

**DRAFT RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
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
ADVANCE PLANNING PROJECT NO. RPPL2022010143
ENVIRONMENTAL ASSESSMENT NO. RPPL2021011920**

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the California Government Code ("Government Code") (commencing with section 65350) provides for the adoption of, and amendment to, a county's general plan and elements thereof;

WHEREAS, Government Code section 65358 allows for the amendment of all or part of an adopted general plan and specifies that each amendment may include more than one change to the general plan;

WHEREAS, Chapter 22.198 of the Los Angeles County Code ("County Code") authorizes the County of Los Angeles ("County") to adopt zone changes;

WHEREAS, Article 1 of Chapter 4 of Division 1 of Title 7 of the California Government Code (commencing with section 65800) and Chapter 22.244 of the County Code, authorizes the County to adopt amendments to Title 22 of the County Code;

WHEREAS, Article 8 of Chapter 3 of Division 1 of Title 7 of the Government Code (commencing with section 65450) provides for the adoption of, and amendment to, a specific plan for the systematic implementation of a general plan for all or part of the area covered by the general plan;

WHEREAS, the Regional Planning Commission ("Commission") of the County conducted a duly noticed public hearing on (1) amendments to the County General Plan ("General Plan") for the establishment of the Metro Area Plan ("MAP"); (2) amendments to Title 22 (Planning and Zoning) of the County Code ("Metro Area Plan Implementation Ordinance" or "MAP Ordinance"); (3) amendments to four Transit Oriented District (TOD) Specific Plans – the Florence-Firestone TOD Specific Plan, the East Los Angeles Third Street Specific Plan Form-Based Code, the Willowbrook TOD Specific Plan, and Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont Specific Plan (CSLA TOD Specific Plan), for the implementation of the MAP (Metro Area Plan and related Title 22 and Specific Plans amendments, collectively referred to as "the MAP Project"); and (4) the MAP Project Final Programmatic Environmental Impact Report ("PEIR") on September 13, 2023; and

WHEREAS, the Regional Planning Commission finds as follows:

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1. The County Board of Supervisors (“Board”) adopted the General Plan, pursuant to Government Code section 65300 on October 6, 2015;
2. The MAP is consistent with and implements the General Plan. The General Plan established the Planning Areas Framework Program, Implementation Program LU-1, and created 11 Planning Areas, one of which is the Metro Planning Area. The General Plan serves as the foundation for all community-based plans, such as area plans. Area plans focus on land use and other policy issues that are specific to the Planning Area. Area plans are tailored toward the unique geographic, demographic, and social diversity of the Planning Area;
3. The Metro Planning Area is located in the geographic center of Los Angeles County, and is influenced by its proximity to Downtown Los Angeles. The presence of industrial areas in the Metro Planning Area provides a strong foundation for jobs. It is also rich in bus services and rail transit, supporting a heavily transit dependent population. Totalling approximately 21.3 square miles with a population of over 310,000 residents, the seven unincorporated communities in the Metro Planning Area – East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, and Willowbrook – have become pillars of Black, Hispanic and Latino culture in Southern California;
4. As a component of the General Plan, the MAP directs future development and land use decisions for communities within the Metro Planning Area over the next 15 years. In recognition of the history of the 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 context for the goals, policies, and programs being proposed. *Chapter 3 Area-Wide Goals and Policies* outlines the shared goals and policies across all 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 individual community in the Metro 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.
5. The MAP rescinds the East Los Angeles Community Plan adopted in 1988, the Walnut Park Neighborhood Plan adopted in 1987, the West Athens-Westmont Community Plan adopted in 1990, and the Florence-Firestone Community Plan adopted in 2019. Each community has a dedicated section in Chapter 2 and Chapter 4 of the MAP with community-specific analysis, goals, and policies. The MAP includes area-wide and community-specific

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focuses to address inconsistencies between the previous local plans and the General Plan, includes more current information used to create goals and policies, and incorporates new legal land use requirements and environmental context. ;

6. 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 being updated to be consistent with the General Plan. 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, for the East Los Angeles Third Street Specific Plan, the existing Transect Zones were taken into consideration when selecting an equivalent General Plan land use designation for lots in the specific plan area;
7. To maintain consistency between the General Plan and the MAP, the MAP Project proposes text amendments to Chapters 3, 5 and 6 of the General Plan. Specifically, a new Guiding Principle to "Promote Strengths, Community Voice, and Equity Outcomes" is added to Chapter 3 of the General Plan to ensure that the values and history of unincorporated communities inform the choices being made in local community development;
8. The Southern California Association of Governments determined that the County's Regional Housing Needs Allocation ("RHNA"), or fair share of the regional housing need, for the period October 15, 2021 – October 15, 2029, is 90,052 units for the unincorporated areas;
9. The Revised Housing Element, which was adopted by the Board on May 17, 2022, and certified by the State Department of Housing and Community Development on May 27, 2022, identifies various strategies to demonstrate the County's ability to accommodate its RHNA;
10. The County determined that there is not sufficient capacity to accommodate the RHNA. Rezoning is therefore required to accommodate the RHNA shortfall, pursuant to Government Code section 65583(c)(1)(A);
11. The County will complete the rezoning through various community-based efforts, including the MAP Project, as described in Program 8: Metro Area Plan and Program 17: Adequate Sites for RHNA of the Revised Housing Element;
12. The MAP Project includes an amendment to the General Plan Land Use Policy Map to allow for higher density residential and mixed-use

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development on 844 lots in the unincorporated communities of East Los Angeles, East Rancho Dominguez, West Athens-Westmont, West Rancho Dominguez-Victoria, Walnut Park, and Willowbrook to accommodate 17,747 units. With the exception of five lots proposed to be re-designated from H18 (Residential 18; 0-18 du/ac) to H30 (Residential 30; 20-30 du/ac), the rest of these lots are located along major commercial corridors and proposed to be redesignated to Mixed Use (MU) on the Land Use Policy Map. 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;

13. The MAP Project includes a Zoning Consistency Program to implement zone changes to ensure consistency between the General Plan Land Use Policy Map and the Zoning Map. 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 re-designated MU (Mixed Use), and Zone R-3 (Limited Density Multiple Residence) is proposed on lots that are re-designated H30 (Residential 30; 20-30 du/ac). In addition, as part of the Housing Element Rezoning Program, four lots are 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;
14. 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 industrially-zoned lots within 500 feet from sensitive uses such as residences, schools, and parks, but these lots are not easily identified on the Zoning Map. For ease of use, the MAP Project establishes a “-GZ” combining zone on these industrially-zoned lots in the unincorporated communities of East Los Angeles, Florence-Firestone, Walnut Park, West Rancho Dominguez – Victoria, and Willowbrook;
15. The MAP Project also rezones 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;
16. The availability of Geographic Information Systems (GIS) technology allows the development of parcelized and digitized maps. The MAP Project includes not only static maps, but GIS data that generate maps and figures in multiple, dynamic ways;

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17. Government Code section 65583.2(c) requires that housing developments on sites identified to accommodate very low- and/or lower-income units in the Sites Inventory must provide a 20 percent affordable housing set-aside for lower income households if the sites were nonvacant and identified in a previous housing element or vacant and identified in two consecutive previous housing elements;
18. Government Code section 65583.2(h) further requires that housing developments on sites that are rezoned to accommodate very low- and/or lower-income units must provide a 20 percent affordable housing set-aside for lower income households;
19. The MAP Ordinance includes amendments to the County's Inclusionary Housing Ordinance to ensure compliance with the State-mandated inclusionary zoning on affected parcels in the unincorporated communities of East Los Angeles, East Rancho Dominguez, West Athens-Westmont, West Rancho Dominguez-Victoria, Walnut Park, and Willowbrook;
20. The MAP Ordinance is necessary to ensure that the goals and policies of the MAP are implemented in a manner that protects the health, safety, and general welfare of the community;
21. The Metro Planning Area currently has several zoning regulatory layers, including four TOD Specific Plans, six CSDs and five Setback Districts. The multiple regulations can cause confusion and uncertainty;
22. The MAP Ordinance establishes the Metro Planning Area Standards District (PASD) to streamline the smaller-scale regulatory layers. Under the Metro PASD, 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 CSD and the East Rancho Dominguez CSD, and modifies the boundaries of the East Los Angeles CSD, Walnut Park CSD, and West Athens-Westmont CSD. 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 Chapter 22.364 of Title 22;
23. The Metro PASD contains regulations and standards to address the specific character and needs of the communities of the Metro Planning Area, including but not limited to the following:
 - a. Expanding the notification radius for discretionary projects from 500 to 1,000 feet;

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- b. Allowing accessory commercial units (ACUs) on residentially-zoned corner lots to promote walkable access to daily items and services and creates small business opportunities for additional family income;
 - c. Allowing certain existing neighborhood-serving small businesses in the residential zones to continue operation by right; and
 - d. Requiring a Conditional Use Permit (CUP) for K-12 schools in designated zones to address concerns from community members regarding traffic congestion and safety around schools;
24. The MAP Ordinance also defines shared kitchen complexes, which will be allowed in certain commercial and industrial zones countywide to support local entrepreneurship and small business growth;
25. The MAP Ordinance reorganizes the CSLA and Willowbrook TOD Specific Plans so that regulations and development standards are codified in Title 22 for ease of use;
26. The MAP Ordinance amends certain zones in 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 Metro Planning Area. The MAP Ordinance also includes provisions clarifying the applicability of the PASD regulations in areas covered by a Specific Plan, and the relationship between the two zoning regulatory layers if provisions from the two layers regulating the same matter are in conflict;
27. Pursuant to County Code Section 22.244.040, the MAP Ordinance is consistent with the principles of the General Plan and supportive of the goals and policies of the General Plan. In particular, the MAP Ordinance is consistent with the Housing Element, in that it promotes a diversity of housing types, mixed-income neighborhoods, and infill development and redevelopment that strengthens and enhances communities in the unincorporated LA County;
28. Pursuant to County Code Section 22.244.040, approval of the MAP Ordinance will be in the interest of public health, safety, and general welfare by promoting pedestrian-friendly infill development. The MAP Ordinance aims to improve housing choice and affordability for residents of various incomes with mixed-use housing options, utilizes existing infrastructure and services, and discourages an auto-dependent urban fabric resulting from low-density sprawl;
29. Pursuant to County Code Section 22.244.040, the MAP Ordinance is consistent with other applicable provisions of Title 22, including Section 22.02.050 pertaining to zoning consistency with the General Plan;

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30. The MAP Project also includes non-substantive revisions to the CSLA and Willowbrook TOD Specific Plans reference documents, where non-regulatory information including background studies, outreach efforts, design guidelines, infrastructure recommendations, and implementation programs remain;
31. Pursuant to Section 1.5.1 of the Airport Land Use Commission (ALUC) Review Procedures, all General Plan Amendments and zoning ordinances must be consistent with the County Airport Land Use Plan, if the General Plan Amendment or ordinance includes areas that are within an airport influence area. The Airport Influence Area for Los Angeles International Airport encroaches into West Athens-Westmont, which is included in the MAP. ALUC Staff reviewed the 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;
32. In accordance with California Public Resources Code section 21080.3.1 and Government Code section 65352.3, California Native American Tribes traditionally and culturally affiliated with the project area that have requested project notification were notified and invited to request consultation regarding the MAP Project;
33. One written response was received from the following tribes: Gabrieleno Band of Mission Indians – Kizh Nation (Tribe). The letter stated that the Tribe was in agreement with the General Plan Amendment and requested consultation for any future projects involving ground disturbance within the project area;
34. The Final Programmatic Environmental Impact Report was prepared in compliance with the California Environmental Quality Act (CEQA) and the County environmental guidelines;
35. Based on comments received from the first draft PEIR circulated between November 17, 2022 to January 31, 2023, the MAP Project was revised 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 concludes that the MAP Project would result in less than significant impacts to the following areas: Aesthetics, Agriculture/Forestry Resources, Energy, Geology and Soils, Greenhouse Gas (GHG) 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

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were determined to be significant and unavoidable, requiring a Statement of Overriding Considerations;

36. The MAP Project has economic, social, legal, and other considerable benefits that outweigh the significant and unavoidable environmental effects as described. The MAP 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. Implementation of the MAP Project supports attainment of state, regional, and County goals for GHG emission reductions, reduction of vehicle miles traveled, and encouragement of housing and economic development opportunities, social equity, and environmental justice;
37. The Department of Regional Planning (DRP) 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.
38. Staff mailed 2,200 courtesy letters in English and Spanish to property owners of parcels proposed for zone and/or land use changes to implement the Metro Area Plan and Housing Element. Staff received phone calls and emails, and offered information and guidance to over 150 property owners, business owners, realtors, and brokers who received the notices. In cases where property owners were opposed or voiced concerns regarding the proposed changes and potential limitations to their existing use, staff engaged in conversations and reviewed the proposed changes. In addition, a courtesy public hearing notice in English and Spanish was also mailed to these individuals on August 7, 2023.
39. 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. MAP project documents were available for review period beyond statutory requirements for more than 30 days and up to 90 days.

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40. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in six local newspapers, including the Spanish language newspaper *La Opinión*. The public hearing notice was sent by mail to more than 2,200 owners whose properties were proposed to be redesignated or rezoned. The public hearing notice and materials were also posted on DRP's website; and
41. The public hearing notice was sent by email to 1,238 interested parties who signed up for project-related information and departmental contact lists. Materials were also posted on DRP's website and promoted through social media.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the County of Los Angeles Board of Supervisors (Board) as follows:

1. That the Board holds a public hearing to consider the Metro Area Plan Project, which includes amendments to: (1) the General Plan; (2) Title 22 (Planning and Zoning); (3) the Florence-Firestone TOD Specific Plan; (4) the East Los Angeles Third Street Specific Plan Form-Based Code; (5) the Willowbrook TOD Specific Plan; and (6) the CSLA TOD Specific Plan, and the MAP Project Final PEIR;
2. That the Board certifies that the Final PEIR for the MAP Project, Environmental Assessment No. RPPL2021011920, has been prepared in compliance with CEQA and the State and local agency guidelines related thereto;
3. That the Board finds it has reviewed and considered the information contained in the Final PEIR prior to approving the MAP Project;
4. That the Board determines that where significant adverse environmental effects of the MAP Project, as described in the Final Program EIR, have not been reduced to a level of less than significant, the benefits of the MAP Project, such as specific social, economic, legal, technological, or other considerations outweigh the environmental effects of the MAP Project as stated in the CEQA Findings of Fact and Statement of Overriding Considerations;
5. That the Board adopts General Plan Amendment No. RPPL2021011925, amending the General Plan with the Metro Area Plan and rescinding the East Los Angeles Community Plan, the Walnut Park Neighborhood Plan, the West Athens-Westmont Community Plan, and the Florence-Firestone Community Plan, and determines that the Metro Area Plan is consistent with and supports the goals and policies of the General Plan;
6. That the Board adopts Zone Change No. RPPL2021011985, amending the Zoning Map of the Athens, City Terrace, East Compton, East Los Angeles, East Side Unit No. 1, East Side Unit No. 2, East Side Unit No. 4, Firestone

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Park, Gardena Valley, Victoria, Walnut Park, West Athens-Westmont, and Willowbrook-Enterprise Zoned Districts to ensure consistency with the General Plan Land Use Policy Map; and

7. That the Board adopts Advance Planning Project No. RPPL2021011918 (Amendments to Title 22), Advance Planning Project No. RPPL2022010129 (Amendments to the Florence-Firestone TOD Specific Plan), Advance Planning Project No. RPPL2022010131 (Amendments to the East Los Angeles Third Street Specific Plan Form-Based Code), Advance Planning Project No. RPPL2022010133 (Amendments to the Willowbrook TOD Specific Plan), and Advance Planning Project No. RPPL2022010143 (Amendments to the CSLA TOD Specific Plan), to implement the goals and policies of the Metro Area Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on September 13, 2023.

Elida Luna, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By _____
Kathy Park
Deputy County Counsel
County of Los Angeles