ZONING CASE NUMBER RPPL2021011985

ORDINANCE NUMBER _____

An ordinance amending the Los Angeles County Code, Title 22 —Planning and Zoning, Section 22.06.060, changing regulations for the execution of the Metro Area Plan, comprised of the following Zoned Districts: Athens Zoned District, City Terrace Zoned District, East Compton Zoned District, East Los Angeles Zoned District, East Side Unit No. 1 Zoned District, East Side Unit No. 2 Zoned District, East Side Unit No. 4 Zoned District, Firestone Park Zoned District, Gardena Valley Zoned District, Victoria Zoned District, Walnut Park Zoned District, West Athens-Westmont Zoned District, and Willowbrook-Enterprise Zoned District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.06.060 is amended by amending the maps of the following Zoned Districts: Athens Zoned District, City Terrace Zoned District, East Compton Zoned District, East Los Angeles Zoned District, East Side Unit No. 1 Zoned District, East Side Unit No. 2 Zoned District, East Side Unit No. 4 Zoned District, Firestone Park Zoned District, Gardena Valley Zoned District, Victoria Zoned District, Walnut Park Zoned District, West Athens-Westmont Zoned District, and Willowbrook-Enterprise Zoned District, as shown on the maps attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Los Angeles County General Plan.

CHANGE OF PRECISE PLAN

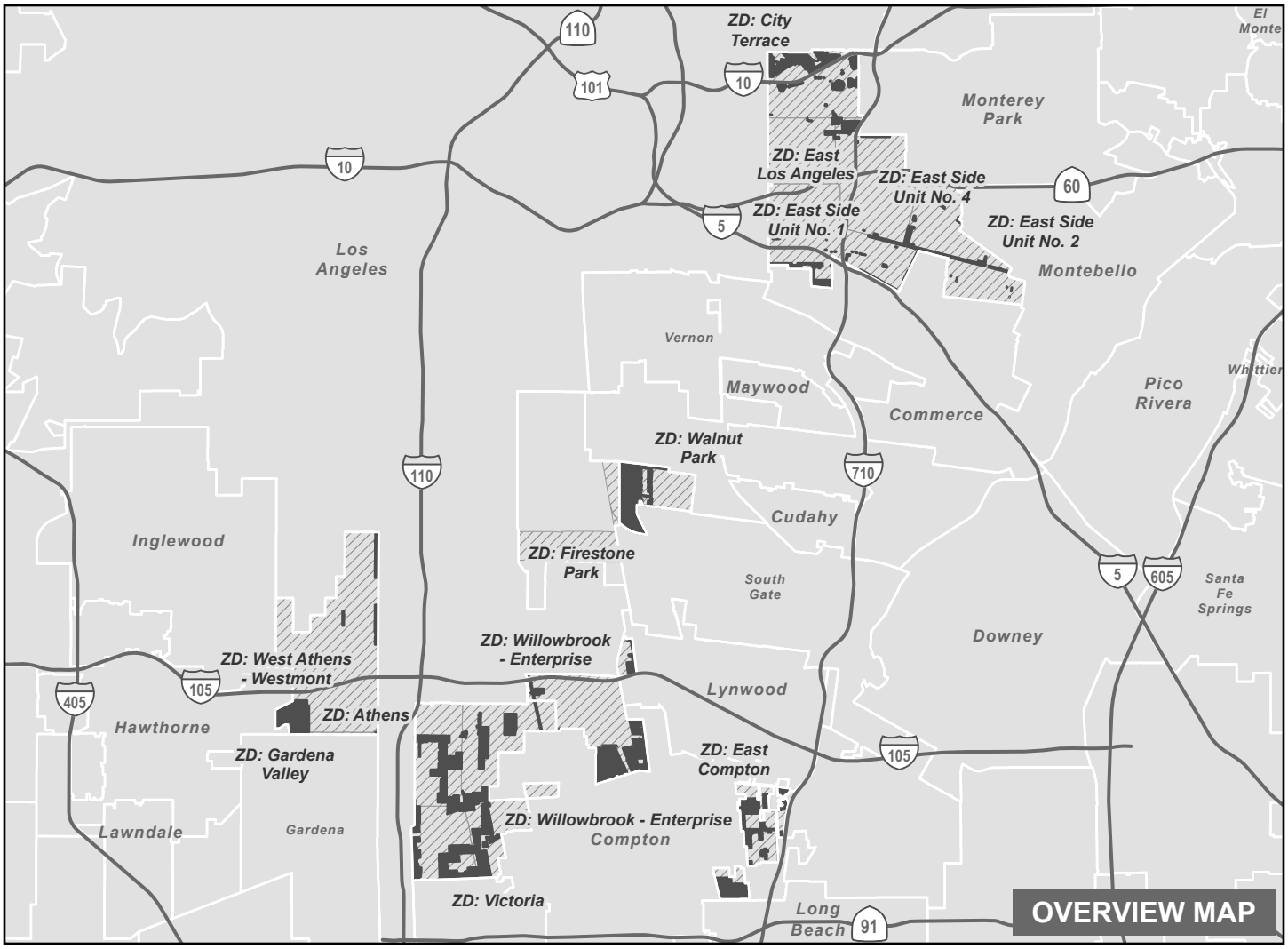
ATHENS, CITY TERRACE, EAST COMPTON, EAST LOS ANGELES, EAST SIDE UNIT NO. (1, 2, 4), FIRESTONE PARK, GARDENA VALLEY, VICTORIA, WALNUT PARK, WEST ATHENS - WESTMONT, WILLOWBROOK - ENTERPRISE

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: RPPL2021011985

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



Freeway

Zone Change Area

Selected Zoned District (ZD)

City / Unincorporated Boundary

N

0 1.25 2.5

Miles

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
MICHAEL R. HASTINGS, CHAIR
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): Victoria

Zoning Category

- M-1 - Light Manufacturing

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley
- Railroad

M-1-IP to M-1-IP-GZ

M-1-IP to M-1-IP-GZ

W Rancho Dominguez - Victoria

ZD: VICTORIA

Los Angeles

Carson

South Bay Planning Area

Redondo Beach Blvd

W Redondo Beach Blvd

Alondra Blvd

W Alondra Blvd

S Vermont Ave

S Figueroa St

S Broadway

S Broadway St

Figueroa St

W 154th St

W 155th St

W 156th St

W 157th St

157th St

W 158th St

W 159th St

W 159th Pl

W 160th St

W 163rd St

W 164th St

S Menlo Ave

S Orchard Ave

Bonsallo Ave

S Denver Ave

Ainsworth St

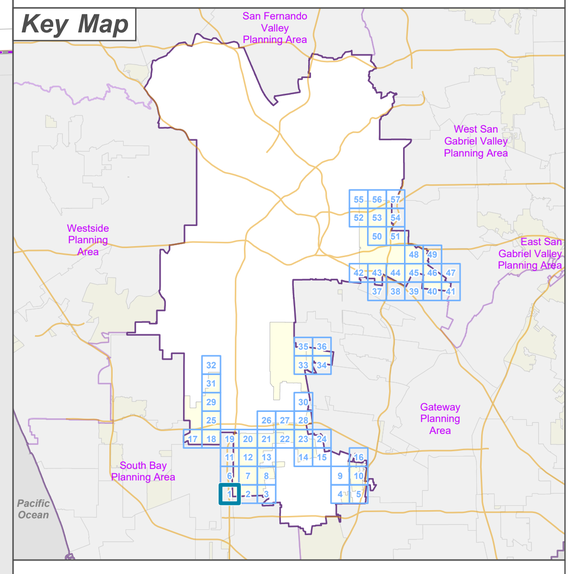
S Hoover St

Estrella Ave

New Century Dr

W-Alondra-Blvd

Key Map



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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): Victoria, Willowbrook - Enterprise

Zoning Category

- R-2 - Two-Family Residence
- M-1 - Light Manufacturing
- M-1.5 - Restricted Heavy Manufacturing
- M-2 - Heavy Manufacturing
- B-1 - Buffer Strip

Base Layers

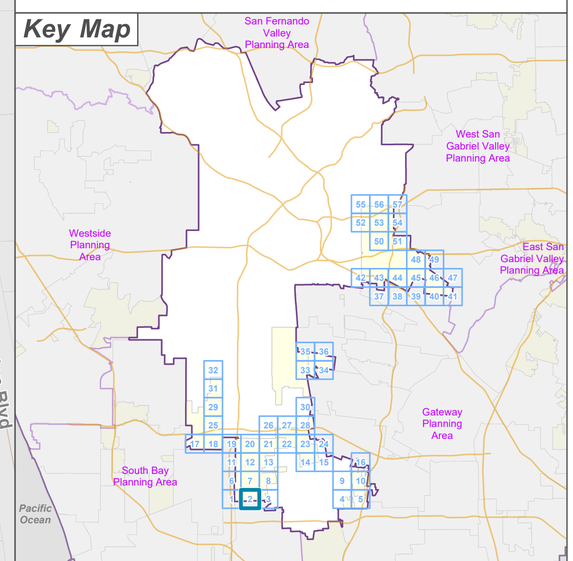
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley

M-2-IP to M-2-IP-GZ
M-1-IP to M-1-IP-GZ
M-2-IP to M-2-IP-GZ
M-1-IP to M-1-IP-GZ
R-1 to R-2
B-1-IP to B-1-IP-GZ
B-1-IP to B-1-IP-GZ
M-1 to M-1-GZ
M-2-IP to M-2-IP-GZ
W Rancho Dominguez - Victoria
ZD: WILLOWBROOK - ENTERPRISE
ZD: VICTORIA
M-2-DP-IP to M-2-DP-IP-GZ
M-1-IP to M-1-IP-GZ
M-1-IP to M-1-IP-GZ
M-1.5-DP-IP to M-1.5-DP-IP-GZ
M-1 to M-1-GZ
M-2-IP to M-2-IP-GZ
M-1-IP to M-1-IP-GZ
M-1-IP to M-1-IP-GZ
M-2-IP to M-2-IP-GZ
M-1 to M-1-GZ
M-1-IP to M-1-IP-GZ
M-1-IP to M-1-IP-GZ
M-2-IP to M-2-IP-GZ
M-1-IP to M-1-IP-GZ
South Bay Planning Area
Carson
W 154th St
W 155th St
W 157th St
E 154th St
E 157th St
E 158th St
E 159th St
E 162nd St
E 163rd St
E Darlan St
E Newfield St
E Airline Wy
Darlan St
Englander St
Stulman Ave
S Main St
S Broadway St
S San Pedro St
Avalon Blvd
S Maple Ave
S Ball Ave
S Lorella Ave
S Stulman St
Sandel Ave
Deblynn Ave
Micon Cir
W-Alondra-Blvd
E-Alondra-Blvd
E-Alondra-Blvd
E-Alondra-Blvd
S Avalon Blvd

Key Map



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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): Willowbrook - Enterprise

Zoning Category

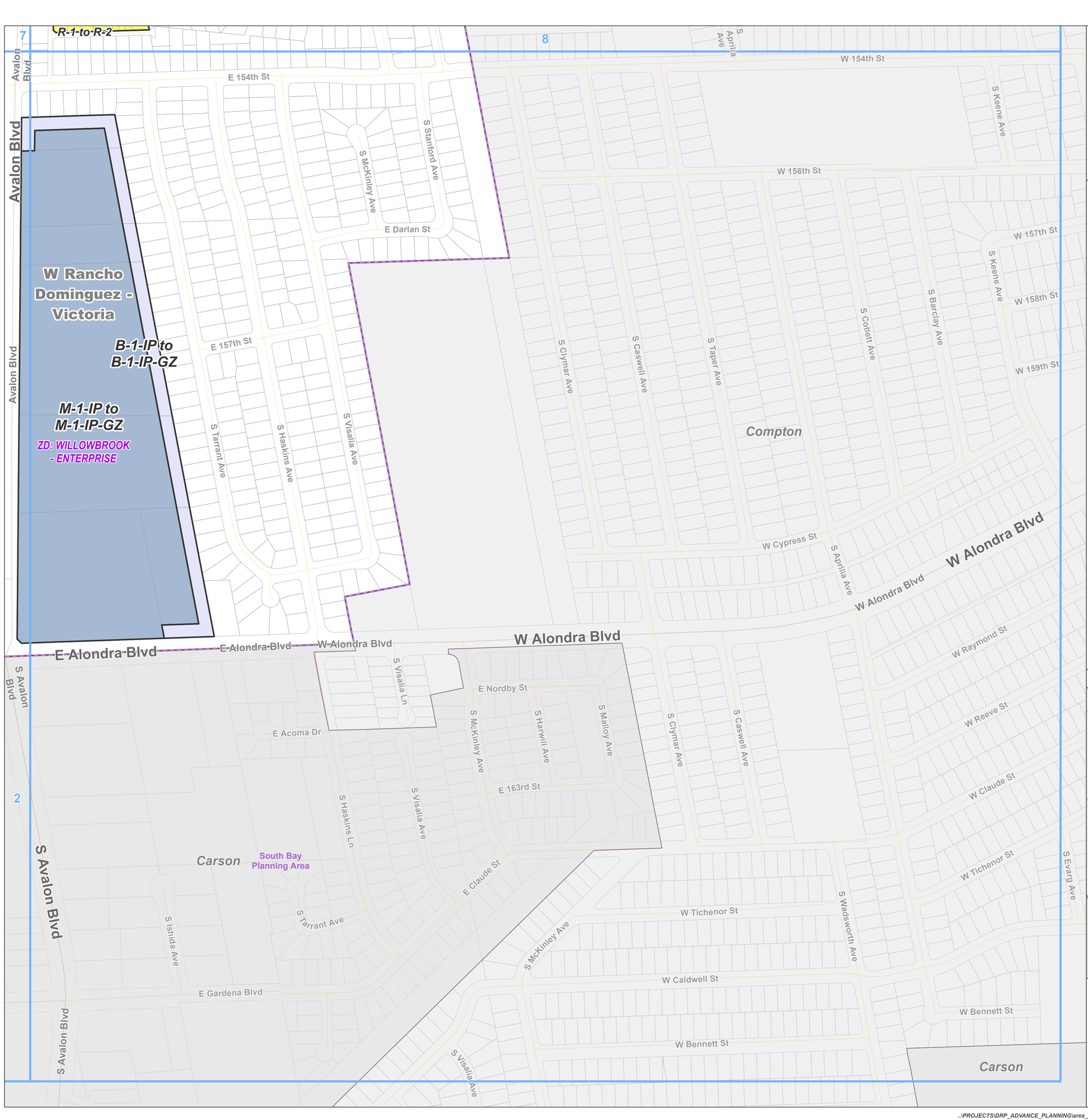
- R-2 - Two-Family Residence
- M-1 - Light Manufacturing
- B-1 - Buffer Strip

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor



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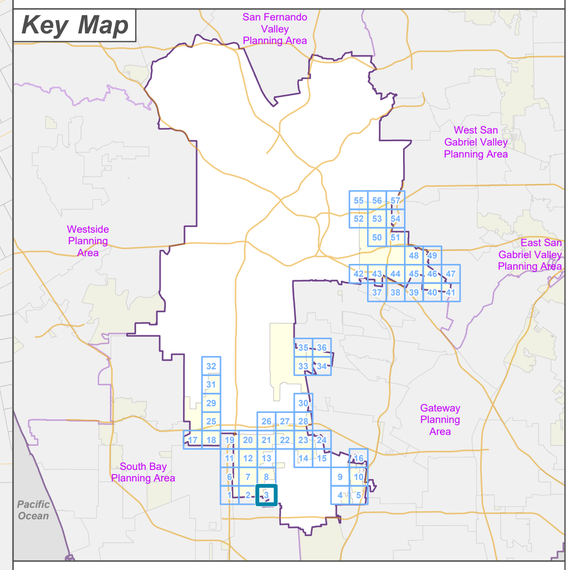

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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): East Compton

Zoning Category

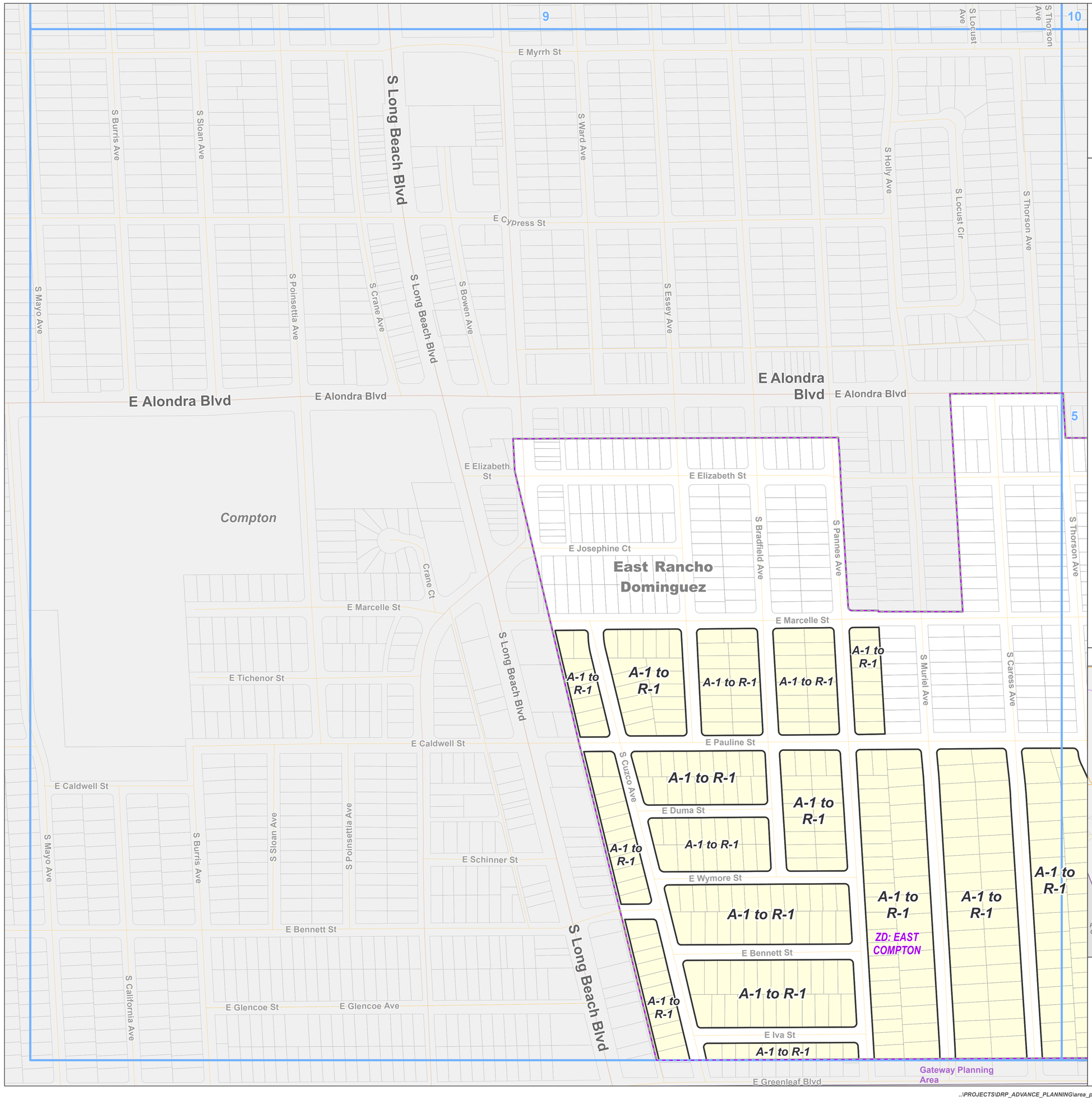
R-1 - Single-Family Residence

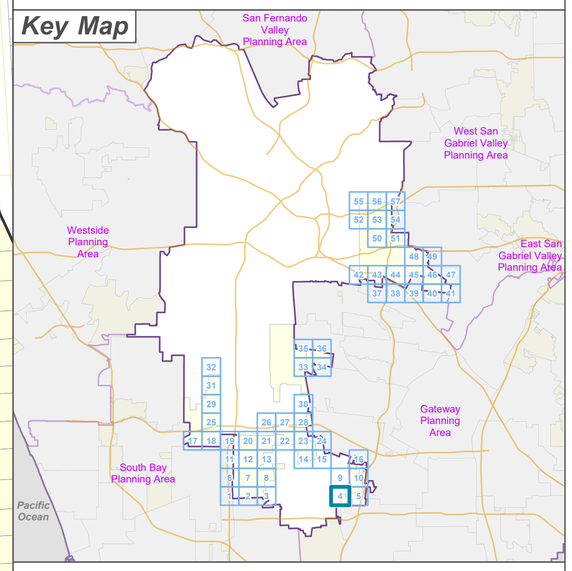
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor





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Metro Planning Area Zone Changes

Zoned District(s): East Compton

Zoning Category

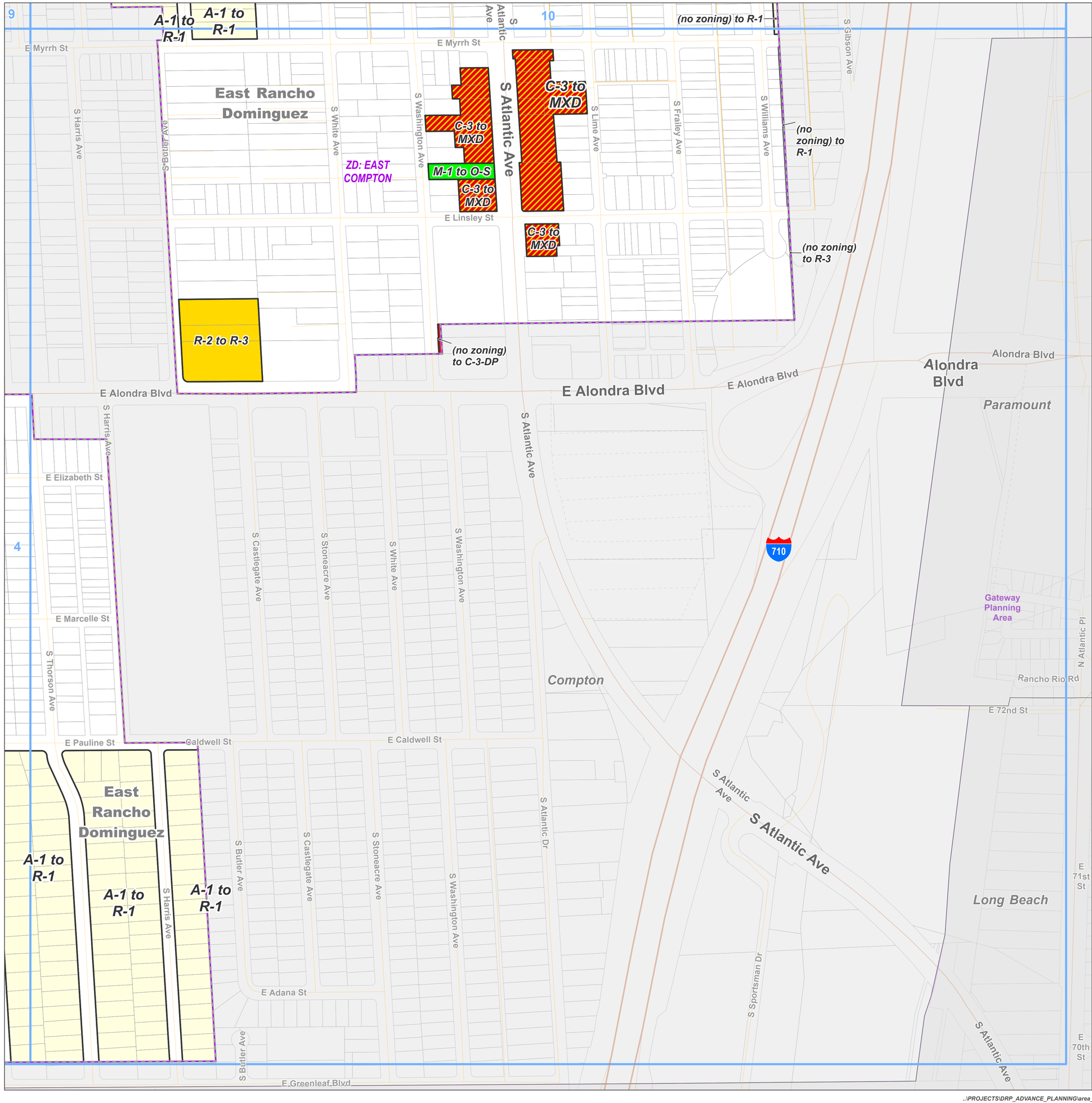
- R-1 - Single-Family Residence
- R-3 - Limited Density Multiple Residence
- MXD - Mixed Use Development
- C-3 - General Commercial
- O-S - Open Space

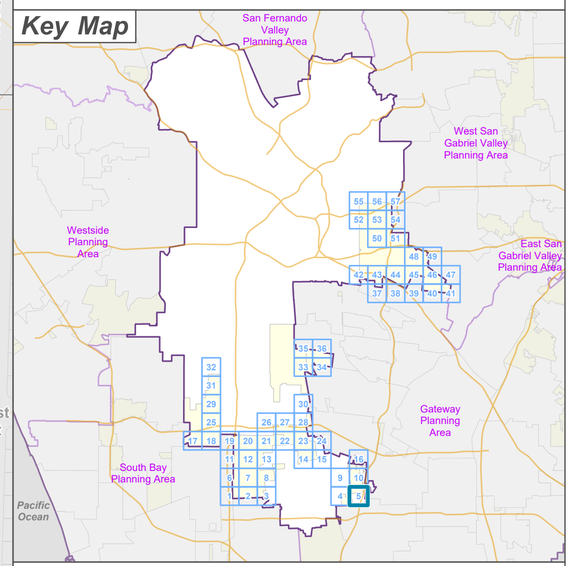
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley
- Private Road





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Metro Planning Area Zone Changes

Zoned District(s): Athens, Victoria

Zoning Category
- M-1 - Light Manufacturing
- M-2 - Heavy Manufacturing

Base Layers
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types
- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley
- Railroad

ZD: ATHENS

M-2-IP to M-2-IP-GZ

M-2-IP to M-2-IP-GZ

M-2 to M-2-GZ

M-2-IP to M-2-IP-GZ

M-2-IP to M-2-IP-GZ

M-1-IP to M-1-IP-GZ

ZD: VICTORIA

W Rancho Dominguez - Victoria

Los Angeles

South Bay Planning Area

W Rosecrans Ave

S Vermont Ave

S Broadway

S Figueroa St

W Redondo Beach Blvd

Redondo Beach Blvd

Crown Vista Dr

W 142nd St

W 144th St

W 145th St

W 146th St

147th St

W 148th St

W 148th Pl

W 148th Dr

W 149th St

W 152nd St

Ainsworth St

S Hoover St

S Menlo Ave

S Orchard Ave

S Denver Ave

Estrella Ave

W 146th St

7

1

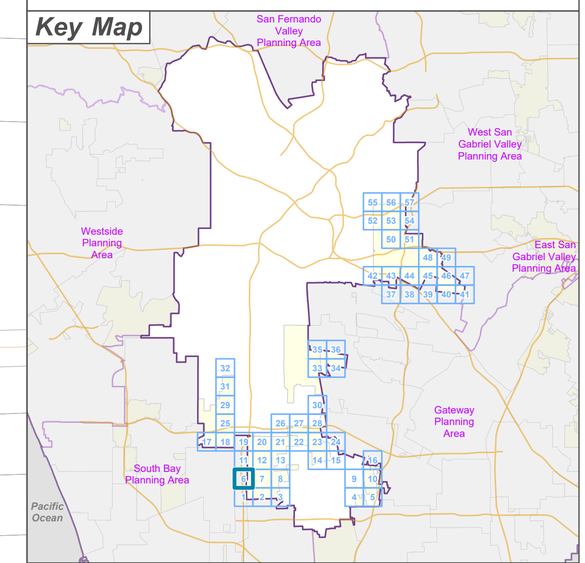
2

11

12

110

Key Map



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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): Athens, Victoria, Willowbrook - Enterprise

Zoning Category

- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- M-1 - Light Manufacturing
- M-1.5 - Restricted Heavy Manufacturing
- M-2 - Heavy Manufacturing
- B-1 - Buffer Strip

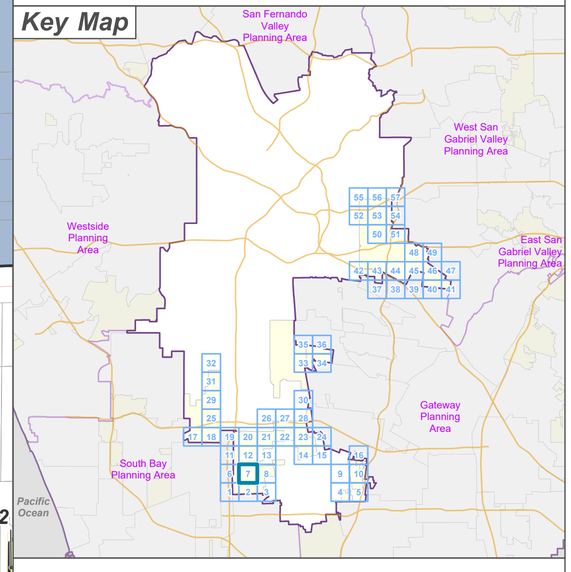
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

Key Map



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Metro Planning Area Zone Changes

Zoned District(s): Willowbrook - Enterprise

M-1 to M-1-GZ
M-1-IP to M-1-IP-GZ
B-1-IP to B-1-IP-GZ
B-1 to B-1-GZ
B-1-IP to B-1-IP-GZ
R-1 to R-2
ZD: WILLOWBROOK - ENTERPRISE

Avalon Blvd
E Rosecrans Ave
W Rosecrans Ave
S Central Ave
N Central Ave
N Stanford Ave
McKinley Ave
S Hillford Ave
S Zamora Ave
E 142nd St
E Charron Pl
S Clymar Ave
E 144th St
E 145th St
E 146th St
S Cahita Ave
S Cairn Ave
S Aprilia Ave
S Corlett Ave
S Keene Ave
S Loness Ave
S Bahama Ave
W 145th St
N Hillford Ave
W Poplar St
W Arbutus St
W Brazil St
S Caswell Ave
E Lennon St
S Visalia Ave
E Santa Rita St
E 148th St
E 149th St
E 150th St
S Deodora Ave
S Goleta St
N Wadsworth Ave
W Rancho Dominguez - Victoria
W Compton Blvd
W Corydon St
W 152nd St
W 153rd St
W 154th St
Compton
S Amantha Ave
E Redondo Beach Blvd
S Tarrant Ave
S Stanford Ave
E 153rd St
E 154th St
Pacific Ocean

Zoning Category

- R-2 - Two-Family Residence
- M-1 - Light Manufacturing
- B-1 - Buffer Strip

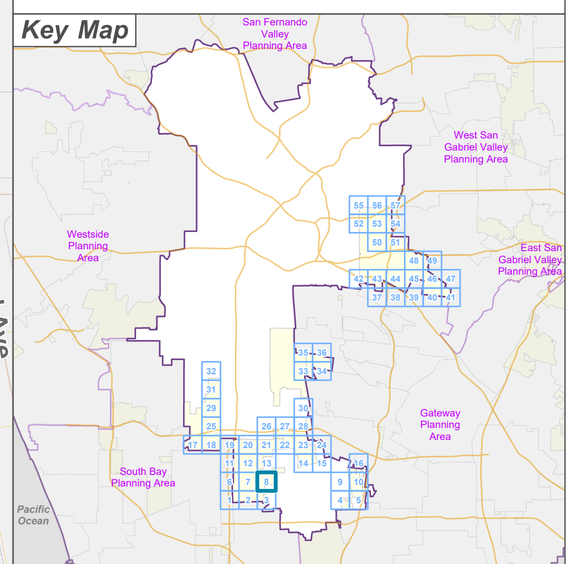
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor

Key Map



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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): East Compton

Zoning Category

- R-1 - Single-Family Residence
- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

A-1 to R-1

A-1 to R-1

ZD: EAST COMPTON

A-1 to R-1

A-1 to R-1

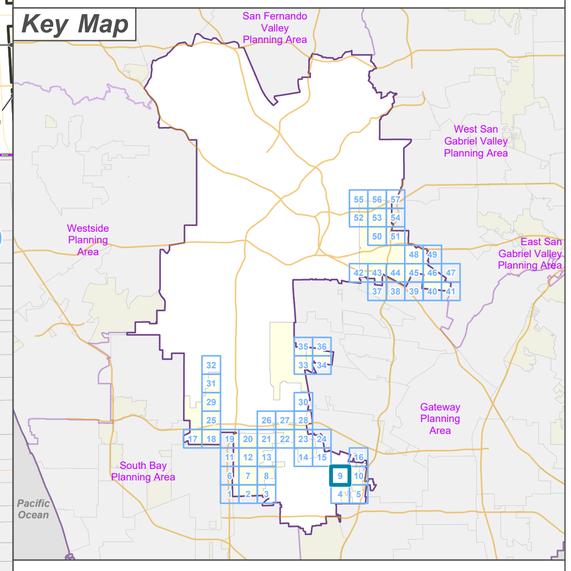
A-1 to R-1

A-1 to R-1

A-1 to R-1

C-3 to MXD

Key Map



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Metro Planning Area Zone Changes

Zoned District(s): East Compton

Zoning Category

- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- MXD - Mixed Use Development
- C-3 - General Commercial

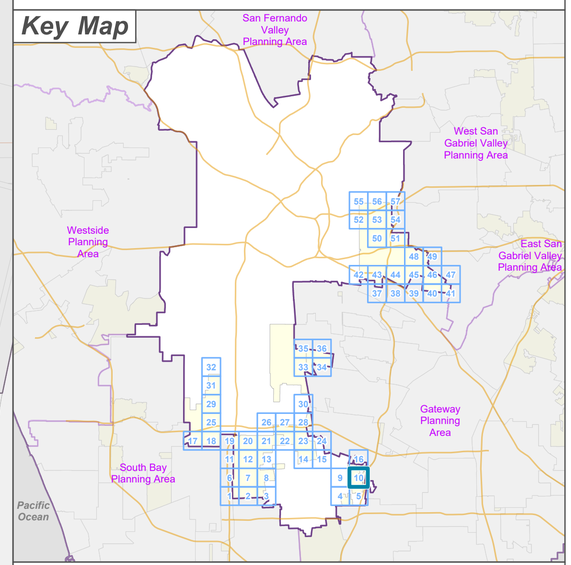
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley
- Private Road

Key Map



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Metro Planning Area Zone Changes

Zoned District(s): Athens

Zoning Category

- M-2 - Heavy Manufacturing

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley
- Private Road
- Railroad

M-2 to M-2-GZ

ZD: ATHENS

M-2-DP-IP to M-2-DP-IP-GZ

W Rancho Dominguez - Victoria

Los Angeles

South Bay Planning Area

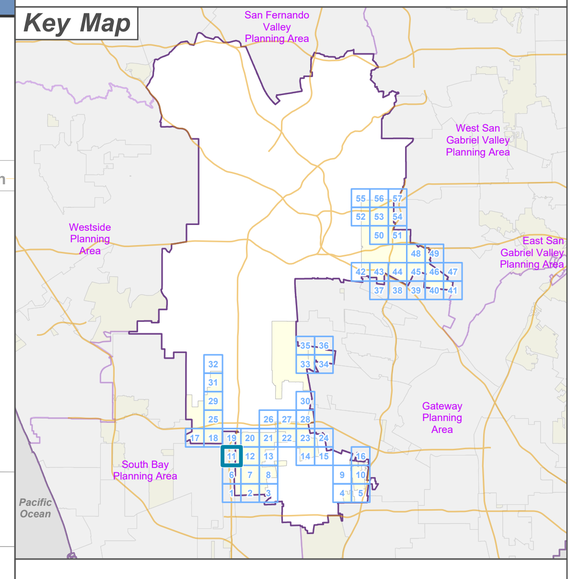
18 19 20 12 6 7

W 130th St · W 131st St · W 132nd St · W 133rd St · W 134th St · W 136th St · W 137th St · W 137th Pl · W 138th St · W 139th St · W 140th St · W 141st St

S Vermont Ave · S Menlo Ave · Menlo Ave · Ainsworth St · S Hoover St · Estrella Ave · S Figueroa St · Athens Wy · S Broadway

110

Key Map



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Metro Planning Area Zone Changes

Zoned District(s): Athens, Willowbrook - Enterprise

Zoning Category

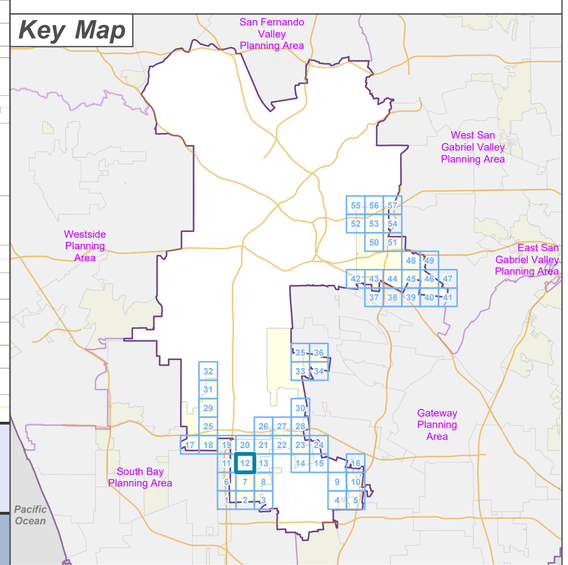
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- MXD - Mixed Use Development
- M-1 - Light Manufacturing
- M-1.5 - Restricted Heavy Manufacturing
- M-2 - Heavy Manufacturing
- B-1 - Buffer Strip

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley
- Private Road



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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): Willowbrook - Enterprise

Zoning Category
- MXD - Mixed Use Development
- M-1 - Light Manufacturing
- B-1 - Buffer Strip

Base Layers
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types
- Primary
- Secondary
- Minor
- Alley

C-2-CRS to MXD

C-2 to MXD

C-2-CRS to MXD

C-2-CRS to MXD

C-2-CRS to MXD

C-1 to MXD

B-1-DP-IP to B-1-DP-IP-GZ

B-1-IP to B-1-IP-GZ

M-1 to M-1-GZ

M-1-IP to M-1-IP-GZ

ZD: WILLOWBROOK - ENTERPRISE

W Rancho Dominguez - Victoria

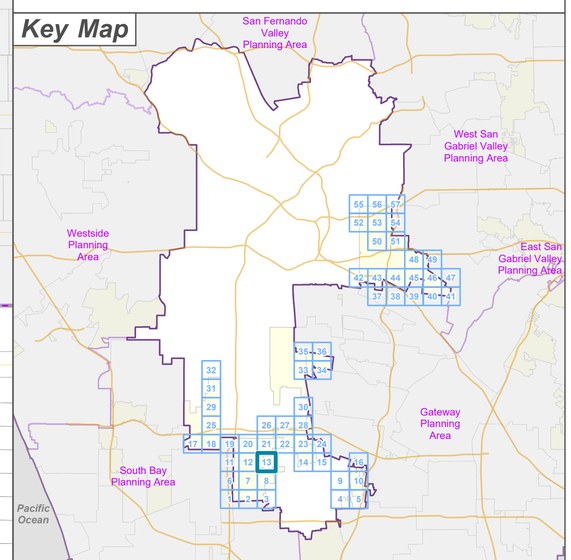
Compton

W Rancho Dominguez - Victoria

20 21 22 12 7 8

E 130th St, Saucer Ln, Lily Pl, Sweetbay Ln, Grandiflora Wy, SOULAGIANA Ct, Magnolia Wy, E 131st St, Clovis Ave, Belhaven Ave, N Central Ave, W 131st St, W 132nd St, W 133rd St, N Salinas Ave, N Dern Ave, N Riddle Ave, N Corlett Ave, N Keene Ave, N Belhaven Ave, N Bahama Ave, N Central Ave, S Central Ave, W 134th St, N Bahama Ave, N Water Wy, W Stockwell St, W 135th St, W Piru St, E 136th St, W 136th St, E 137th St, W 137th St, Stanford Ave, E 138th St, W 138th St, E 139th St, E 140th St, S Hillford Ave, E 141st St, S Zamora Ave, E 142nd St, Avalon Blvd, McKinley Ave, Traub Ave, N Stanford Ave

Key Map



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Metro Planning Area Zone Changes

Zoned District(s): Willowbrook - Enterprise

Zoning Category

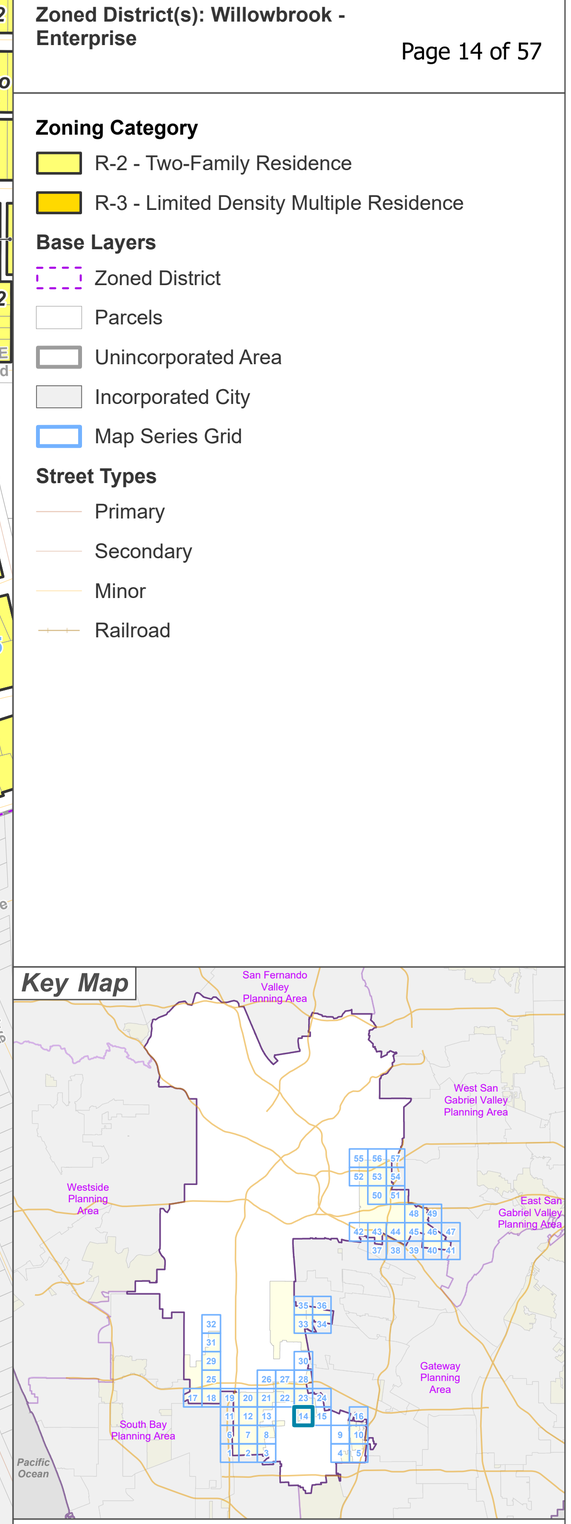
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Railroad



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Metro Planning Area Zone Changes

Zoned District(s): Willowbrook - Enterprise

Zoning Category

- R-2 - Two-Family Residence
- M-1 - Light Manufacturing

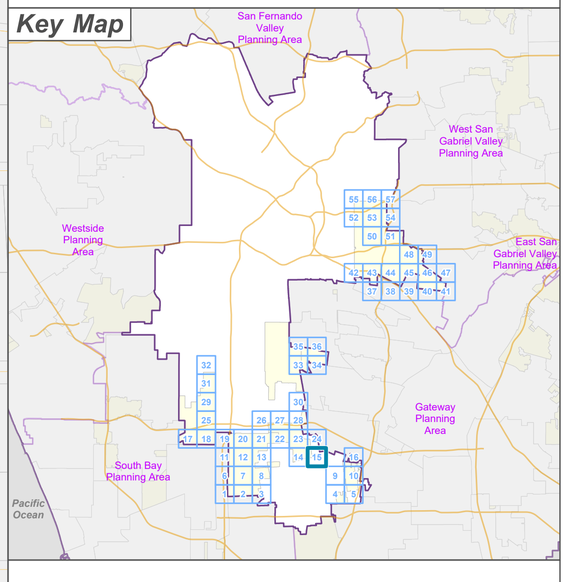
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Railroad

Key Map



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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): East Compton

Zoning Category

- R-1 - Single-Family Residence

Base Layers

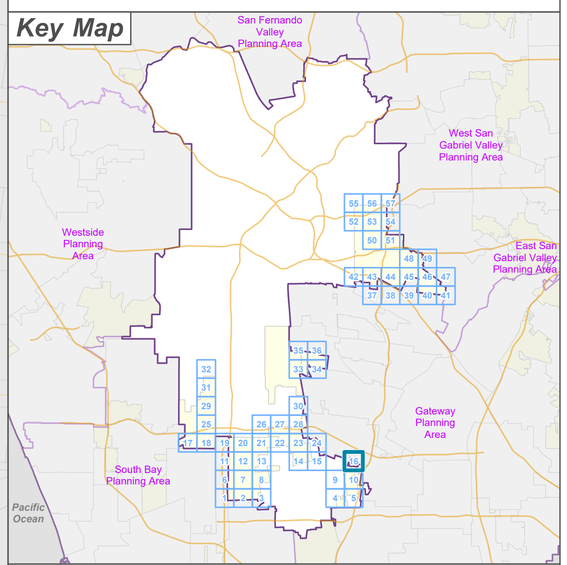
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Minor
- Ramp
- Alley



Key Map



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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): Gardena Valley, West Athens - Westmont

Zoning Category

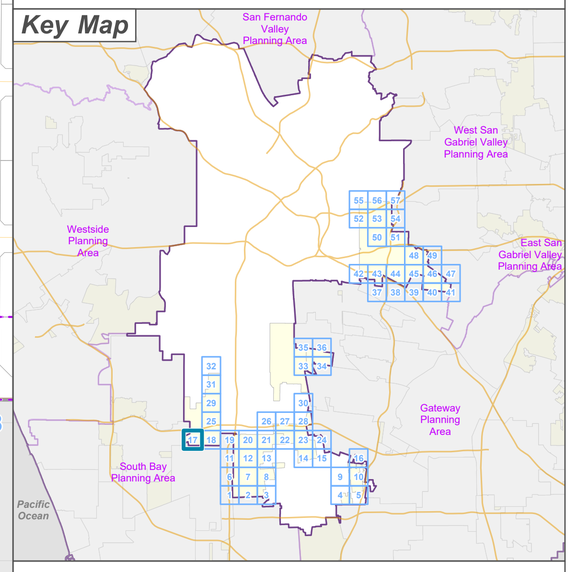
- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Railroad



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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): Gardena Valley, West Athens - Westmont

Zoning Category

- C-M - Commercial Manufacturing

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley
- Private Road

W Athens - Westmont

ZD: WEST ATHENS - WESTMONT

ZD: GARDENA VALLEY

O-S to C-M

Gardena

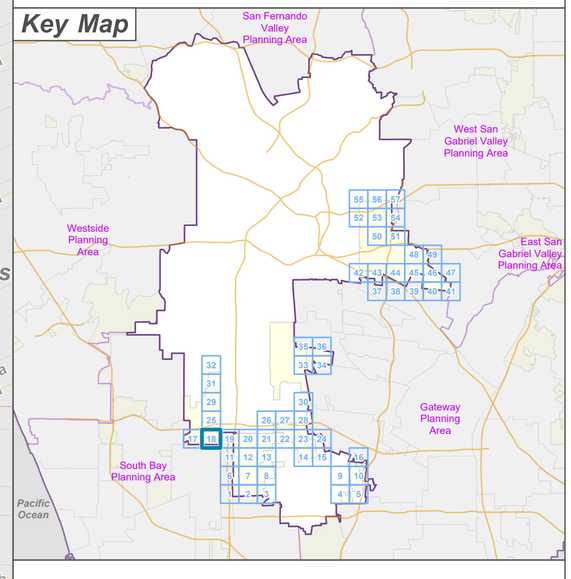
South Bay Planning Area

Los Angeles

W Bruin St
Coratina Ln
Pendolino Ln
Mission Ln
Poindexter St
Van Buren Ave
S Berendo Ave
S Vermont Ave
W 119th St
W 119th Pl
W 121st St
W 122nd St
S Budlong Ave
W 123rd St
Raymond Ave
W 124th St
S Denker Ave
Berendo Ave
W 125th St
Halldale Ave
W 126th St
W 127th St
Budlong Ave
W El Segundo Blvd
W 129th St
Catalina Ave
W 130th St
Laconia Blvd

17 19 11

Key Map



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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): Athens, Gardena Valley, West Athens - Westmont

Zoning Category

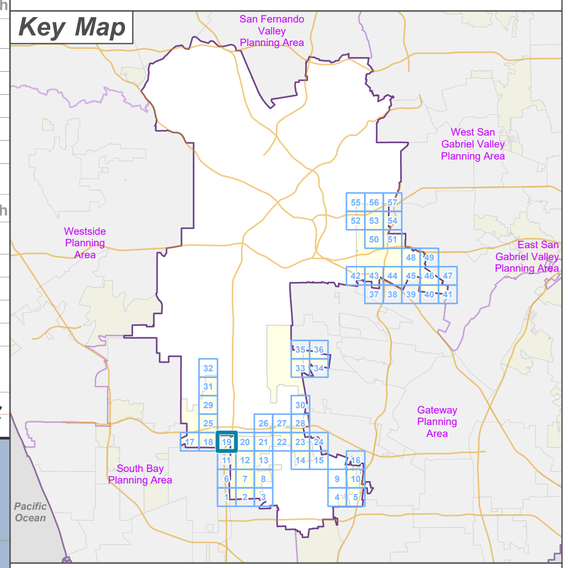
- R-3 - Limited Density Multiple Residence
- M-1 - Light Manufacturing
- M-1.5 - Restricted Heavy Manufacturing
- M-2 - Heavy Manufacturing
- B-1 - Buffer Strip

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley
- Railroad



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Metro Planning Area Zone Changes

Zoned District(s): Athens, Willowbrook - Enterprise

Zoning Category

- MXD - Mixed Use Development
- M-1 - Light Manufacturing
- M-1.5 - Restricted Heavy Manufacturing
- B-1 - Buffer Strip

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley
- Private Road

Los Angeles

ZD: ATHENS

W Rancho Dominguez - Victoria

ZD: WILLOWBROOK - ENTERPRISE

C-2 to MXD

C-2 to MXD
C-2-DP to MXD

C-1 to MXD

R-2 to MXD

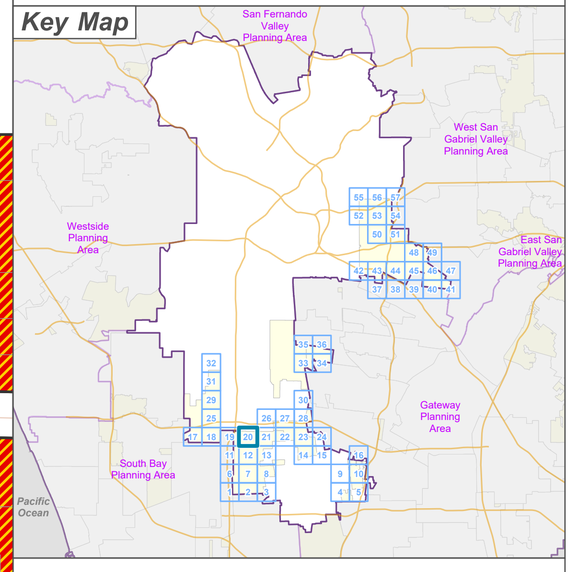
C-2-CRS to MXD

B-1-IP to B-1-IP-GZ

M-1.5-IP to M-1.5-IP-GZ

M-1-IP to M-1-IP-GZ

Key Map



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Metro Planning Area Zone Changes

Zoned District(s): Willowbrook - Enterprise

Zoning Category

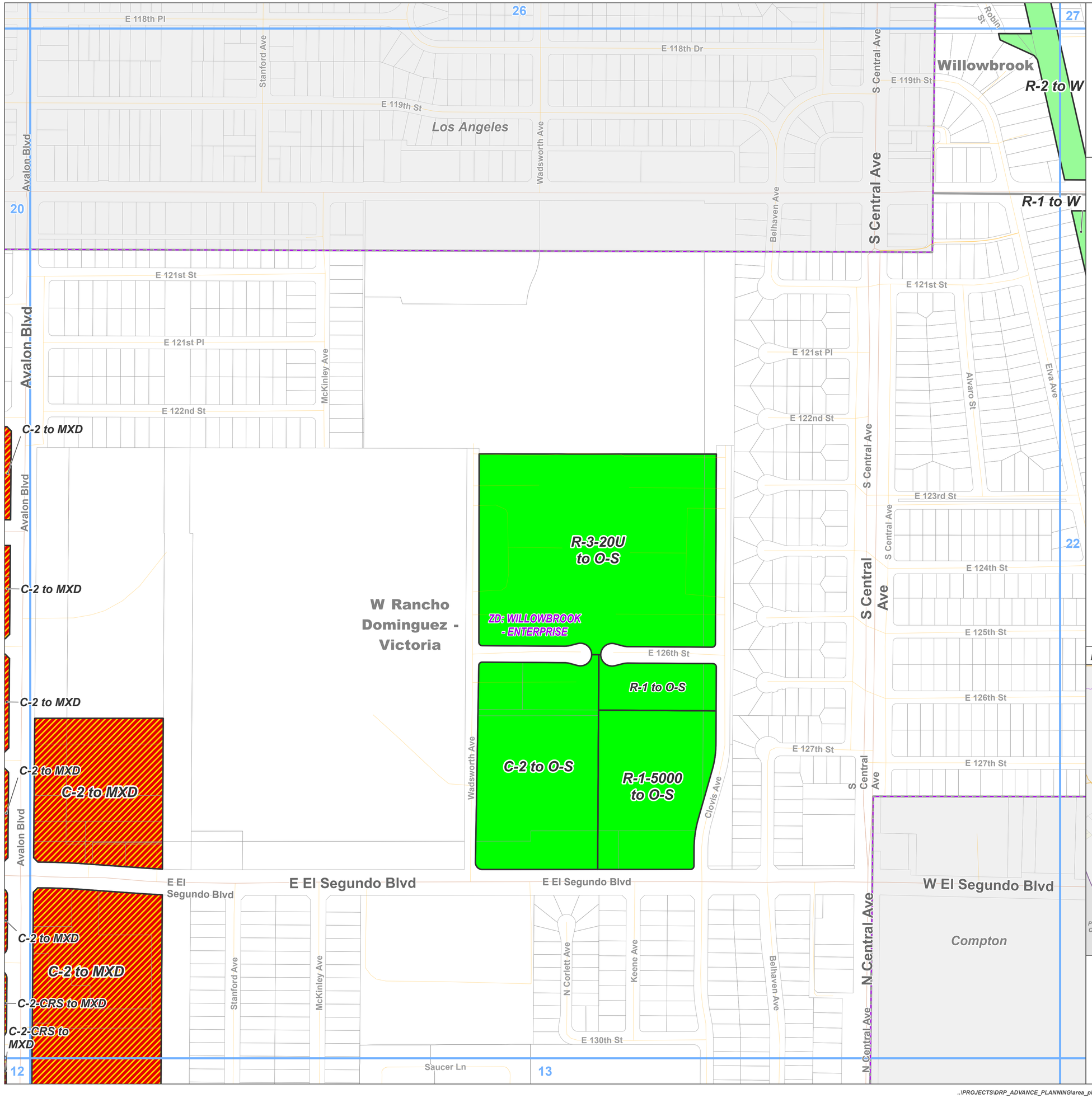
- MXD - Mixed Use Development
- O-S - Open Space
- W - Watershed

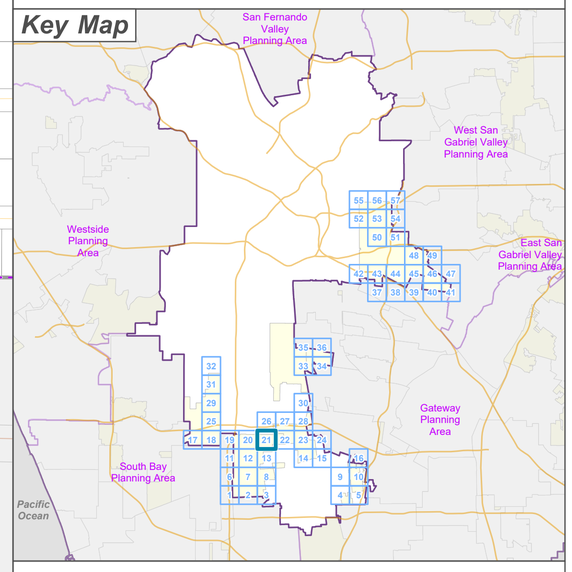
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley





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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): Willowbrook - Enterprise

Zoning Category

- R-3 - Limited Density Multiple Residence
- O-S - Open Space
- W - Watershed

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Private Road

R-2 to O-S

R-2 to W

R-1 to W

R-1 to R-3

ZD: WILLOWBROOK - ENTERPRISE

W Rancho Dominguez - Victoria

Willowbrook

Compton

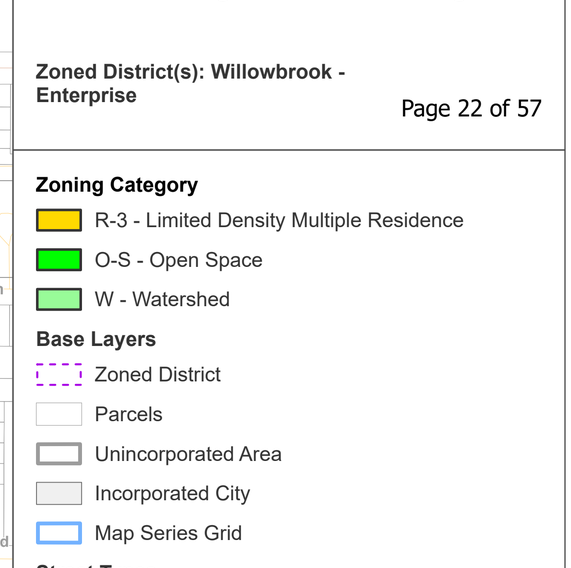
26 27 28 21 23 13 14

E 118th Pl
E 119th St
E 120th St
E 121st St
E 122nd St
E 122nd Pl
E 123rd St
E 124th St
E 125th St
E 126th St
E 127th St
W 127th St
W 127th Pl
W 129th St
W 129th Pl

Slater St
Success Ave
Antwerp Ave
Alabama St
Evers Ave
Holmes Ave
Bandera St
Wilmington Ave
Parmelee Ave
Blakley Ave
S Slater Ave
Elva Ave
Defiance Ave
S Grandee Ave
S Blakely Ave
N Slater Ave
N Kenesaw Ave
N Dalhart Ave
N Parmelee Ave
N Grandee Ave

W El Segundo Blvd

N Wilmington Ave



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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): Willowbrook - Enterprise

Zoning Category

- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- M-1 - Light Manufacturing

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley
- Private Road
- Railroad

ZD: WILLOWBROOK - ENTERPRISE

M-1 to M-1-GZ

M-1 to M-1-GZ

M-1 to M-1-GZ

M-1 to M-1-GZ

M-1 to M-1-GZ

M-1 to M-1-GZ

R-1 to R-3

R-1 to R-2

R-1 to R-2

R-1 to R-2

R-1 to R-2

R-1 to R-2

R-1 to R-2

C-1 to R-3

R-1 to R-3

Gateway Planning Area

Lynwood

Compton

Willowbrook

Wilmington Ave

N Wilmington Ave

Industry Wy

Willowbrook Ave

S Anzac Ave

E 120th St

E 121st St

E 122nd St

E 123rd St

E 124th St

E 125th St

E 126th St

E 127th St

E 129th St

E 130th St

W 130th St

E El Segundo Blvd

22

24

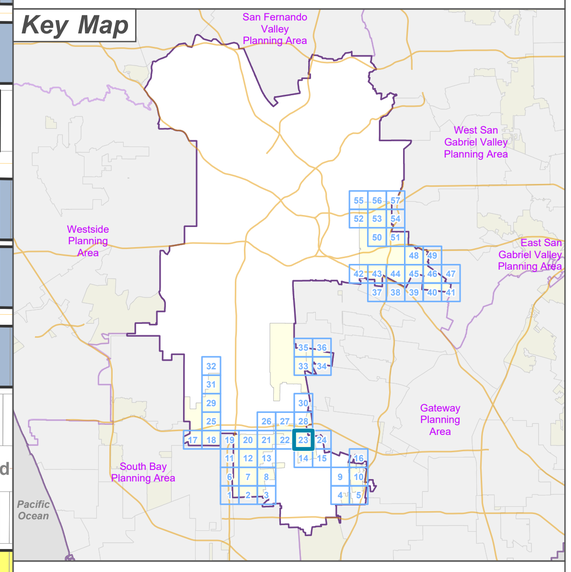
14

15

27

28

Key Map



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Metro Planning Area Zone Changes

Zoned District(s): Willowbrook - Enterprise

Zoning Category

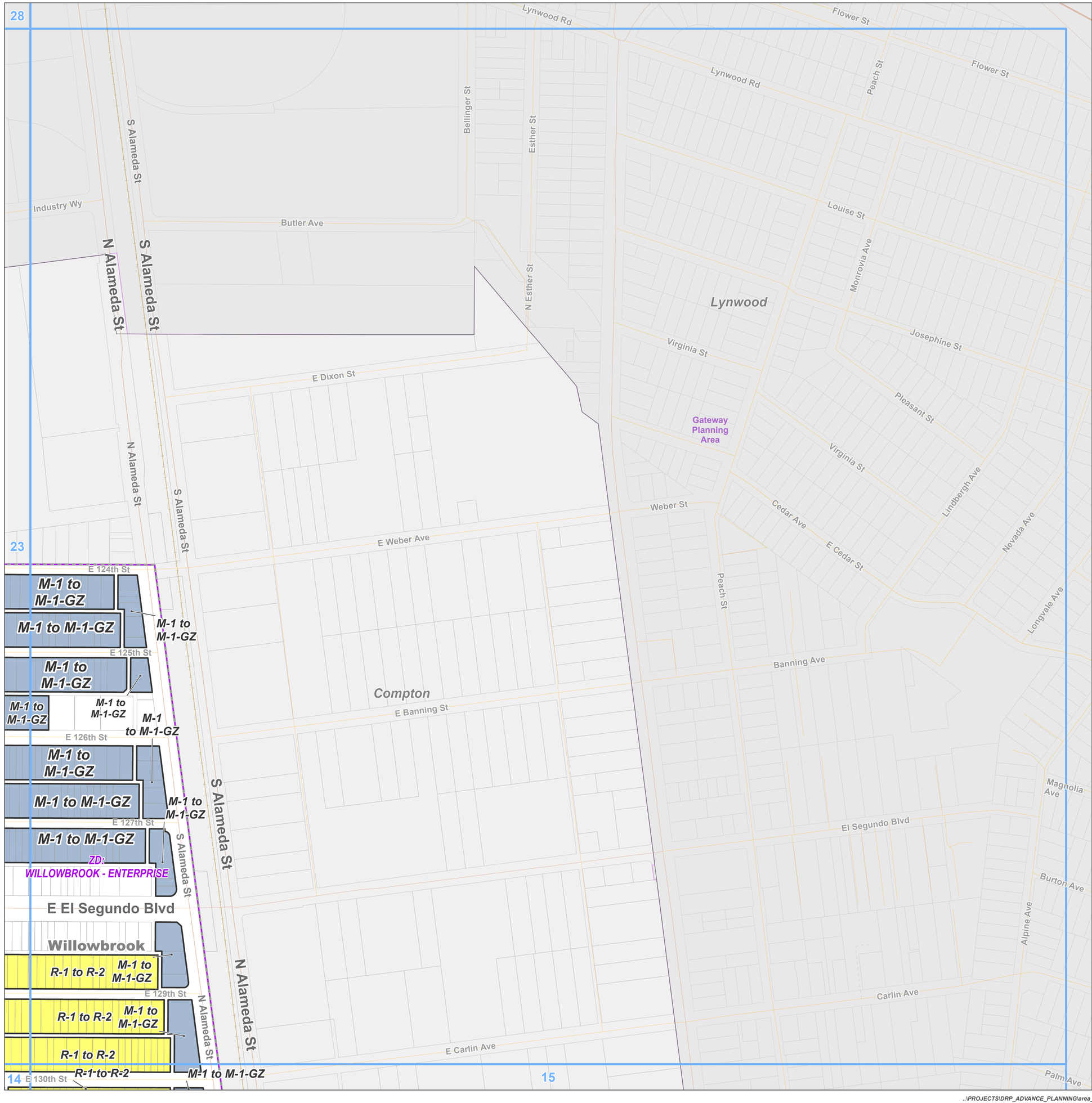
- R-2 - Two-Family Residence
- M-1 - Light Manufacturing

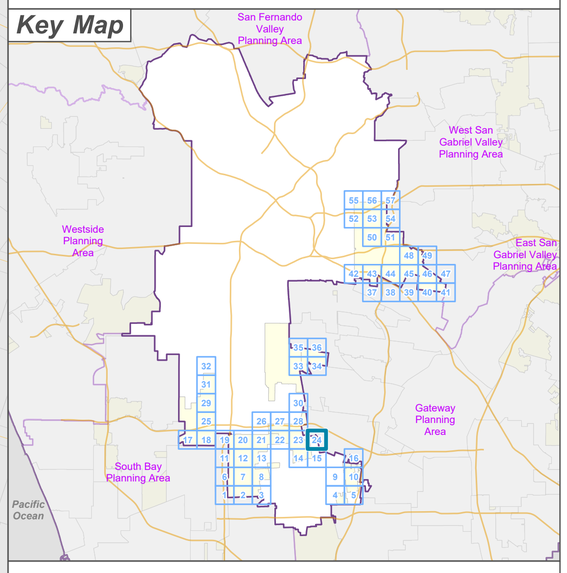
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Private Road
- Railroad





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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): West Athens - Westmont

Zoning Category

- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley
- Private Road
- Railroad

C-3 to MXD

C-3 to MXD

ZD: WEST ATHENS - WESTMONT

W Athens - Westmont

29

17

18

19

105

Ponty St

W 109th Pl

W 110th St

W 110th Pl

W 111th St

W 111th Pl

W 112th St

W 113th St

W 115th St

W 116th Pl

W 117th St

W 118th St

Imperial Hwy

W Imperial Hwy

115th Pl

Geddes St

Coratina Ln

Poindexter St

S Denker Ave

S Budlong Ave

S Vermont Ave

S Mariposa Ave

S Raymond Ave

Raymond Ave

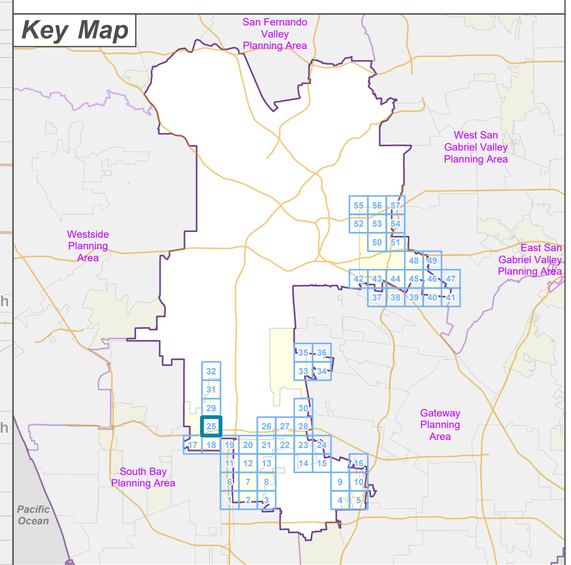
Van Buren Ave

S Berendo Ave

S New Hampshire Ave

Laurel Ave

Key Map



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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): Willowbrook - Enterprise

Zoning Category

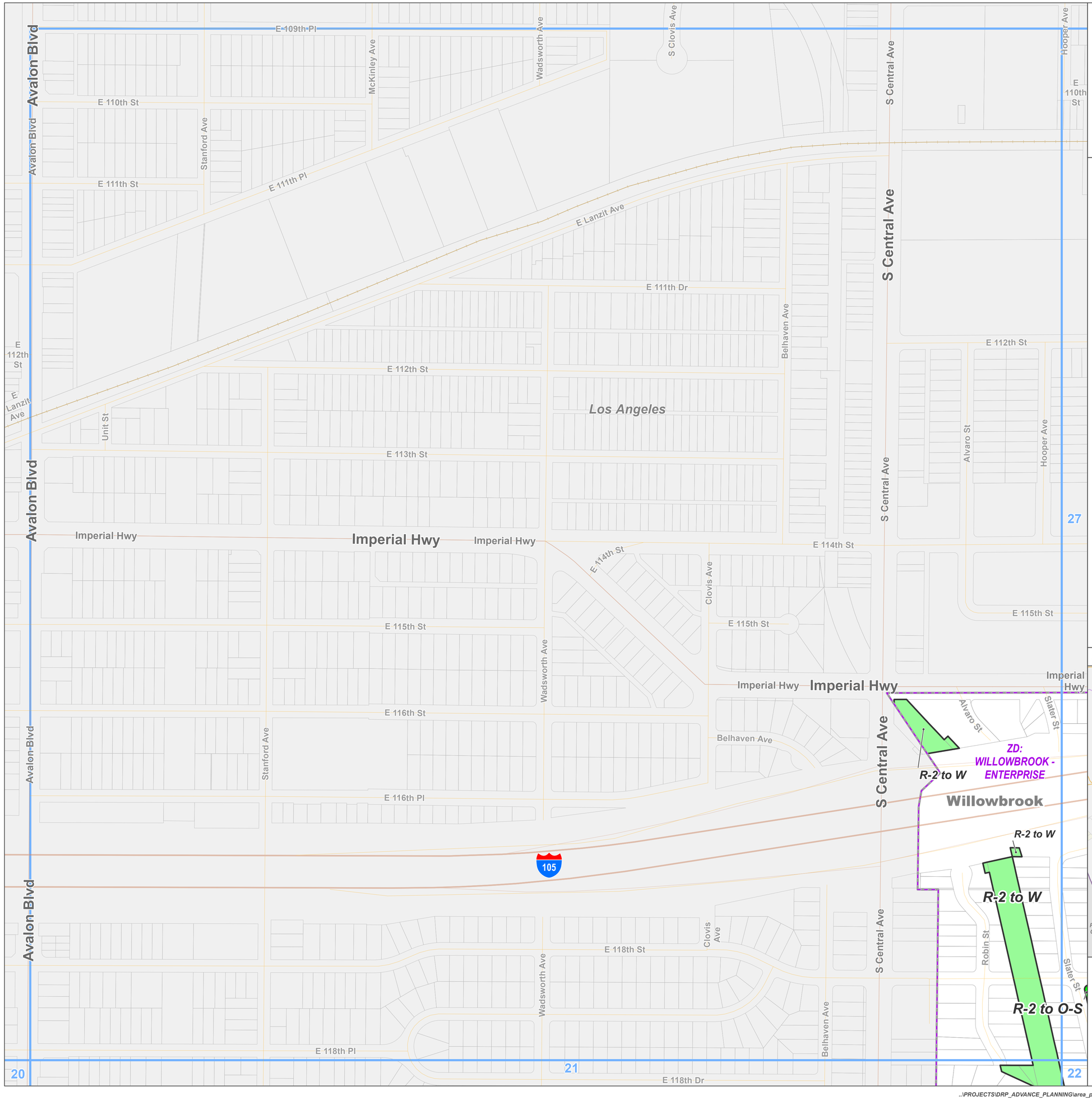
- O-S - Open Space
- W - Watershed

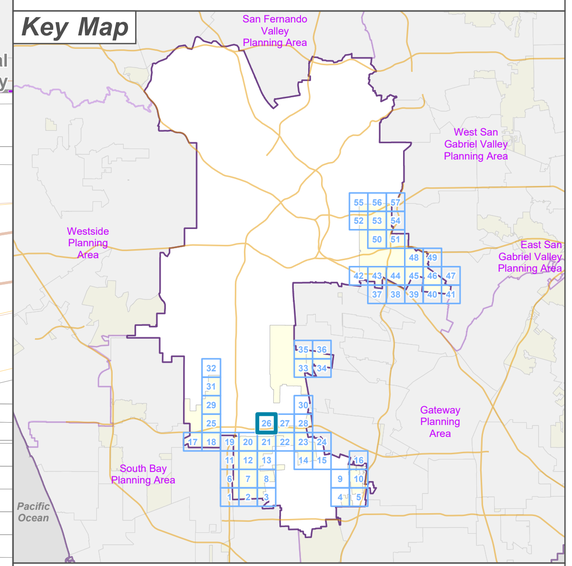
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Freeway
- Primary
- Minor
- Ramp
- Railroad





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Metro Planning Area Zone Changes

Zoned District(s): Willowbrook - Enterprise

Zoning Category

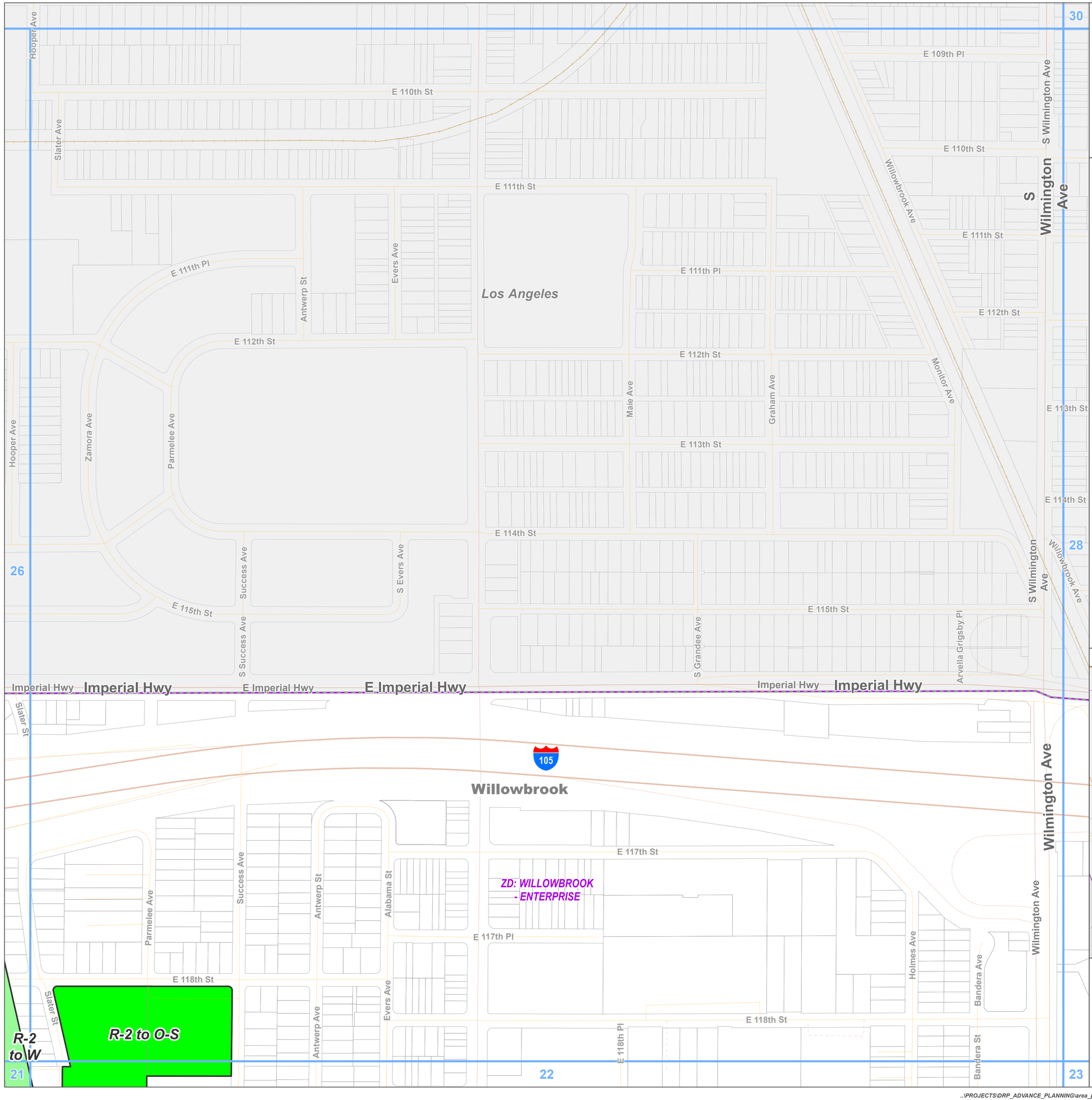
- O-S - Open Space
- W - Watershed

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Private Road
- Railroad



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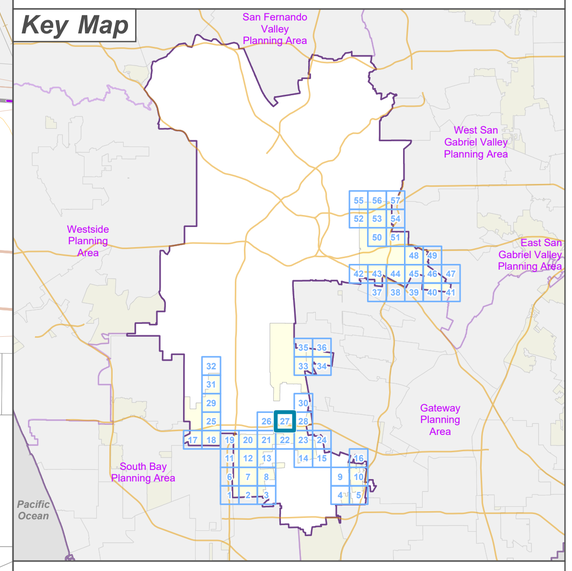

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Metro Planning Area Zone Changes

Zoned District(s): Willowbrook - Enterprise

Zoning Category

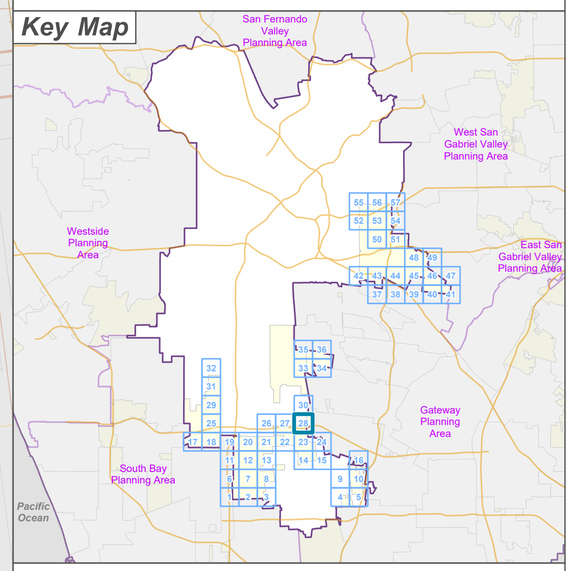
- R-3 - Limited Density Multiple Residence
- M-1 - Light Manufacturing

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley
- Private Road
- Railroad



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Metro Planning Area Zone Changes

Zoned District(s): West Athens - Westmont

Zoning Category

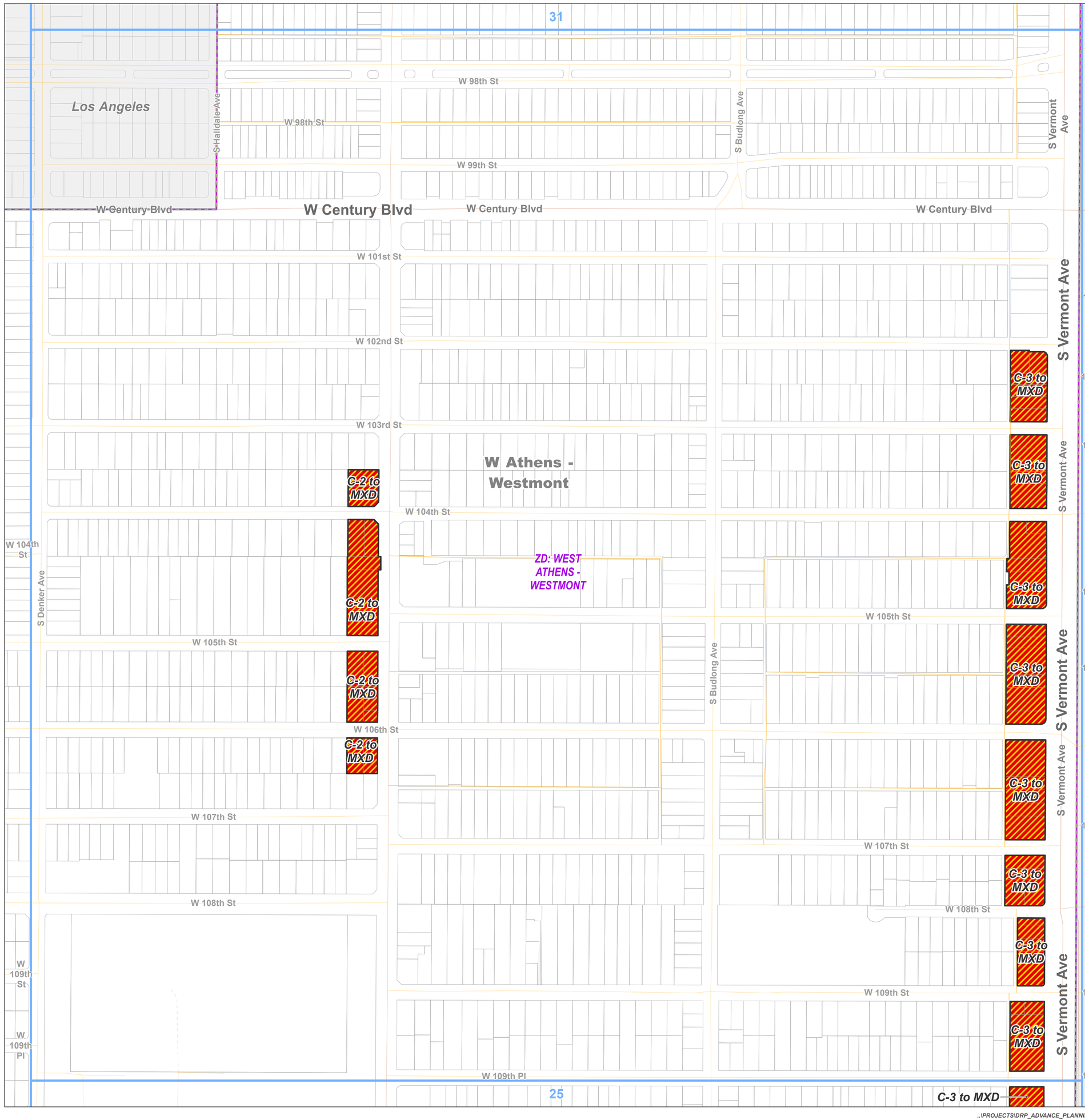
- MXD - Mixed Use Development

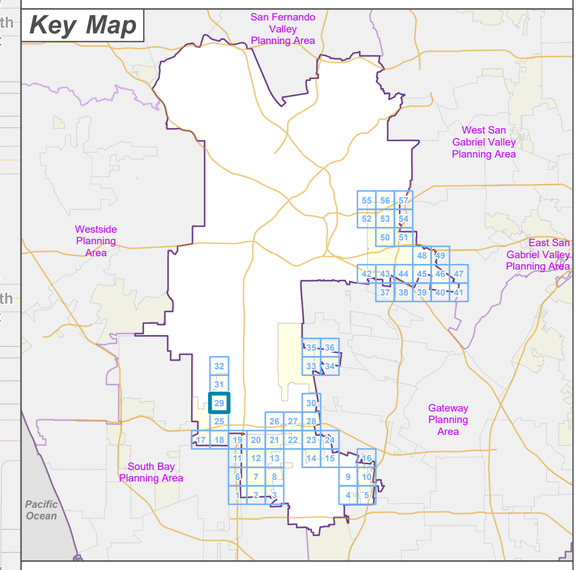
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley
- Private Road





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Metro Planning Area Zone Changes

Zoned District(s): Willowbrook - Enterprise

Zoning Category

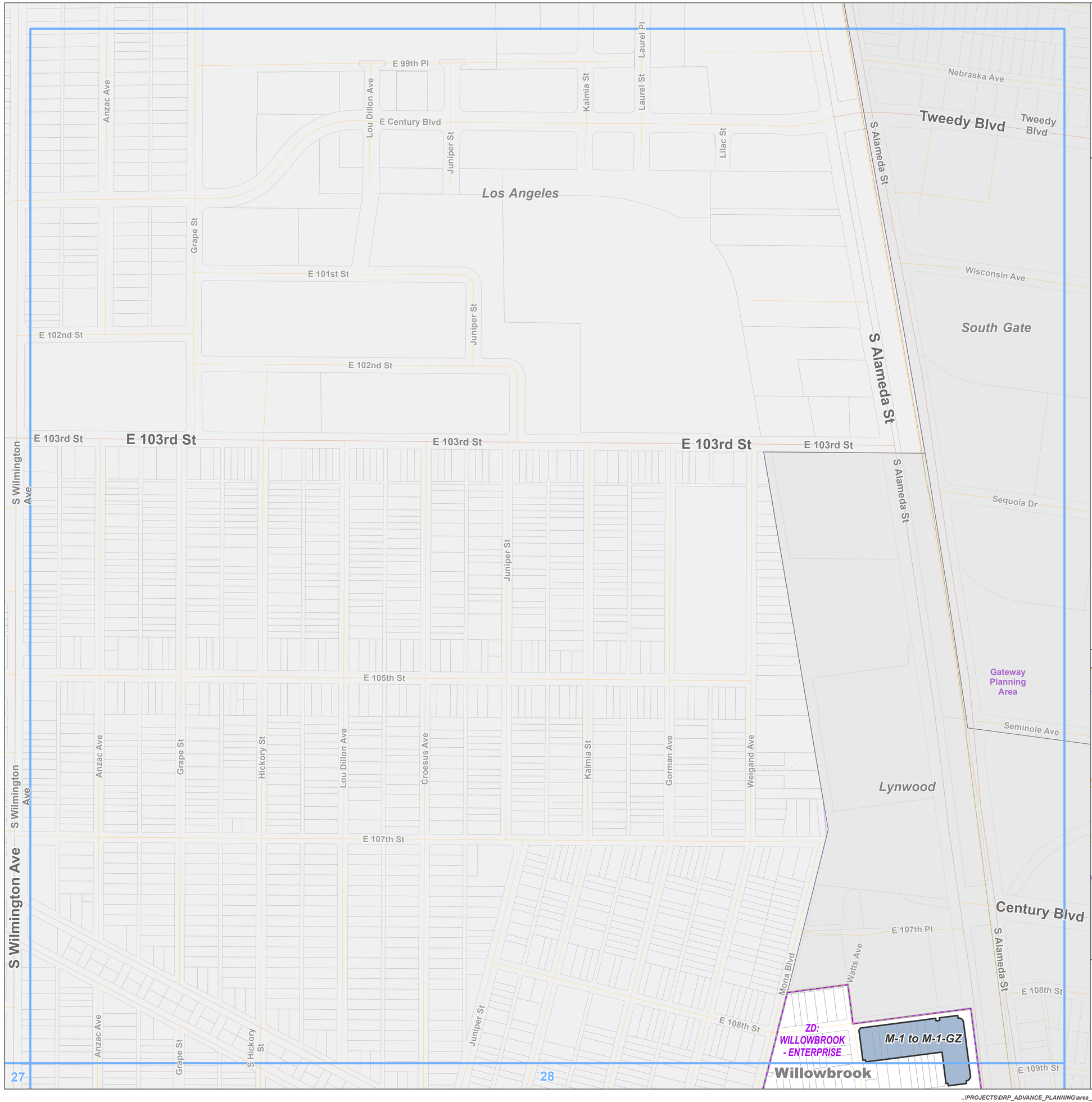
- M-1 - Light Manufacturing

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Private Road
- Railroad



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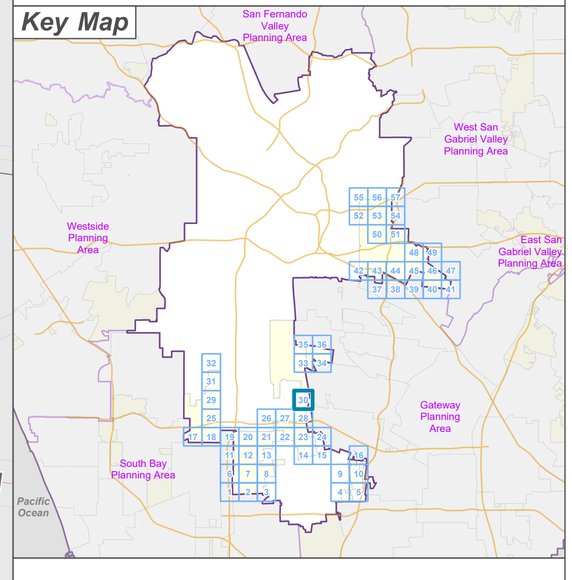

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Metro Planning Area Zone Changes

Zoned District(s): West Athens - Westmont

Zoning Category

- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

C-3 to MXD

R-2 to MXD

W Athens - Westmont

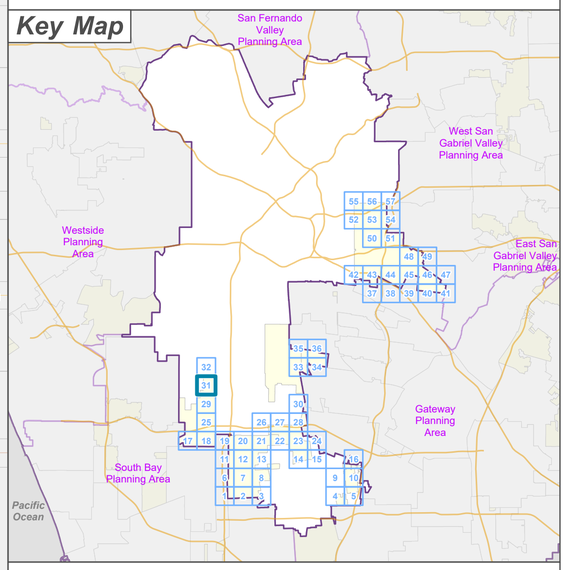
ZD: WEST ATHENS - WESTMONT

Los Angeles

W 88th St · W 88th Pl · W 89th St · W 90th St · W 90th Pl · W 91st St · W 91st Pl · W 92nd St · W 93rd St · W 94th St · W 94th Pl · W 95th St · W 96th St · W 97th St

S Vermont Ave · S Budlong Ave · Dalton Ave · S Denker Ave · S Halldale Ave

32 · 29



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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): West Athens - Westmont

Zoning Category

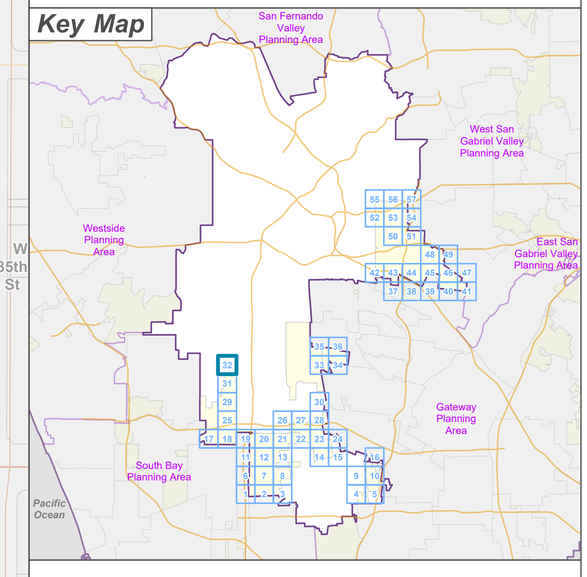
- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Highway
- Primary
- Secondary
- Minor
- Alley



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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): Firestone Park, Walnut Park

Zoning Category

- R-3 - Limited Density Multiple Residence
- MXD - Mixed Use Development
- C-3 - General Commercial
- M-2 - Heavy Manufacturing
- M-3 - Unclassified

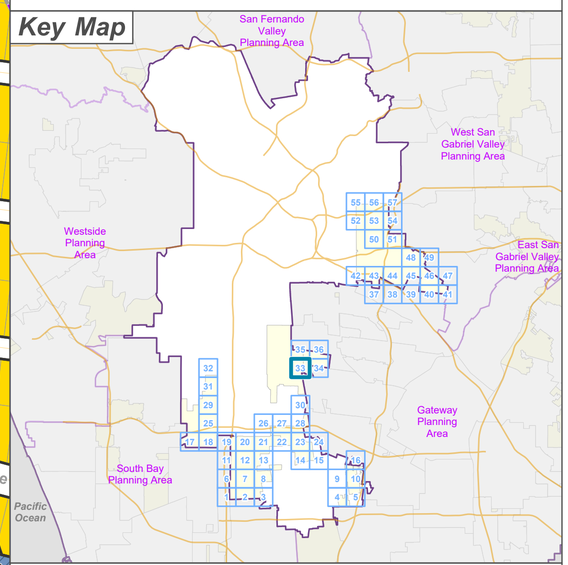
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley
- Railroad

Key Map



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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): Firestone Park, Walnut Park

Zoning Category

- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- MXD - Mixed Use Development
- M-2 - Heavy Manufacturing
- M-3 - Unclassified
- IT - Institutional

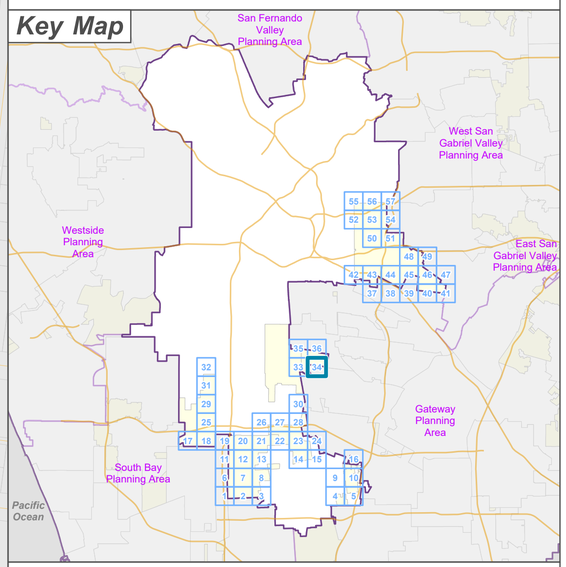
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley
- Railroad

Key Map



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Metro Planning Area Zone Changes

Zoned District(s): Walnut Park

Zoning Category

- R-3 - Limited Density Multiple Residence
- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley
- Railroad

C-3 to MXD

R-3-NR to R-3

C-3-CRS to MXD

R-3-NR to MXD

C-3 to MXD

Walnut Park

ZD: WALNUT PARK

Florence - Firestone

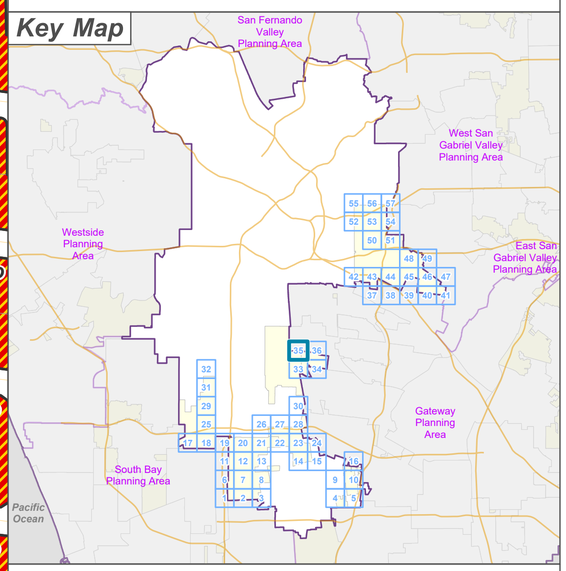
Huntington Park

Gateway Planning Area

E 65th St
E 66th St
E 67th St
E 68th St
E 69th St
E 70th St
E 71st St
E Florence Ave
E 73rd St
E 74th St
E 75th St
E 76th St
E 76th Pl
E 77th St
Zoe Ave
Mortimer St
Mortimer Ave
Saturn Ave
California St
Live Oak St
Flower St
Hope St
Walnut St
Grand Ave
Walter St
Walnut Ter
Hawkins Cir
Verano Wy
Wilson Ave
Alameda St
S Alameda St
Regent St
Cottage St
Albany St
Albany Ave
Marbrisa Ave
Santa Fe Ave
Middleton Ave
Malabar St
Rugby Ave
Roseberry Ave
Crockett Blvd
Bell Ave
Lou Dillon Ave

33
34
36

Key Map



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Metro Planning Area Zone Changes

Zoned District(s): Walnut Park

Zoning Category

- R-1 - Single-Family Residence
- R-3 - Limited Density Multiple Residence
- MXD - Mixed Use Development

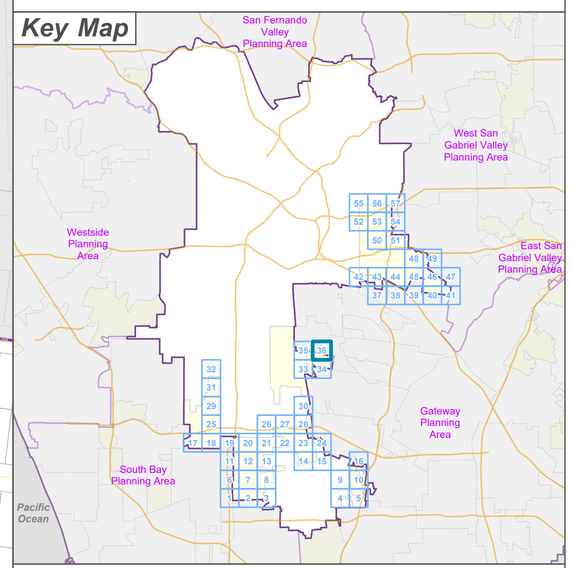
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley





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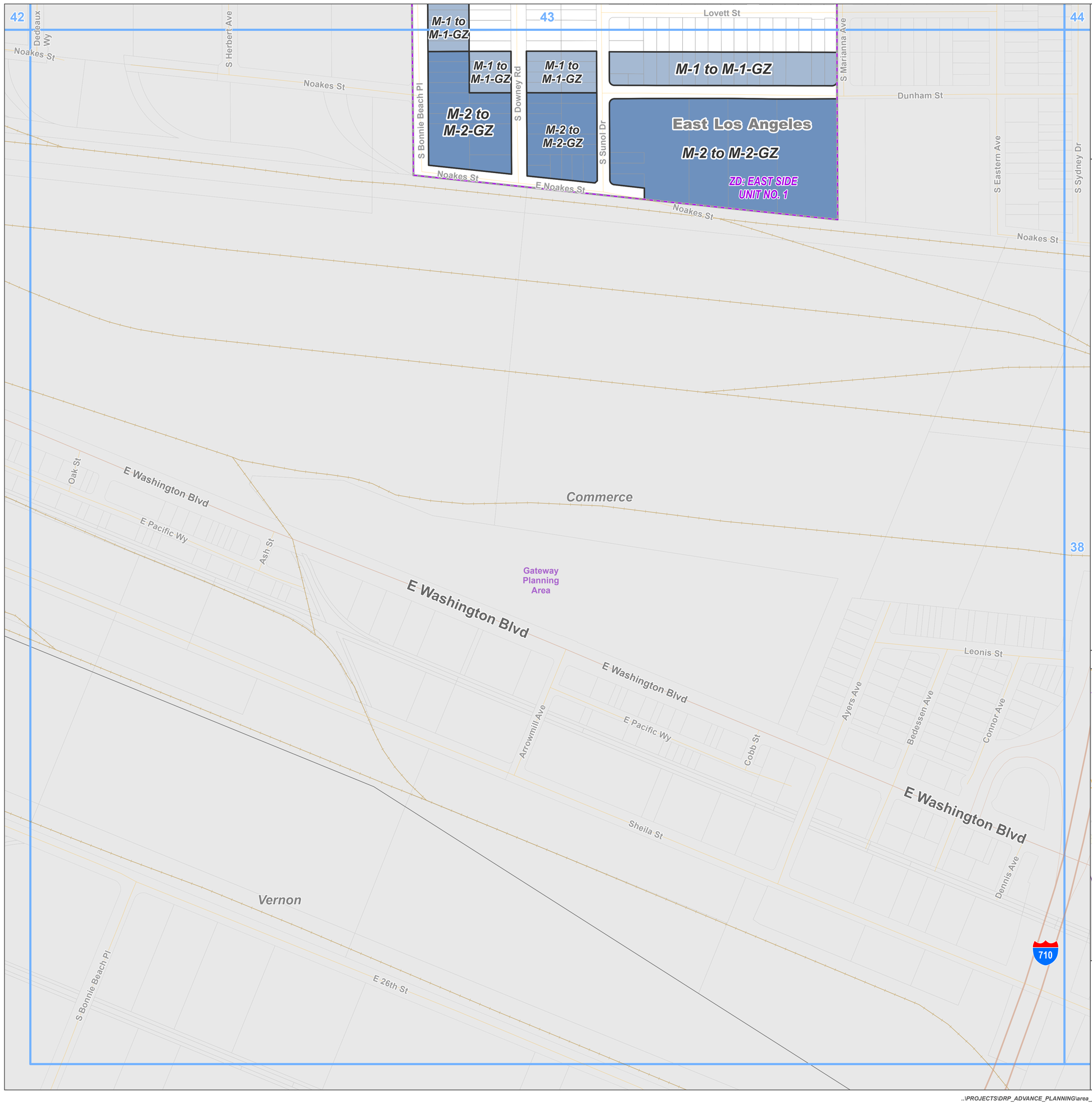
Metro Planning Area Zone Changes

Zoned District(s): East Side Unit No. 1

Zoning Category
- M-1 - Light Manufacturing
- M-2 - Heavy Manufacturing

Base Layers
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types
- Freeway
- Primary
- Minor
- Ramp
- Railroad



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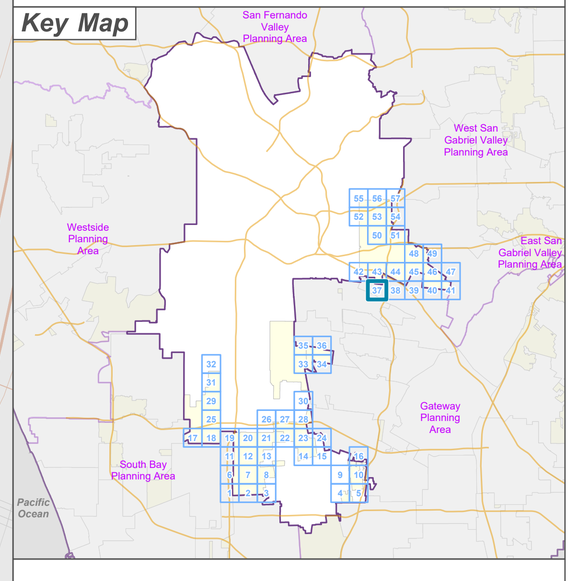

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Metro Planning Area Zone Changes

Zoned District(s): East Side Unit No. 1

Zoning Category

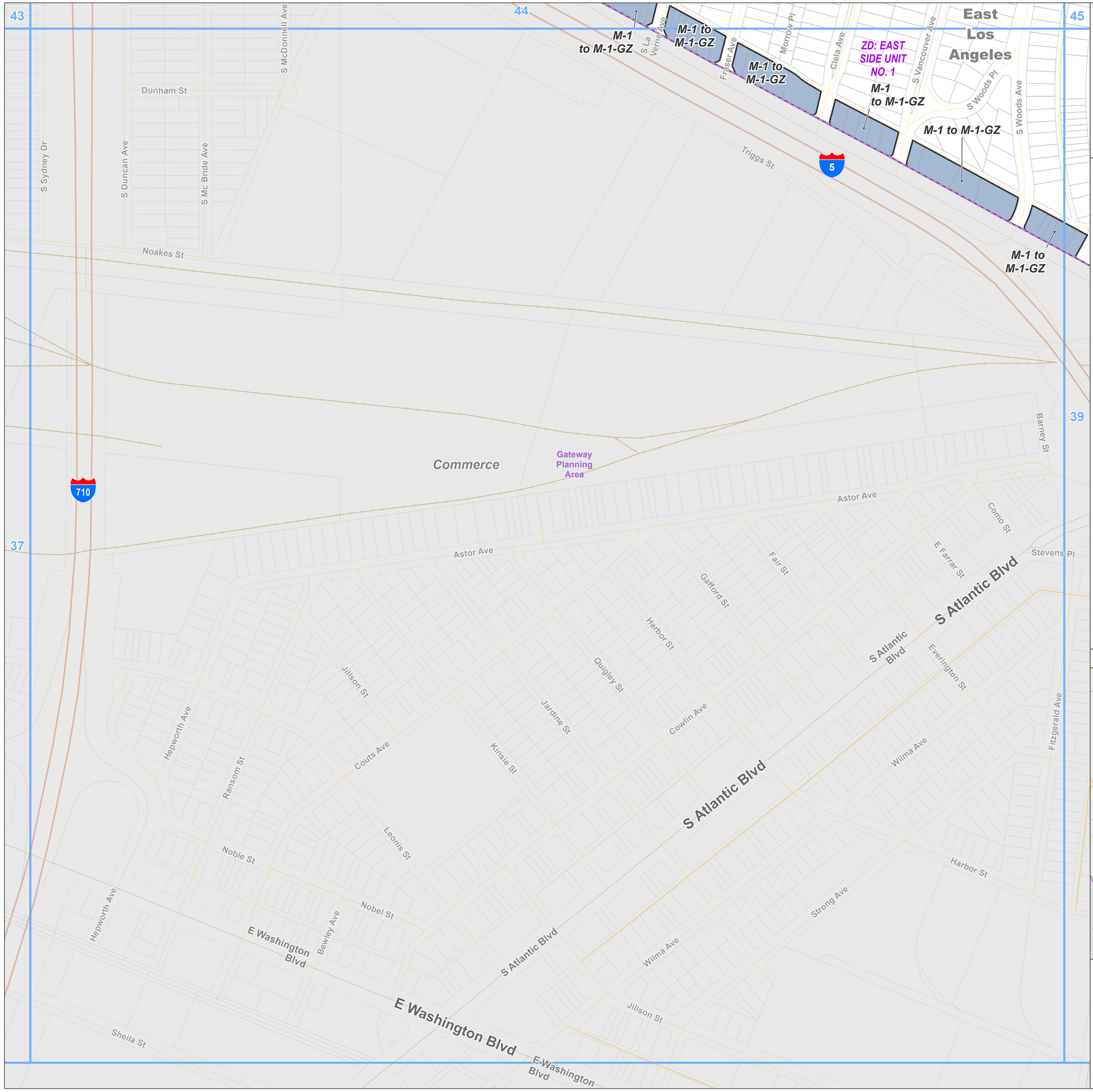
- M-1 - Light Manufacturing

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley
- Railroad



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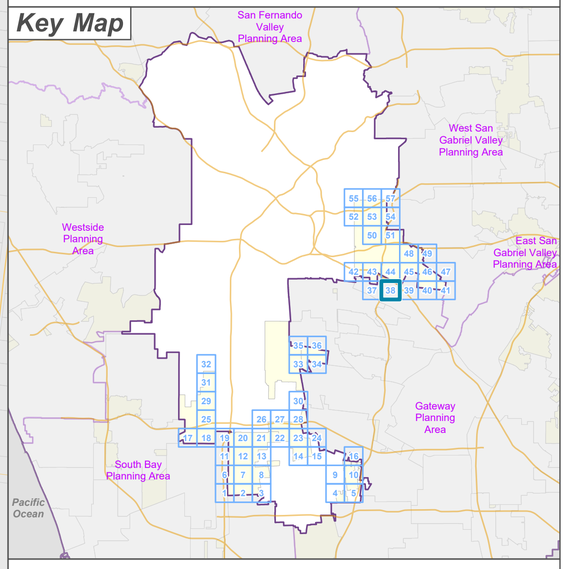

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Metro Planning Area Zone Changes

Zoned District(s): East Side Unit No. 1

Zoning Category

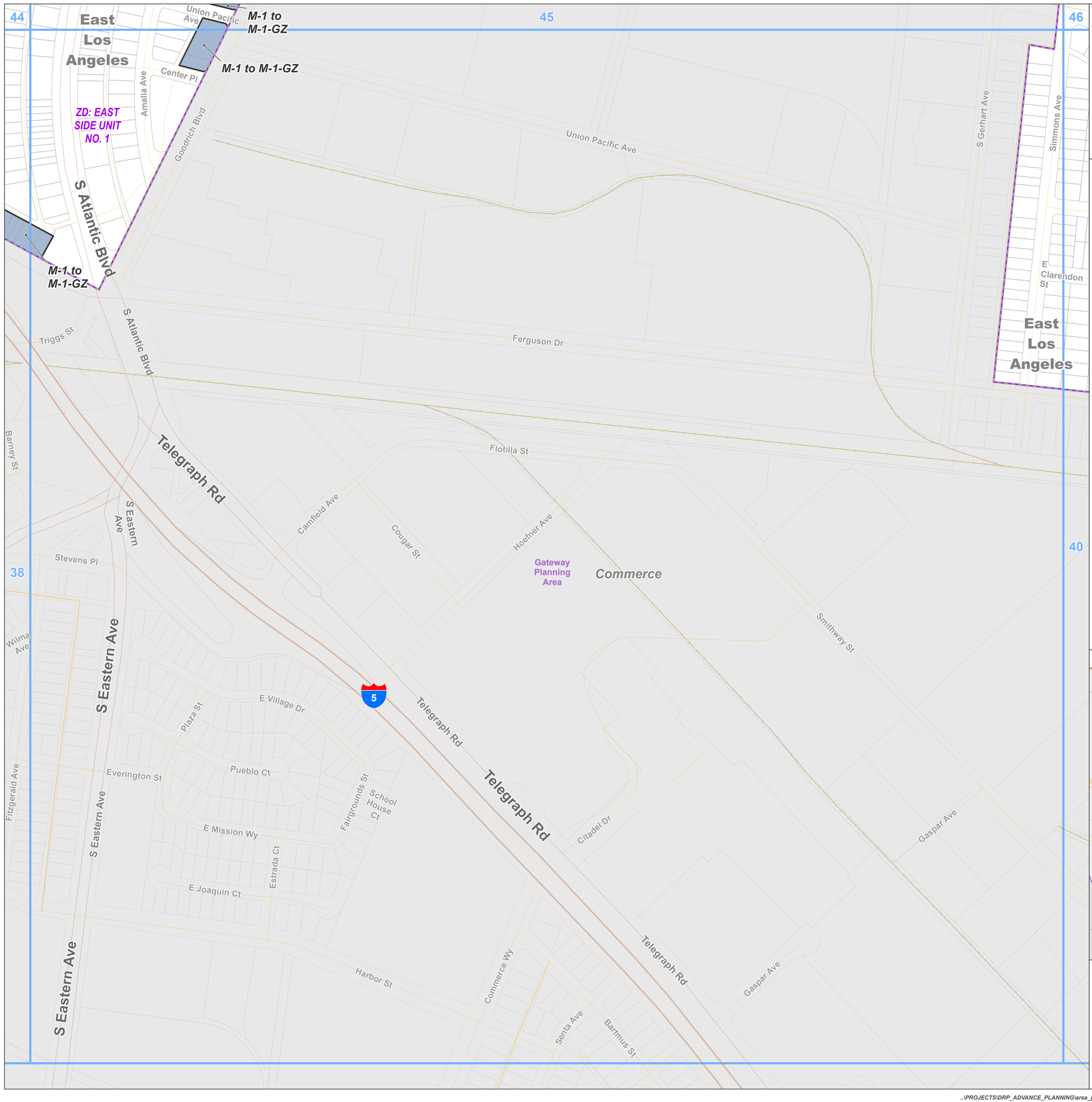
- M-1 - Light Manufacturing

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley
- Railroad



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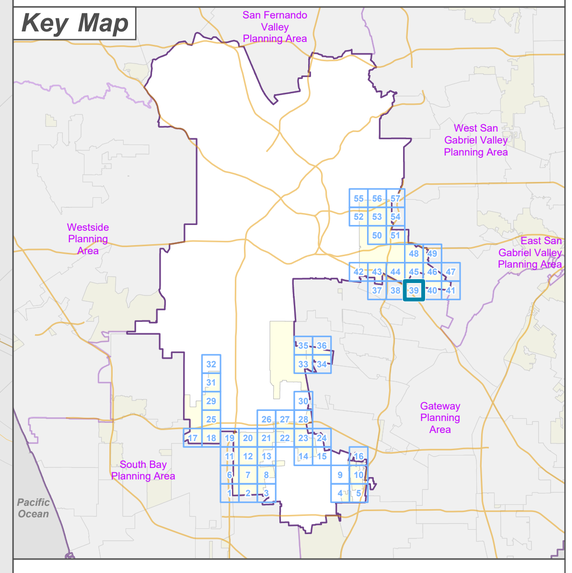

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Metro Planning Area Zone Changes

Zoned District(s): East Side Unit No. 1

Zoning Category

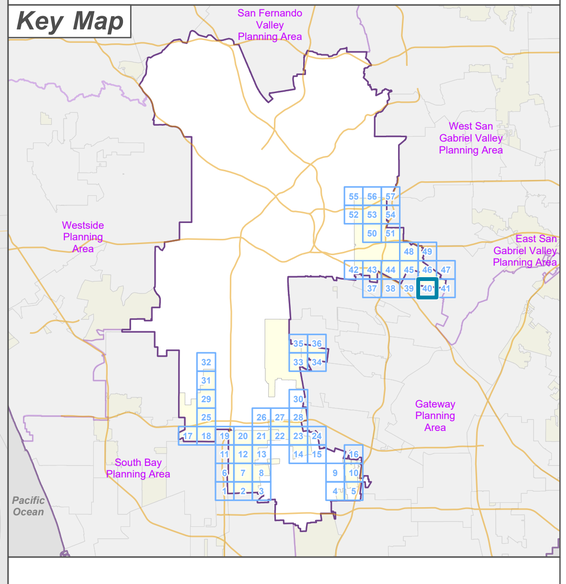
- C-3 - General Commercial

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Minor
- Railroad



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Metro Planning Area Zone Changes

Zoned District(s): East Side Unit No. 1

Zoning Category

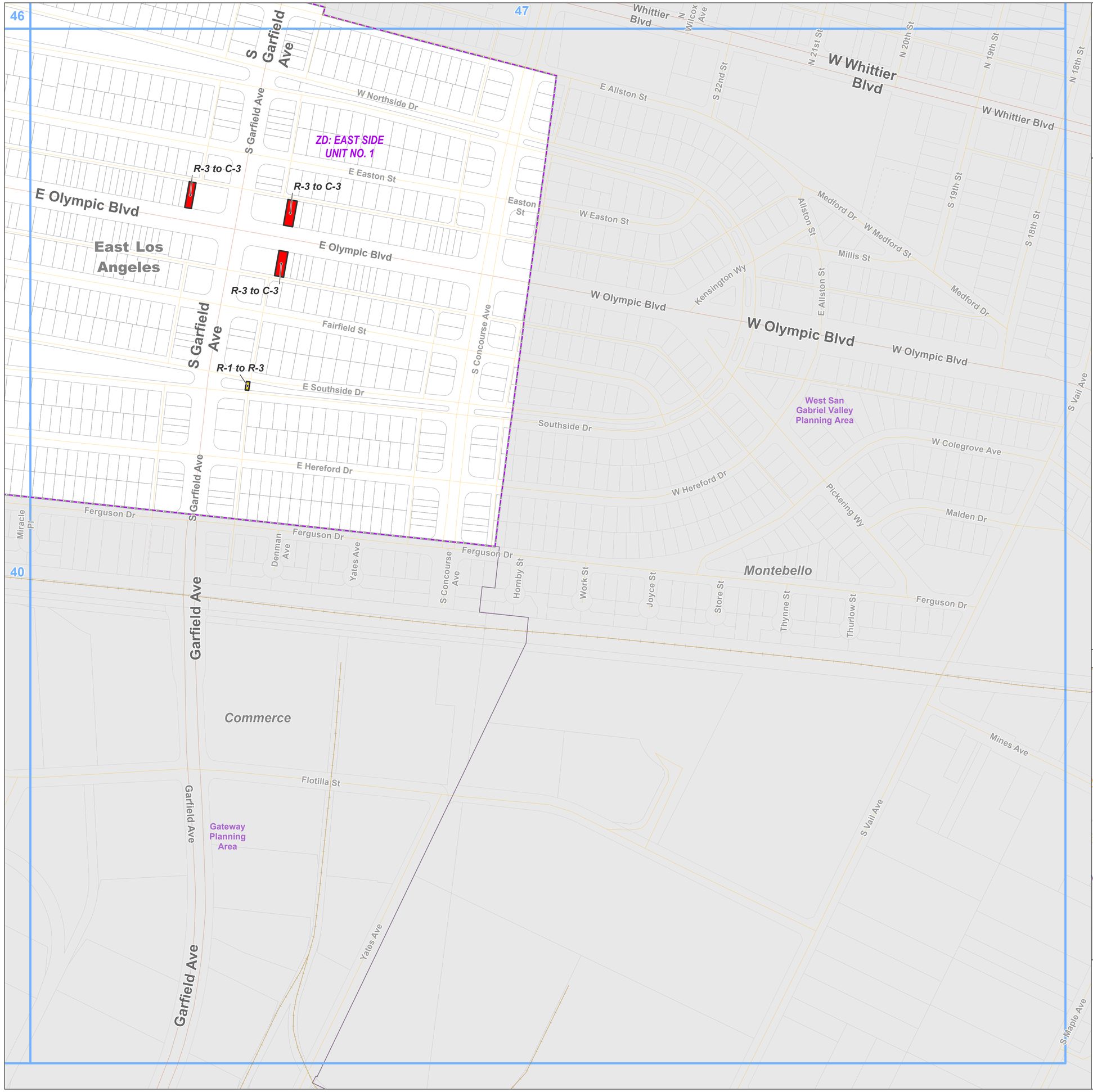
- R-3 - Limited Density Multiple Residence
- C-3 - General Commercial

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Minor
- Private Road
- Railroad



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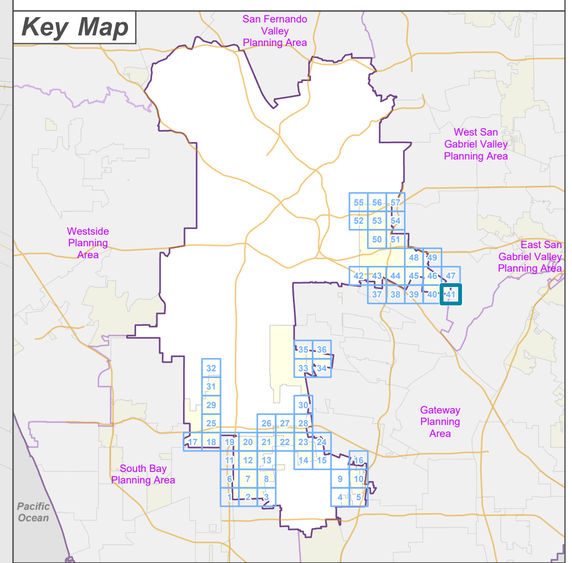

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Metro Planning Area Zone Changes

Zoned District(s): East Side Unit No. 1

Zoning Category

- R-3 - Limited Density Multiple Residence
- M-1 - Light Manufacturing
- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley
- Railroad

R-3 to O-S

ZD: EAST SIDE UNIT NO. 1

M-1 to R-3
M-1 to M-1-GZ

M-1 to M-1-GZ

M-1 to R-3
M-1 to M-1-GZ

M-1 to R-3
M-1 to M-1-GZ

M-1 to R-3
M-1 to M-1-GZ

M-1 to M-1-GZ
M-1 to M-1-GZ

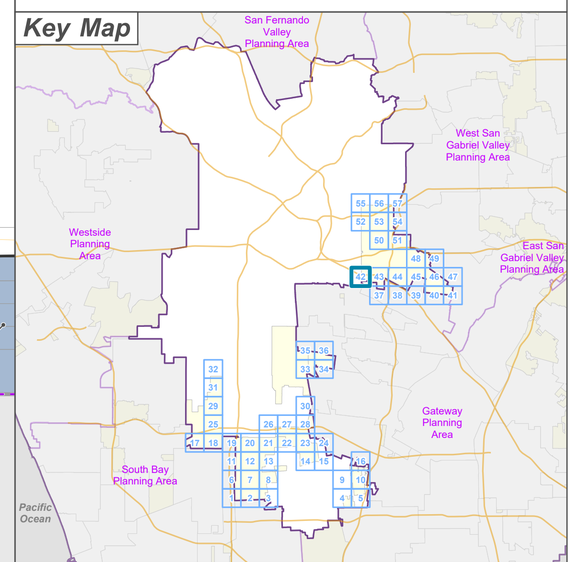
Los Angeles
East Los Angeles
Commerce
Vernon

Gateway Planning Area

Whittier Blvd
E Olympic Blvd
Verona St
Dennison St
Beswick St
Atlantic St
E 7th St
Lee St
Siskiyou St
Union Pacific Ave
Noakes St
Contessa Dr
Dedeaux Wy

S Hicks Ave
S Alma Ave
S Ditman Ave
S Townsend Ave
S Rowan Ave
S Eastman Ave
S Indiana St
Calzona St
Los Palos St
Prado St
La Puerta St
Calada St
Esperanza St
Garnet St
Opal St
Mirasol St

Key Map



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Metro Planning Area Zone Changes

Zoned District(s): East Side Unit No. 1, East Side Unit No. 4

Zoning Category

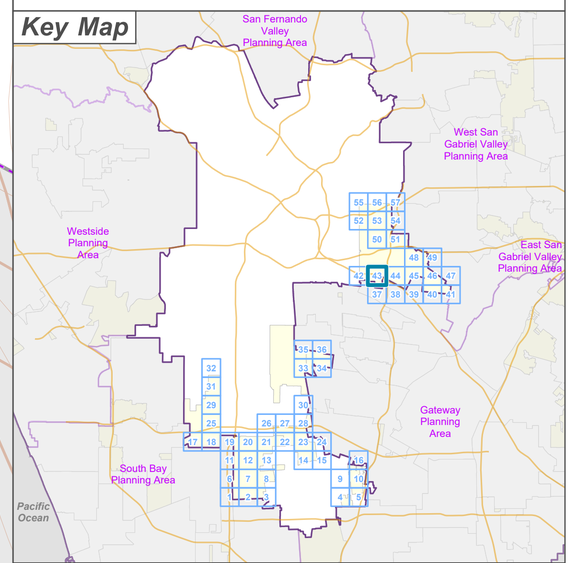
- R-3 - Limited Density Multiple Residence
- C-M - Commercial Manufacturing
- M-1 - Light Manufacturing
- M-2 - Heavy Manufacturing
- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley



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Metro Planning Area Zone Changes

Zoned District(s): East Side Unit No. 1, East Side Unit No. 4

Zoning Category

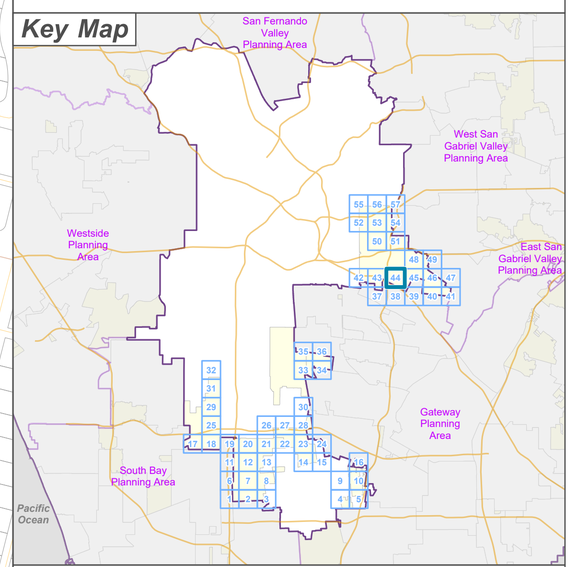
- R-3 - Limited Density Multiple Residence
- MXD - Mixed Use Development
- C-3 - General Commercial
- M-1 - Light Manufacturing

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley



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Metro Planning Area Zone Changes

Zoned District(s): East Side Unit No. 1, East Side Unit No. 2, East Side Unit No. 4

Zoning Category

- MXD - Mixed Use Development
- C-3 - General Commercial
- M-1 - Light Manufacturing

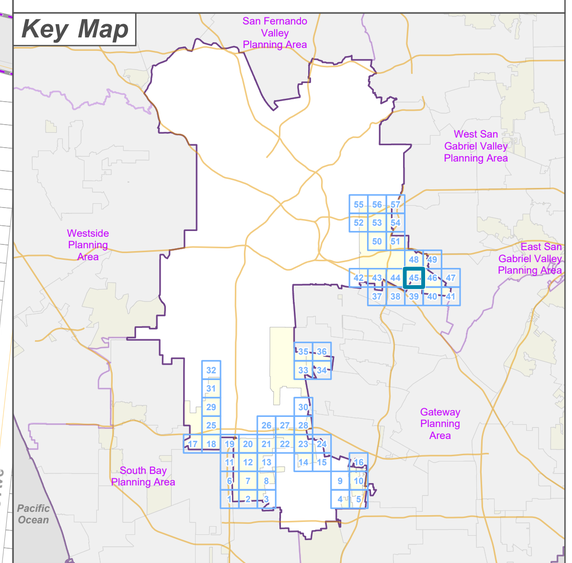
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Minor
- Alley





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Metro Planning Area Zone Changes

Zoned District(s): East Side Unit No. 1, East Side Unit No. 2

Zoning Category

- R-3 - Limited Density Multiple Residence
- MXD - Mixed Use Development
- C-3 - General Commercial

Base Layers

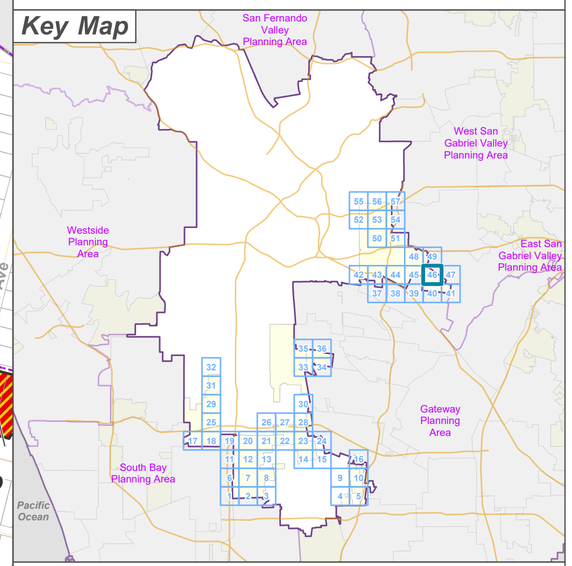
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor



Key Map



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Metro Planning Area Zone Changes

Zoned District(s): East Side Unit No. 1, East Side Unit No. 2

Zoning Category

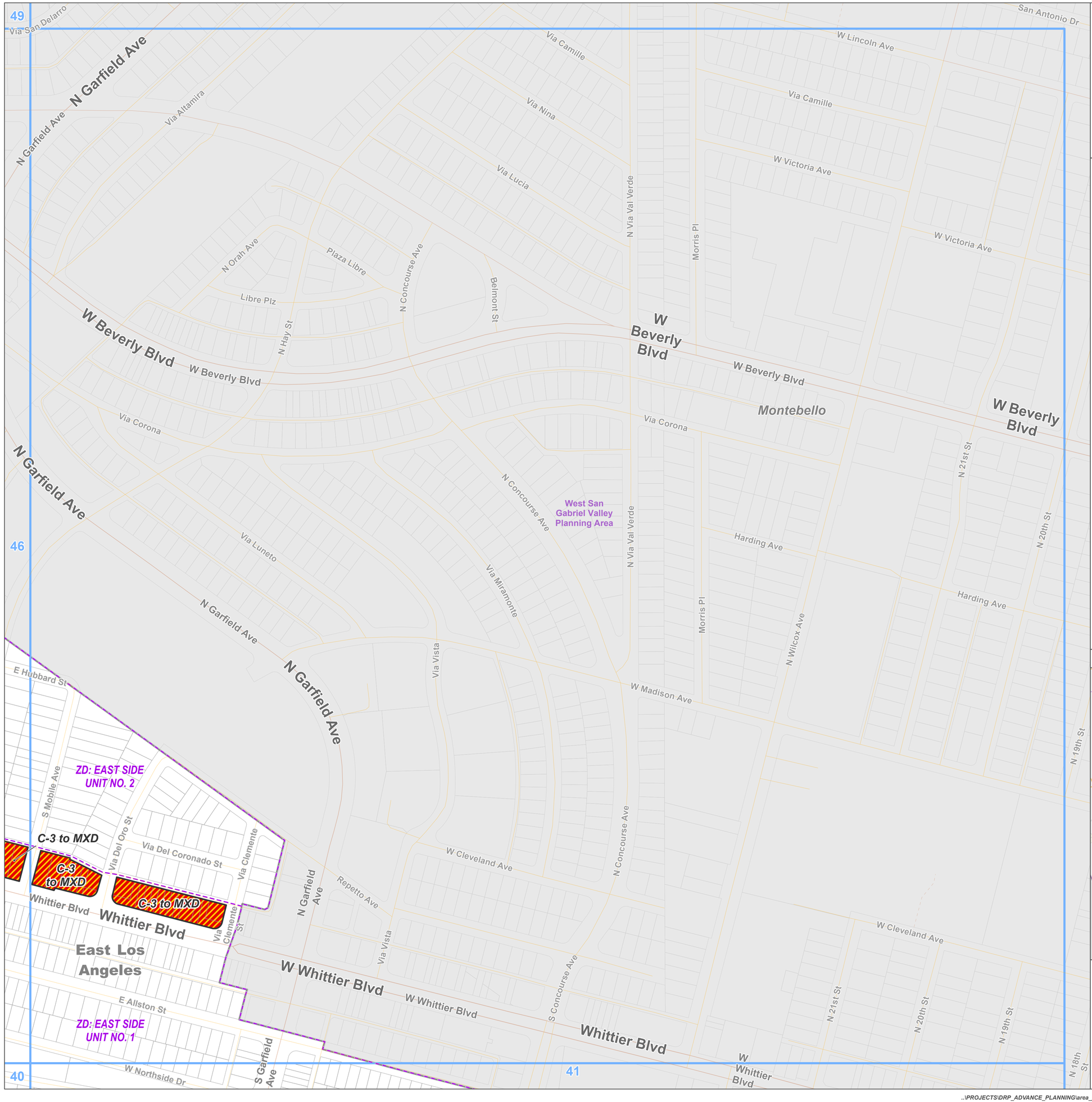
- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Private Road



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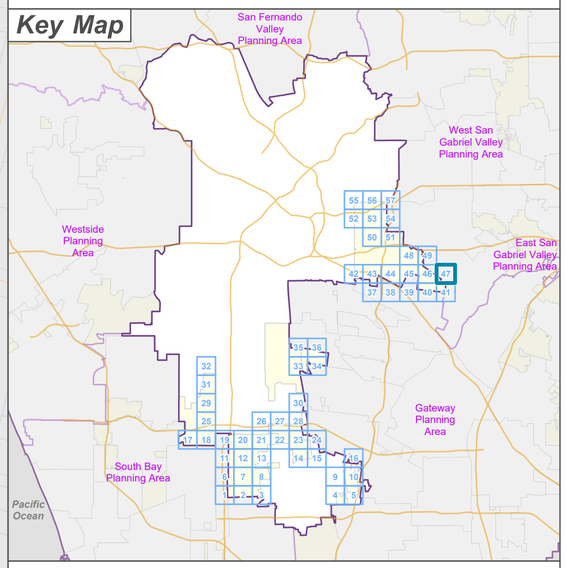

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Metro Planning Area Zone Changes

Zoned District(s): East Side Unit No. 2, East Side Unit No. 4

Zoning Category

- MXD - Mixed Use Development

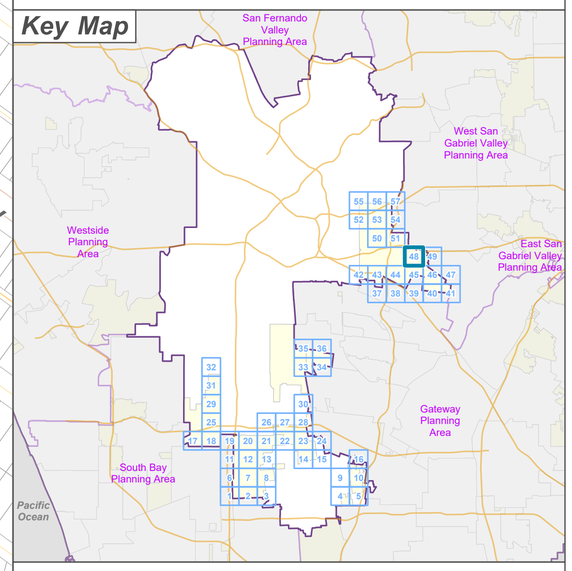
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Minor
- Ramp
- Alley





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Metro Planning Area Zone Changes

Zoned District(s): East Side Unit No. 2

Zoning Category

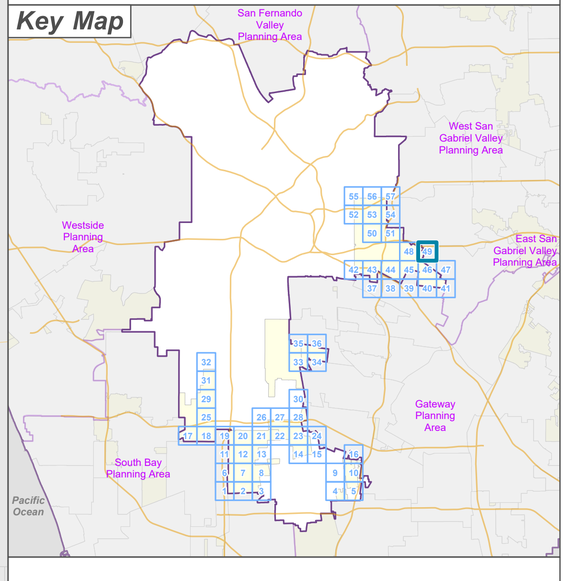
- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley



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Metro Planning Area Zone Changes

Zoned District(s): East Los Angeles, East Side Unit No. 4

Zoning Category

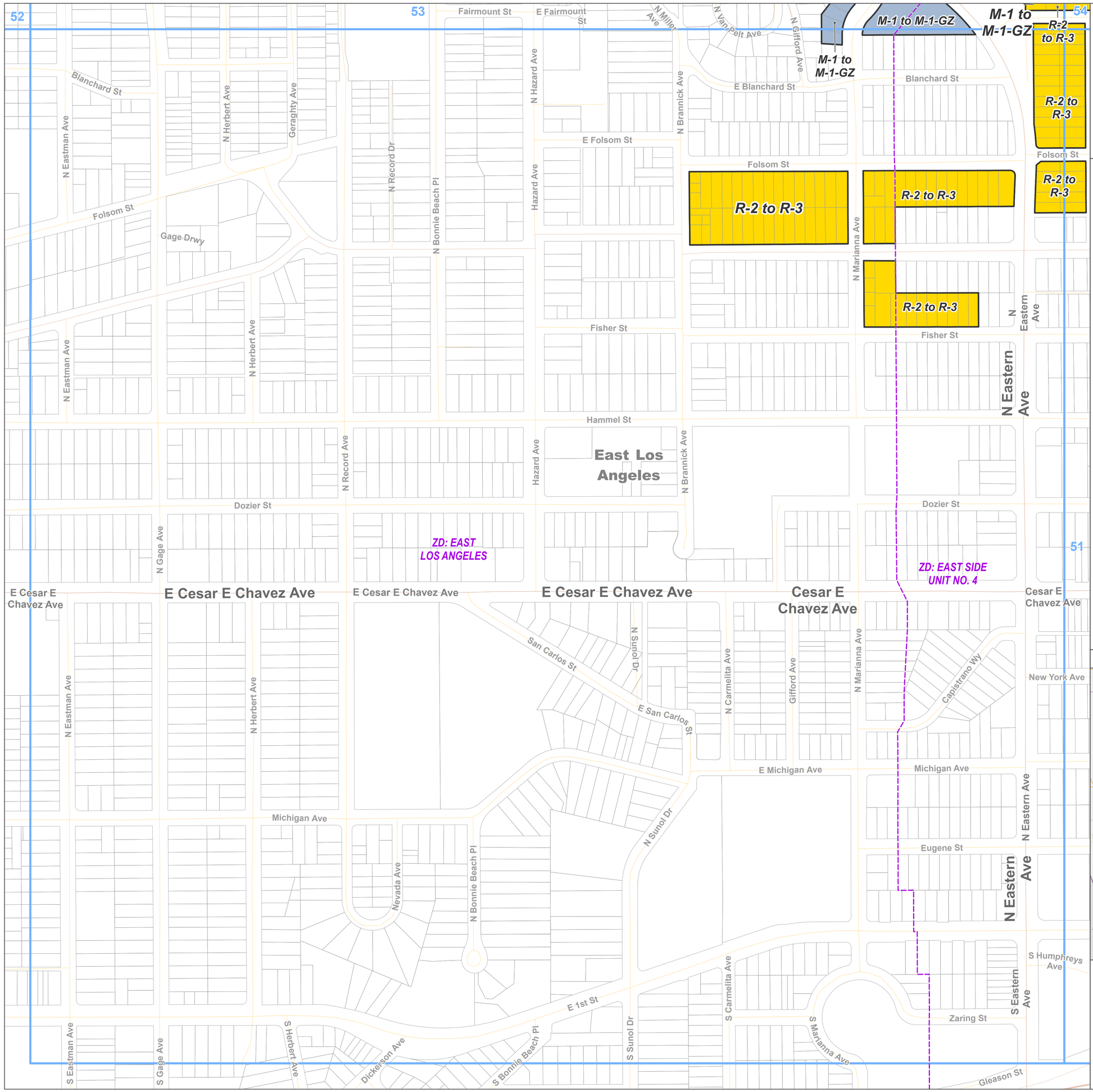
- R-3 - Limited Density Multiple Residence
- M-1 - Light Manufacturing

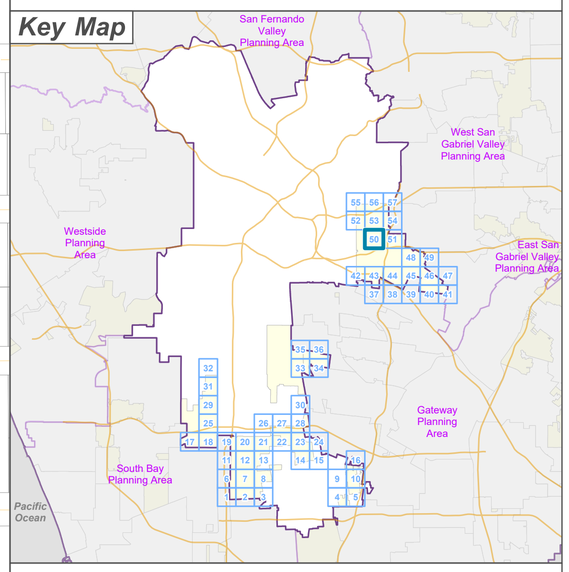
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Map Series Grid

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp





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Metro Planning Area Zone Changes

Zoned District(s): East Side Unit No. 4

Zoning Category

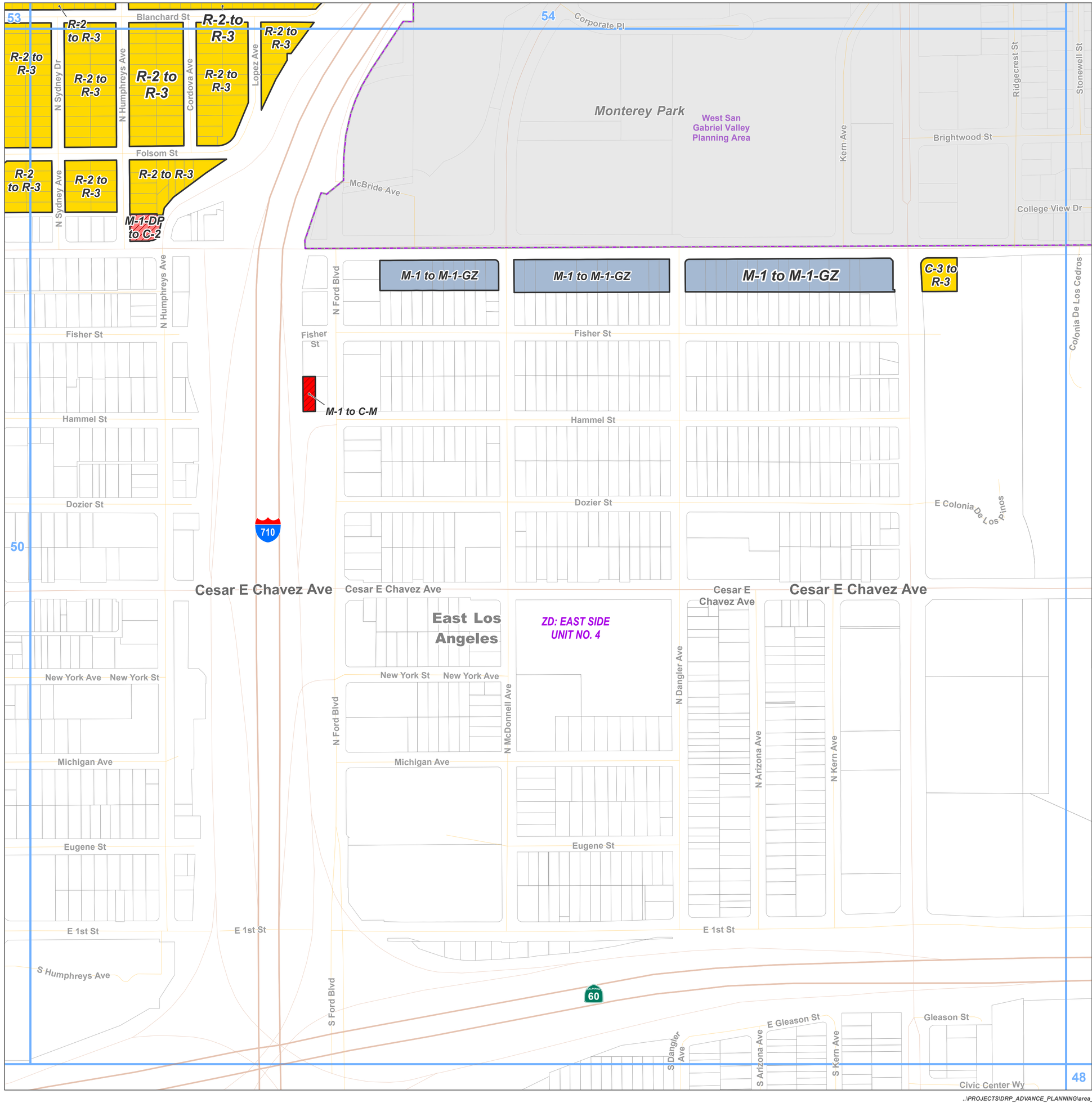
- R-3 - Limited Density Multiple Residence
- C-2 - Neighborhood Business
- C-M - Commercial Manufacturing
- M-1 - Light Manufacturing

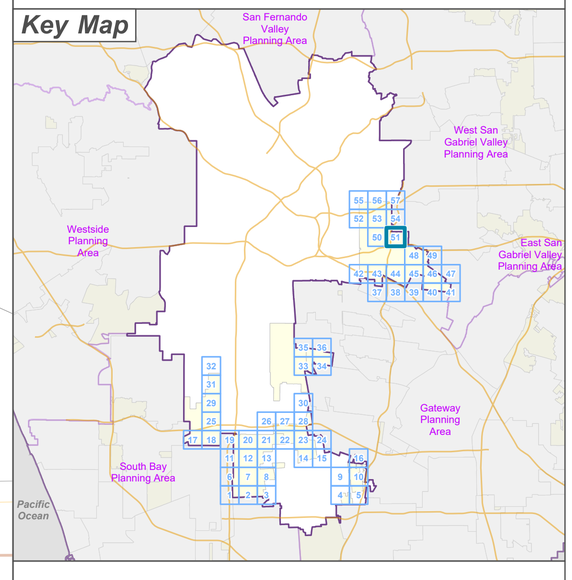
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp





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Metro Planning Area Zone Changes

Zoned District(s): City Terrace, East Los Angeles

Zoning Category

- R-2 - Two-Family Residence
- C-2 - Neighborhood Business
- M-1 - Light Manufacturing
- M-2 - Heavy Manufacturing

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Freeway
- Secondary
- Minor
- Ramp
- Alley
- Railroad

M-2 to M-2-GZ

M-2 to M-2-GZ

M-1 to M-1-GZ

C-3 to R-2

IT to R-2

C-2 to R-2

C-2 to R-2

R-2 to C-2

ZD: CITY TERRACE

ZD: EAST LOS ANGELES

East Los Angeles

Los Angeles

55

56

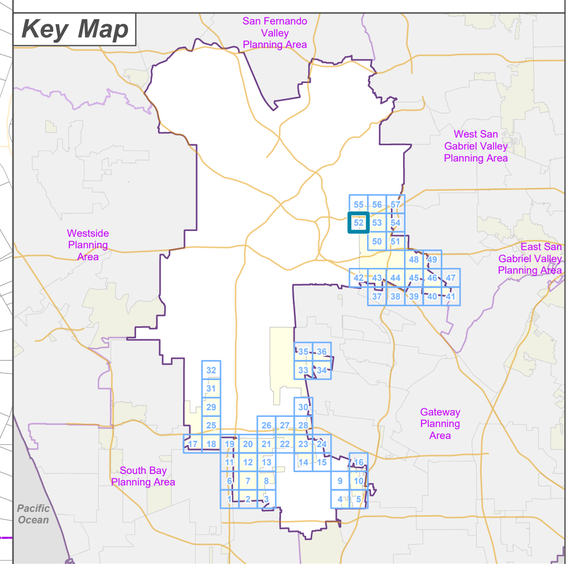
53

50

10

Verde St
Zonal Ave
De Neve Ln
Lancaster Ave
Nieto Ln
Perez Ln
N Indiana St
Fishburn Ave
Fowler St
Ellison St
N Ditman Ave
Adkisson Ave
N Kurtz Ave
Whiteside St
Tremont St
Murchison St
Crusado Ln
Vanegas Ln
Chelsea St
Marengo St
Atwood St
Atwood Pl
Story St
Woolwine Dr
Ramboz Dr
Schick Ave
Pomeroy Ave
Ganahl St
Lara St
N Evergreen Ave
Stone St
Dobinson St
Dundas St
Sentinel Ave
Thornton St
N Forest Ave
Fairmount St
Blanchard St
Blades St
Winter St
Malabar St
N Fresno St
Dodds Cir
Dodds Ave
Dickson Ave
N Hicks Ave
N Alma Ave
N Rowan Ave
Dwiggins St
Meisner St
De Garmo Dr
Wabash Ave
N Townsend Ave

Key Map



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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): City Terrace, East Los Angeles, East Side Unit No. 4

Zoning Category

- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- C-1 - Restricted Business
- C-3 - General Commercial
- M-1 - Light Manufacturing
- M-2 - Heavy Manufacturing
- O-S - Open Space

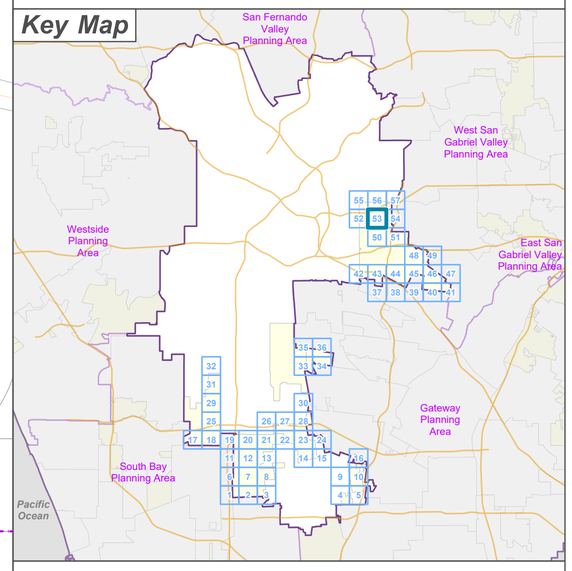
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Map Series Grid

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley
- Railroad

Key Map



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..\PROJECTS\DRP_ADVANCE_PLANNING\area_plans\Metro_Area_Plan\Area_Plan_Map_Series_Metro_ZC_PA.aprx - Metro Area Plan Zone Change Ordinance

Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): City Terrace, East Side Unit No. 4

Zoning Category

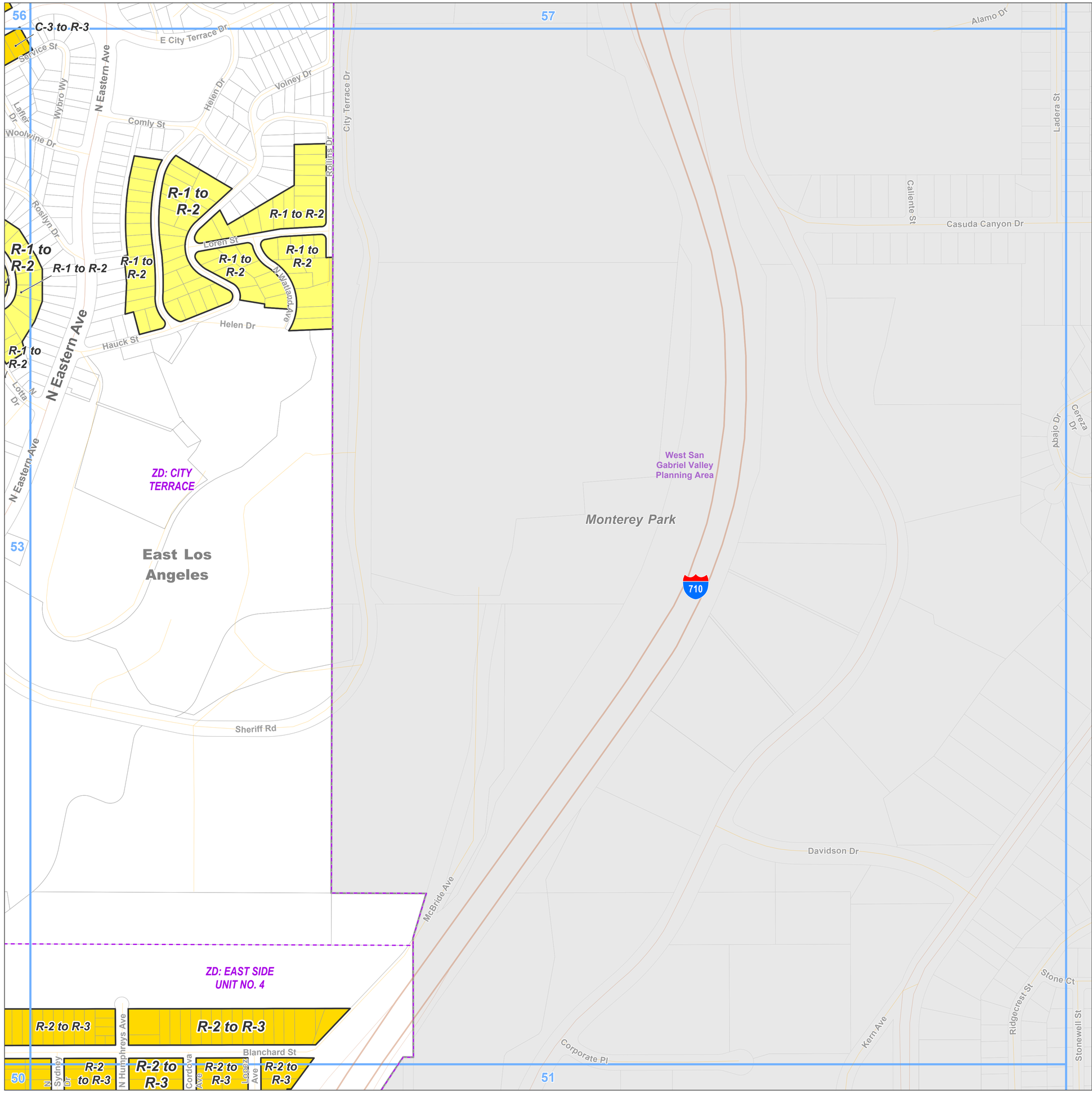
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp



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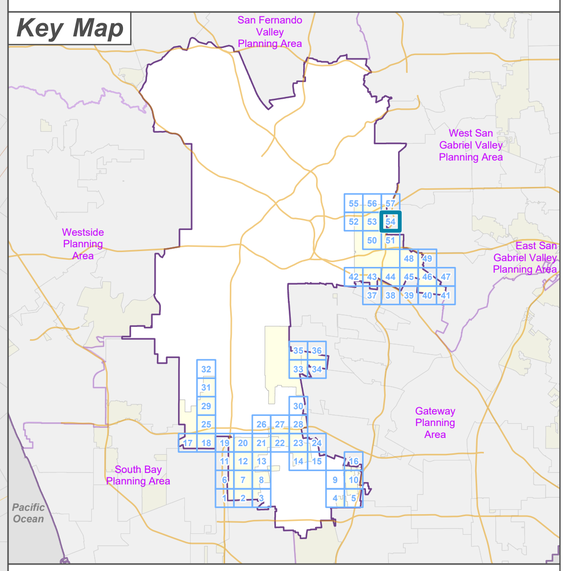

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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): City Terrace

Zoning Category
- M-1 - Light Manufacturing
- M-2 - Heavy Manufacturing

Base Layers
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types
- Primary
- Secondary
- Minor
- Alley
- Railroad

M-2 to M-2-GZ

M-2 to M-2-GZ

M-2 to M-2-GZ

M-2 to M-2-GZ

ZD: CITY TERRACE

East Los Angeles

M-1 to M-1-GZ

M-1 to M-1-GZ

M-2 to M-2-GZ

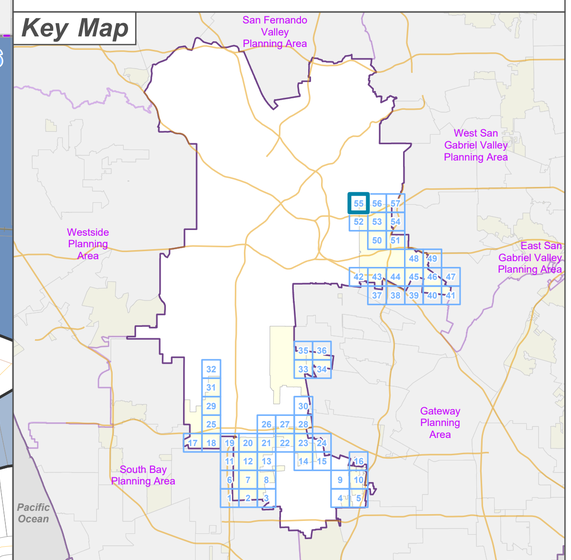
56

52

53

Selig Pl
E Hatfield Pl
E Abner St
N Soto St
N Indiana Ave
N Almadale Ave
Almadale St
N Hicks Ave
Hatfield Pl
Gateside Dr
N Ditman Ave
Yellowstone St
Vineburn Ave
N Ditman Ave
N Rowan Ave
Jones Ave
Boca Ave
Abner St
Catalpa St
Valley Blvd
Los Angeles
Worth St
N Indiana St
Playground St
Alcazar St
Ricardo St
Tremont St
Perris St
Norfolk St
Murchison St
N Evergreen Ave
Zuniga Ln
Ruez Ln
Crusado Ln
Lancaster Ave
Zonal Ave
De Neve Ln
Nieto Ln
Perez Ln
Fishburn Ave
Fowler St
Adkisson Ave
Ellison St
N Kurtz Ave
N Dunn Ave

Key Map



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LA COUNTY PLANNING

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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): City Terrace

Zoning Category

- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- M-1 - Light Manufacturing
- M-2 - Heavy Manufacturing

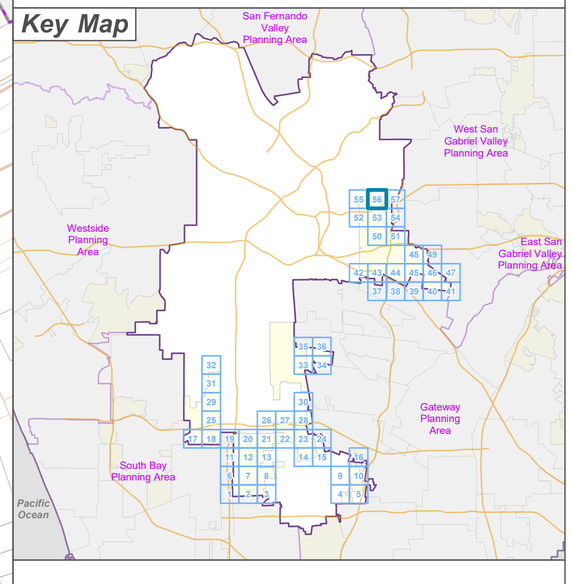
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley
- Railroad





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Los Angeles County

Metro Planning Area Zone Changes

Zoned District(s): City Terrace

Zoning Category

- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Railroad

Los Angeles

Alhambra

Monterey Park

West San Gabriel Valley Planning Area

East Los Angeles

ZD: CITY TERRACE

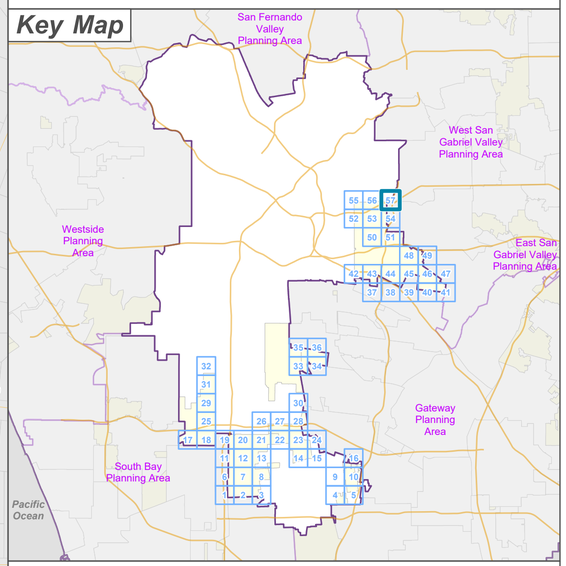
R-1 to R-2

C-3 to R-3

Williams Pl
O Sullivan Dr
Barnett Wy
Barnett Rd
Lansdowne Ave
Campus Rd
N McGhie Ave
Circle Dr
State University Dr
Hayes St
Steele Ave
Rogers St
Tarzon St
Shorey Pl
N Eastern Ave
Helen Dr
N Steele Ave
Rollins Dr
E City Terrace Dr
City Terrace Dr
Service St
Ameron Wy
Centre Plaza Dr
Danzig Pl
Warwick Rd
Jurich Pl
Westmont Dr
Winthrop Dr
Julep Pl
Charnwood Ave
Westboro Ave
Capetown Ave
Balzac St
W Ramona Rd
Verde Vista
Ladera St
Alamo Dr

710
10

53
54
56



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