, as part of the Housing Element Rezoning Program, four lots are also proposed to be rezoned from R-1 (Single-Family Residence) to R-2 (Two-Family Residence) to be consistent with the existing H18 (Residential 18; 0-18 du/ac) land use designation.

#### **2. Technical Changes**

The proposed Zone Change Map also includes the following technical, non-substantive changes:

- The Green Zones Ordinance (GZO), effective July 14, 2022, aims to promote environmental justice in communities disproportionately affected by toxic pollutants and contaminants generated from various land uses over time. The GZO includes land use regulations that only apply to certain industrial properties within 500 feet from sensitive uses such as residences, schools, and parks, but these properties are not easily identified on the Zoning Map. For ease of use, the MAP Project will establish a “-

GZ” combining zone on these industrial lots in East Los Angeles, Florence-Firestone (Exhibit G), Walnut Park, West Rancho Dominguez – Victoria, and Willowbrook. The mapping of the -GZ on zoning maps does not change any existing regulations in the GZO.

- The MAP Project proposes to rezone lots from Zone A-1 (Light Agricultural) to Zone R-1 (Single-Family Residence) in certain single-family residential neighborhoods in the unincorporated community of East Rancho Dominguez to better reflect the existing, on-the-ground uses.
- The Project also proposes to correct other mapping errors to ensure consistency between the Land Use Policy Map and the Zoning Map and eliminate unnecessary split-zoning.

## **Title 22 (Planning and Zoning)**

The Metro Area Plan Implementation Ordinance (MAP Ordinance) proposes amendments to Title 22 (Planning and Zoning) to implement the goals and policies of the MAP. The MAP Ordinance is attached as Exhibit H. For a detailed summary of the MAP Ordinance, please refer to Exhibit I.

1. **Support Small Businesses and Entrepreneurs.** The MAP Ordinance supports small businesses and local entrepreneurship by permitting the following:
  - The establishment of accessory commercial units (ACUs) on residential corner lots in the Planning Area. An ACU is a small, neighborhood-serving business that is either attached to or detached from a residence. Allowing ACUs on residential corner lots promotes walkable access to daily items and services and creates small business opportunities for additional household income;
  - The continued operation of certain existing neighborhood-serving small businesses in the residential zones by right in the Planning Area. By-right review is exempt from the California Environmental Quality Act (CEQA), and no public hearing is required. Streamlining the review process for these small businesses where appropriate reduces time and money spent by business owners, which in turn helps preserve local businesses that provide daily items and services to the neighboring residents in walking distance; and

- The establishment of shared kitchen complexes in certain commercial and industrial zones Countywide. A shared kitchen complex is a commercial kitchen in which individuals or businesses prepare food products and meals, usually paying an hourly or daily rate to lease a space shared by others. Shared kitchen complexes provide access to food preparation spaces that are safe and affordable.
2. **Promote Housing Opportunities.** The MAP Ordinance promotes housing opportunities, including affordable housing and mixed-income development by requiring housing development on certain parcels identified in the Housing Element to provide a 20 percent affordable housing set-aside for lower-income households pursuant to California Government Code sections 65583.2(c) and (h).
  3. **Encourage Safety and Mobility.** The MAP Ordinance encourages safety and mobility by requiring a CUP for K-12 schools in certain zones in the Planning Area to address community members' concerns over traffic safety around schools. As part of the CUP review, Public Works determines whether a traffic impact analysis and any infrastructure improvements are needed. Student loading and unloading is also restricted to designated areas to the satisfaction of Public Works.
  4. **Streamline and Standardize Existing Zoning Regulations.** The Planning Area has several zoning regulatory layers, including four TOD Specific Plans, six CSDs and five Setback Districts. The multiple regulations can cause confusion and uncertainty. The MAP Ordinance proposes the following changes to streamline and standardize existing zoning regulations:
    - **PASD.** The MAP Ordinance streamlines the smaller-scale regulatory layers by establishing the Metro PASD, under which similar development standards in existing CSDs are combined or consolidated into a single set of Metro Planning Area-wide regulations. Since some existing CSD development standards will be applicable to all unincorporated communities in the Planning Area instead of individual communities, the MAP Ordinance rescinds the Willowbrook and East Rancho Dominguez CSDs, and modifies the boundaries of the East Los Angeles, Walnut Park, and West Athens-Westmont CSDs. The existing Setback Districts are also rescinded, and the special setback requirements are incorporated as CSD development standards into the PASD regulatory framework so that applicable development standards are centralized in a single chapter in Title 22 (Chapter 22.364); and
    - **Specific Plans.** The MAP Ordinance includes reorganizing and codifying regulations in the Connect Southwest LA and Willowbrook TOD Specific Plans in Title 22. This includes reformatting some sections for consistency. For example, some tables were



converted to follow the format and metrics used in Title 22 to make them more user-friendly. The MAP Ordinance also amends certain zones in the four existing TOD Specific Plans to maintain consistency in how uses such as ACUs, shared kitchen complexes, and K-12 schools are regulated across all communities in the Planning Area.

### **Additional Amendments to Specific Plans**

All non-regulatory information in the Willowbrook and Connect Southwest LA TOD Specific Plans, including background studies, outreach efforts, design guidelines, infrastructure recommendations, and implementation programs remain in the Specific Plans (Exhibits J and K) to inform discretionary reviews and plan implementation. Non-substantive revisions within the reference document include reorganization within some sections for continuity and adding content and cross references for clarity as sections inform or relate to the associated regulations in Title 22. Additionally, there are “plain language” edits, as well as edits to correct typographical and formatting errors.

### **D. General Plan Consistency**

The Project implements the General Plan’s Planning Area Framework Program No. LU-1 for the Metro Planning Area. The Project is consistent with and helps to implement the following applicable goals and policies of the General Plan at the sub-regional level:

- **Land Use Element:**
  - Goal LU 1: A General Plan that serves as the constitution for development, and a Land Use Policy Map that implements the General Plan’s Goals, Policies and Guiding Principles.
  - Goal LU 2: Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration.
  - Goal LU 3: A development pattern that discourages sprawl, and protects and conserves areas with natural resources and SEAs.
  - Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.
  - Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.

- Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.
- Goal LU 9: Land use patterns and community infrastructure that promote health and wellness.
- Goal LU 10: Well-designed and healthy places that support a diversity of built environments.
- **Mobility Element:**
  - Goal M 1: Street designs that incorporate the needs of all users.
  - Goal M 2: Interconnected and safe bicycle- and pedestrian-friendly streets, sidewalks, paths and trails that promote active transportation and transit use.
  - Goal M 4: An efficient multimodal transportation system that serves the needs of all residents.
  - Goal M 5: Land use planning and transportation management that facilitates the use of transit.
- **Air Quality Element:**
  - Goal AQ 1: Protection from exposure to harmful air pollutants.
  - Goal AQ 2: The reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning.
  - Goal AQ 3: Implementation of plans and programs to address the impacts of climate change.
- **Parks and Recreation Element:**
  - Goal P/R 1: Enhanced active and passive park and recreation opportunities for all users.
- **Economic Development Element:**
  - Goal ED 1: An economic base and fiscal structures that attract and retain valuable industries and businesses.

- Goal ED 2: Land use practices and regulations that foster economic development and growth.
- Policy ED 2.3: Ensure environmental justice in economic development activities.
- **Housing Element:**
  - Goal HE 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to: extremely low, very low and low income households, seniors, persons with disabilities (including those with developmental disabilities), large households, female-headed households, people experiencing homelessness and at risk of homelessness, and farmworkers.
  - Policy HE 1.1: Identify and maintain an adequate inventory of sites to accommodate the County's RHNA.
  - Goal HE 3: A housing supply that ranges broadly in costs to enable all households, regardless of income, to secure adequate housing.
  - Policy HE 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population.
  - Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.
  - Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.
  - Policy LU 4.2: Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.
  - Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.
  - Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.

- Policy LU 5.3: Support a mix of land uses that promote bicycling and walking, and reduce Vehicle Miles Traveled.

## **ENVIRONMENTAL ANALYSIS**

A Programmatic Environmental Impact Report (PEIR) was prepared in compliance with the California Environmental Quality Act (CEQA) and County environmental guidelines to identify and mitigate any environmental impacts from the Project.

The Notice of Preparation was available for public review from February 14, 2022 to March 17, 2022. Staff held a scoping meeting on March 2, 2022 to provide project information and receive public comments. To protect public health and safety during the COVID-19 pandemic, the scoping meeting was held via the Zoom virtual platform and Facebook Live teleconference.

Based on comments received from the first draft PEIR circulated between November 17, 2022 to January 31, 2023, the Project was revised, most notably to remove the proposal to establish two new industrial zones on certain industrial parcels in the Planning Area. A recirculated draft PEIR was released for a 45-day public review period from June 12, 2023 to July 28, 2023. The recirculated PEIR (Exhibit L) concludes that the Project would result in less than significant impacts to the following areas: Aesthetics, Agriculture/Forestry Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use and Planning, Mineral Resources, Transportation, and Wildfire.

Impacts to 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 were determined to be significant and unavoidable, requiring a Statement of Overriding Considerations (Exhibit L).

The Final PEIR addresses the comments received during the June 12, 2023 to July 28, 2023 comment period. None of the revisions made to the recirculated draft PEIR resulted in new significant impacts; none of the revisions resulted in a substantial increase in the severity of an environmental impact identified in the recirculated draft PEIR; and none of the revisions brought forth a feasible project alternative or mitigation measure that is considerably different from those set forth in the recirculated draft PEIR.

The Project has economic, social, legal, and other considerable benefits that outweigh the significant and unavoidable environmental effects as described. The Project creates opportunities for housing development, encourages reduction of vehicle miles traveled by placing services near residential uses and promoting other forms of mobility aside from single

occupancy vehicles, prioritizes preservation of historic resources, and promotes land use compatibility between industrial and sensitive land uses.

### **CONSISTENCY WITH AIRPORT LAND USE COMPATABILITY PLAN**

Pursuant to Section 1.5.1 of the Airport Land Use Commission (ALUC) Review Procedures, all plan amendments and zoning ordinances must be reviewed by ALUC for consistency with the airport land use compatibility plan, if the ordinance covers projects that are potentially impacted by safety, noise, or overflight annoyance involving aircrafts on or near airports, or that may interfere with airspace protection, as listed in Section 1.4.1 of the same Review Procedures. The Airport Influence Area for Los Angeles International Airport encroaches into West Athens-Westmont, which is included in the proposed MAP. ALUC Staff reviewed the proposed MAP and accompanying zone changes and determined that it does not pose any compatibility concerns with the County Airport Land Use Plan. The plan amendments do not increase density in zones where residential uses are allowed, nor modify the existing land use designations established by a general plan, and therefore does not involve an area of concern from an airport compatibility perspective.

### **OUTREACH AND ENGAGEMENT**

#### **A. County Department Comments and Recommendations**

County departments including Arts and Culture, Public Works, Fire, Public Health, and Parks and Recreation were consulted throughout the preparation of the project. Comments received from the departments were considered and incorporated into the project where appropriate.

#### **B. Project Outreach and Engagement**

The two year outreach process for the MAP Project started during the COVID-19 pandemic. Staff developed a variety of strategies to meet the outreach goals of cultivating active participation (as opposed to passive audiences); providing opportunities to engage in the decision-making process; and using innovative, interactive tools, both physical and virtual, to maximize involvement and protect participants from meeting fatigue, while also protecting public health and safety.

In both virtual and in-person meetings with members of the public, staff conducted events in English with Spanish translators or had bilingual staff available. In most cases, presentation and outreach materials were provided in both English and Spanish.



Staff met with community-based organizations, such as Communities for a Better Environment, East Yards Community for Environmental Justice, Health Innovation Community Partnership, Vision City Terrace, East Gardena Neighborhood Association, Avalon Gardens Community Association, and others to get the word out about the project, distribute surveys, sign up for the project e-newsletter, and gain feedback. Staff also established a Community Advisory Committee (CAC) made up of 10 community leaders volunteering their time to advise staff throughout the life of the project on engagement efforts, policy direction, and other aspects of the plan. The CAC served as a two-way conduit of information and ideas, bridging the broader community and the planning process. In total, staff organized and/or attended 60 engagement events with community groups and members of the public.

The project also included an effort to document the history of the built environment for the MAP communities in anticipation for future historic preservation work. In addition, historical accounts, information, important places, and photographs were provided by the public through the County's project page; an interactive online mapping tool (Historic Resource Mapper) was developed to work with the community in identifying important local resources for the MAP communities. Two virtual outreach meetings were held regarding these efforts.

Throughout the planning process, a bilingual semi-monthly emailed newsletter and project website disseminated notices, documents and updates to a list consisting of 1,238 email addresses for property owners, residents, and other interested parties. Staff also facilitated communication with the public via virtual appointments, phone calls, and emails. For additional details on the MAP Project outreach efforts, please refer to Exhibit M.

Staff emailed a courtesy RPC public hearing notice (Exhibit N) on August 7, 2023 to interested parties, local agencies, and local organizations. Staff also noticed the RPC public hearing in six local newspapers, including the Spanish language newspaper *La Opinión*.

### **C. Public Comments**

At the time of report preparation, staff has received 16 letters and emails. See Exhibit O for copies of the public correspondence.

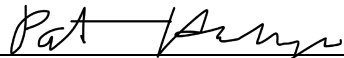
### **ADDITIONAL STAFF RECOMMENDATION**


To address comments from the public and correct technical errors, staff recommends revisions to the MAP and the Implementation Ordinance as shown in Exhibits P and Q.

Notably, revisions to Implementation Program 10 of the MAP clarifies its standing as an implementation program and removes language requiring the adoption of two new industrial zones from the Program. Program 10 now requires the County to conduct a feasibility study and provide recommendations on industrial land use and zoning strategies that are supported by the feasibility analysis. Other components of Implementation Program 10 remain the same as it would still apply to the MAP communities of East Los Angeles, Florence-Firestone, West Rancho Dominguez-Victoria and Willowbrook; require the Program to be developed within five years of Project approval; include additional public outreach, research and study; and require collaboration with the Department of Economic Opportunity to explore other non-land use and zoning tools.

---

Report  
 Reviewed By:   
 Tina Fung, Supervising Regional Planner

  
 Patricia L. Hachiya, AICP, Supervising Regional Planner

Report  
 Approved By:   
 Connie Chung, AICP, Deputy Director

---

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Draft Resolution of the Regional Planning Commission
EXHIBIT B	Detailed Project Description
EXHIBIT C	Proposed Amendments to General Plan 2035
EXHIBIT D	Metro Area Plan with Appendices (Public Hearing Draft)
EXHIBIT E	Existing Local Plan Land Use Designations and Equivalent General Plan Land Use Designations
EXHIBIT F	Zone Change Maps
EXHIBIT G	Florence-Firestone TOD Specific Plan Zoning Amendment Map
EXHIBIT H	Metro Area Plan Implementation Ordinance (Public Hearing Draft)
EXHIBIT I	Detailed Summary of Ordinance

PROJECT NO. PRJ2021-004165  
RPPL2021011925, RPPL2021011985,  
RPPL2021011918, RPPL2022010129,  
RPPL2022010131, RPPL2022010133,  
RPPL2022010143, RPPL2021011920

September 13, 2023  
PAGE 16 OF 16

EXHIBIT J	Willowbrook TOD Specific Plan (Technical Update – Public Hearing Draft): Clean and Redlined Versions
EXHIBIT K	Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont (Technical Update – Public Hearing Draft): Clean and Redlined Versions
EXHIBIT L	Environmental Documentation: Final PEIR, Mitigation Monitoring Program, and CEQA Findings of Fact and Statement of Overriding Considerations
EXHIBIT M	MAP Outreach Summary
EXHIBIT N	Notice of Public Hearing
EXHIBIT O	Public Correspondence
EXHIBIT P	Staff Recommended Revisions to the Metro Area Plan
EXHIBIT Q	Staff Recommended Revisions to the Metro Area Plan Implementation Ordinance