

## **Detailed Project Description**

The Metro Area Plan (MAP) Project (Project No. PRJ2021-004165) proposes the following changes:

- General Plan Amendment No. RPPL2021011925
  - Metro Area Plan (MAP): The MAP includes areawide and community-specific goals and policies, as well as implementation programs for the unincorporated communities of the Metro Planning Area. The MAP updates the Land Use Policy Map to utilize the General Plan Land Use Legend and incorporates the proposed land use policy changes on sites identified in the Housing Element 2021-2029 Rezoning Program. In addition, the Walnut Park Neighborhood Plan, and the East Los Angeles, West Athens-Westmont, and Florence-Firestone Community Plans are proposed to be rescinded.
  - Amendments to General Plan: The proposed text amendments to General Plan include adding a new Guiding Principle to “Promote Strengths, Community Voice, and Equity Outcomes” in Chapter 3. Chapter 5: Planning Areas Framework and Chapter 6: Land Use Element are also updated to maintain consistency between the MAP and the General Plan.
- Zone Change No. RPPL2021011985 is an amendment to 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.
- Advance Planning Project No. RPPL2021011918 is a proposed ordinance amending Title 22 to:
  - Allow accessory commercial units (ACUs) as an accessory use on corner lots in residential zones;
  - Allow certain existing neighborhood-serving commercial uses to continue operation in the residential zones subject to a Ministerial Site Plan Review (SPR);
  - Allow shared kitchen complexes in certain commercial and industrial zones;
  - 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;
  - 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);

- 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
  - 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.
- Advance Planning Project No. RPPL2022010129 is an amendment to 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.
- Advance Planning Project No. RPPL2022010131 is an amendment to 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.
- Advance Planning Project No. RPPL2022010133 is an amendment to 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.
- Advance Planning Project No. RPPL2022010143 is an amendment to 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.