

Detailed Summary of the Metro Area Plan Implementation Ordinance

The Metro Area Plan Implementation Ordinance (MAP Ordinance) proposes amendments to Title 22 (Planning and Zoning) to implement the goals and policies of the Metro Area Plan.

1. Support Small Businesses and Entrepreneurs. The MAP Ordinance supports small businesses and local entrepreneurship by permitting the following:

- **Accessory Commercial Unit (ACU).** An ACU is a small, neighborhood-serving business that is either attached to or detached from a residence on a corner lot in a residential zone. Allowing ACUs on residential corner lots promotes walkable access to daily items and services and creates small business opportunities for additional household income. The MAP Ordinance allows ACUs on corner lots in all residential zones in the Metro Planning Area (Planning Area), subject to an SPR and the following use regulations and standards:
 - The establishment of an ACU must not demolish, vacate, or convert any existing, legally-built residences on the lot;
 - ACUs are limited to businesses such as bakery shops, beautician or barber services, delicatessens, medical or dental offices (secondary offices for consultation and emergency treatments only), neighborhood-serving grocery or meat markets, restaurants, and food take-out. Alcoholic beverage sales and tobacco shops are prohibited;
 - ACUs are limited to 1,000 square feet or 40% of the gross floor area of the residential buildings on the lot, whichever is less;
 - Hours of operation are limited to 7 am to 9 pm daily; and
 - No outdoor music or outdoor activity is allowed at any time.
- **Existing Non-conforming Retail and Services in Residential Zones.** The MAP Ordinance streamlines the review of certain existing neighborhood-serving small businesses in the residential zones in the Planning Area, subject to a SPR, to allow small businesses to continue operation without going through the discretionary Nonconforming Review process. Similar to the ACUs, the intent is to promote walkable access to daily items and services, and support small business opportunities. Eligible nonconforming businesses are subject to use regulations, and development and performance standards.
- **Shared Kitchen Complex.** 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. These spaces are most often used by culinary or packaged food entrepreneurs and are regulated by the Department of Public Health in the unincorporated areas. The allowance of shared kitchen complexes supports local entrepreneurship and small business growth by providing access to food preparation spaces that are safe and affordable. The MAP

Ordinance allows shared kitchen complexes, subject to development and performance standards, in the following commercial and industrial zones Countywide:

- Zones C-3, C-M, C-MJ, M-1, M-1.5 and M-2, subject to a SPR; and
- Zones C-1, C-2, C-R and M-2.5, subject to a CUP.

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). Specifically, the State-mandated inclusionary zoning applies if a rental or for-sale housing development is located on a parcel that is one of the following:

- Nonvacant, identified in the Housing Element Sites Inventory to accommodate very low- and/or lower-income units, and was included in the previous 2014-2021 Housing Element;
- Vacant, identified in the Housing Element Sites Inventory to accommodate very low- and/or lower-income units, and was included in both the 2008-2014 and the 2014-2021 Housing Elements; or
- Identified in the Housing Element Rezoning Program to accommodate very low- and/or lower-income units.

In comparison, the Inclusionary Housing Ordinance does not currently require any affordable housing set-aside in rental housing development in the East Los Angeles/Gateway submarket area (where East Los Angeles is located) and the South Los Angeles submarket area (where other MAP communities are located).¹ For for-sale housing development, a 10 or 20 percent set-aside at an average affordability of 135% AMI is currently required in East Los Angeles depending on the project size. In other MAP communities except Florence-Firestone, only single-family residential subdivisions are required to set aside 10 or 20 percent of the units at an average affordability of 135% AMI depending on the project size. The MAP Ordinance amends the Inclusionary Housing Ordinance to ensure compliance with the State mandate, which supersedes any contrary local inclusionary housing requirement on affected parcels in the Planning Area.

3. Encourage Safety and Mobility. The MAP Ordinance encourages safety and mobility by requiring a CUP for K-12 schools in Zones R-4, C-H, C-1, C-2, C-3, C-M and MXD in the Planning Area to address community members' concerns over traffic safety around schools.

¹ Except Florence-Firestone, where the state-mandated inclusionary zoning became effective concurrently with the Florence-Firestone TOD Specific Plan on March 9, 2023.

- As part of the CUP review, Public Works determines whether a traffic impact analysis is needed, and based on the analysis, whether the applicant must plan for any improvements that are necessary to avoid impeding vehicular movement in the public right-of-way.
- Student loading and unloading is restricted to designated areas to the satisfaction of Public Works.
- Signage must be distributed along property lines fronting major and secondary highways prohibiting student loading and unloading outside of designated areas.

4. Streamlining Existing Layers of Zoning Regulations. The Planning Area has several zoning regulatory layers, including four Transit-Oriented Development (TOD) Specific Plans, six Community Standards Districts (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:

- **Planning Area Standards District (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 merged into a single set of Metro Planning Area-wide regulations. Since some of the 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 recategorized as CSD Sub-Areas under the PASD regulatory framework so that applicable development standards are centralized in a single chapter in Title 22 (Chapter 22.364). The following summarizes the development standards under the PASD regulatory framework, organized by the following categories: 1) PASD Area-Wide; 2) PASD Zone-Specific; and 3) CSD, including CSD Sub-Areas.
 - **PASD Area-Wide Development Standards.** This section includes standards that apply to all properties in the PASD, including the following:
 - **Notification Radius.** Increases the notification radius from 500 feet to 1,000 feet.
 - **Graffiti.** Requires all publicly visible structures, walls, and fences to be maintained free of graffiti and stipulates removal within 72 hours of receiving written notice from Zoning Enforcement.
 - **Site Maintenance.** Requires that all exterior areas including adjoining sidewalks, walkways, and rear alleys remain free of garbage, trash, debris, or junk and salvage.

- **Landscape Buffer and Screening.** Requires new or expanded nonresidential uses that abut a residence or a residentially zoned lot to provide a solid masonry wall between six and eight feet in height and a landscaped buffer strip at least five feet wide planted with one 15-gallon tree for every 50 square feet along the common lot line.
- **Residential Landscaping.** Requires landscaping of front yards with drought-tolerant native or non-invasive species subject to the applicable Tree Planting Requirements of Chapter 22.126 and with automatic irrigation, such as a drip system.
- **Service Areas and Mechanical Equipment.** Requires service areas and mechanical equipment to be visually unobtrusive and located adjacent to an alley or away from public streets or if on a rooftop to be screened with a parapet or other architectural feature of the building. Provides that noise generating mechanical equipment be at least 10 feet away from the frontage.
- **Building Height Limit Exceptions.** Excludes elevator shafts and stairwells from the maximum permitted height limits stated in Title 22.
- **Standards for All Residential Uses**
 - **Landscaping.** Requires the front yard, excluding driveway and walkways, to be landscaped to applicable provisions of Chapter 22.126 (Tree Planting Requirements); maintained with drought tolerant, low water plant species; and include an on-site irrigation system.
 - **Fences and Walls.** Allows fences and walls up to six feet in height in front yards except when located within 10 feet from a highway line where they may be no taller than 42 inches.
- **PASD Zone-Specific Development Standards.** This section includes standards that apply within specific zones in the PASD, including the following:
 - **Development Standards for All Residential Zones**
 - **Lighting.** Requires lighting used on site to be directed to the ground and remain onsite except in the case of sidewalks and walkways within a right-of-way.
 - **Mechanical Equipment.** Precludes ground-mounted air conditioners between the front of a structure and a public right-of-way.
 - **Outdoor Storage.** Prohibits outdoor storage entirely.
 - **Clotheslines.** Allows clotheslines to be located at the rear of a property where a residential use is maintained such that it is not visible from an adjoining street when viewed from ground level.
 - **Development Standards for All Commercial Zones**
 - **Loading.** Requires loading spaces to be located at the rear of the building and away from primary entrances and residential zones whenever possible.

- **Parking for Existing Structures.** Precludes requiring additional parking for a limited set of commercial uses that are established in existing structures. When a commercial use is intensified but the gross floor area is not increased, only additional accessible parking may be required. When a commercial use is intensified and the gross floor area is increased, required additional parking and landscaping is based only on the increase in gross floor area except as specified otherwise by State law.
 - **Mechanical Equipment.** Requires individual air conditioning units be neutral in appearance, to not project from the façade, and be screened from view when possible.
 - **Security.** Prohibits solid shutters and chain link, barbed wire, and concertina wire fences. Requires all security bars and grilles to be installed on the interior of the building and roll up shutters to be concealed within the architectural elements of the building.
 - **Lighting.** Prohibits light pollution onto neighboring properties and blinking, flashing, or oscillating lights of any type visible from the exterior. Requires the use of energy efficient exterior light fixtures that produce warm-white light and, except for architectural and landscape lighting, are pedestrian-scaled, fully shielded, and directed to the ground.
 - **Signage.** Allows and modifies specifications for monument signs, awning signs, projecting signs, and wall signs. Prohibits roof signs, digital signs, freestanding signs, billboards, reader boards, changing displays, flashing illumination, and signs using video components. Requires a sign program for any commercial development with four or more tenants and requires maintenance within 30 days of notification that a state of disrepair exists.
 - **Vehicular Access.** Requires parking to be accessed from an alley when available unless determined infeasible by Public Works and the Fire Department.
 - **Development Standards for Mixed Use Developments.** Provides a maximum height of 65 feet with stepback requirements when adjacent to a residential zone for a maximum of 45 feet plus one foot in recess for every additional foot in height up to the maximum.
- **East Los Angeles CSD.** This section includes standards that apply to properties within the East Los Angeles CSD boundaries. Most of these standards are from the existing East Los Angeles CSD.
 - **CSD and CSD Sub Areas Boundaries.** Modifies the CSD boundary to exclude the Third Street Specific Plan Area; incorporates parcels within the existing City Terrace, Second Unit Eastside, and First Unit Eastside Setback Districts into the East Los Angeles CSD Special Setback Sub-Areas (the existing Setback Districts are to be rescinded); renames the existing Union Pacific Area as the Union Pacific Sub-Area; and renames the existing Whittier Boulevard Area as the Whittier Boulevard Sub-Area.

- **CSD Area-Wide Development Standards.**
 - **Outdoor Structures for Commercial Buildings Prohibited.** Prohibits donation boxes or bins, photobooths and other amusements, and statues or sculptures of animal or human figures in front of businesses.
 - **Nonconforming Residential Dwelling Units.** Exempts nonconforming residential units in the East Los Angeles CSD from termination periods and allows any damaged or destroyed residential structure to be restored to its former condition.
 - **Multi-Tenant Commercial in Commercial Zones.** Allows six or more tenants to conduct business within a building that does not have permanent indoor walls, subject to a Conditional Use Permit. Requires each leasable space to be at least 500 square feet and parking at a ratio of 1 space per 200 square feet of gross floor area except as specified otherwise by State law.

- **CSD Zone-Specific Development Standards.**
 - **Zone R-1 and Zone R-2.** Specifies design requirements including exterior wall finishes, required architectural elements, and the orientation of the entrance to the street.
 - **All Commercial and Mixed Use Zones.** Specifies allowable frontage types and requires façade height articulation with a distinct base, middle, and top. Requires distinctive main entrances and specifies design requirements for sole-tenant buildings and buildings with corner access. Design requirements cover acceptable exterior materials, required percentages of wall openings, roof requirements, and the use of canopies and awnings.
 - **All Industrial Zones.** Requires new industrial lots to be a minimum of 7,500 square feet and requires commercial developments in industrial zones to comply with Commercial and Mixed Use Zone-Specific development standards.

- **Sub-Area Development Standards.** These additional standards apply to properties within a CSD Sub-Area.
 - **East Los Angeles Special Setback Sub-Area.** Specifies modified front yard setbacks, which are from the existing Setback Districts, as mapped.
 - **Whittier Boulevard Sub-Area.** Specifies certain conditionally permitted and prohibited uses in Zone C-3. Provides measures to enhance the pedestrian character and development standards related to parking, landscaping, trash enclosures, and outdoor display.
 - **Union Pacific Sub-Area.** Specifies certain permitted, conditionally permitted, and prohibited uses in Zones C-M and M-1. Provides development standards related to walls, fences, and landscaping.

- **Walnut Park CSD.** This section includes standards that apply to properties within the Walnut Park CSD boundaries. All standards are from the existing Walnut Park Setback District, which is to be rescinded.
 - **CSD Boundaries.** Modifies the CSD boundary to cover only parcels within the existing Walnut Park Setback District.
 - **CSD Area-Wide Development Standards.** Specifies modified front yard setbacks, which are from the existing Walnut Park Setback District, as mapped.

- **West Athens-Westmont CSD.** This section includes standards that apply to properties within the West Athens-Westmont CSD boundaries. All standards are from the existing Southwest Setback District and the existing West Athens-Westmont CSD.
 - **CSD and CSD Sub Areas Boundaries.** Modifies the CSD boundary to exclude parcels within the Connect Southwest LA TOD Specific Plan Area; and renames the existing Commercial/Residential Mixed Use Area as the Century Boulevard Sub-Area.
 - **CSD Area-Wide Development Standards.** Specifies modified front yard setbacks, which are from the existing Southwest Setback District, as mapped. The existing Southwest Setback District is to be rescinded.
 - **Century Boulevard Sub-Area Development Standards.** Specifies setbacks and standards for vehicular access for residential, commercial, and mixed use developments on Century Boulevard.

- **West Rancho Dominguez-Victoria CSD.** This section includes standards that apply to properties within the West Rancho Dominguez-Victoria CSD. All standards are from the existing West Rancho Dominguez-Victoria CSD, and the CSD boundaries remain unchanged.
 - **CSD Area-Wide Development Standards.** Specifies standards for oil wells and commercial horse stables.
 - **Oil Wells.** Requires fencing and landscaping where active extraction is occurring. Requires a solid wall or fence at least six feet tall with landscaping when adjacent to a residence, residentially zoned lot, or a street. Requires that all structures be maintained in good condition regular trash and debris removal.
 - **Commercial Horse Stables.** Provides ministerial review in specified zones with development standards related to feed storage, manure management, tack storage, water storage, wash racks, horse stalls, horse access, and horse recreation areas as well as fences, walls, parking, and maintenance.

- **CSD Zone-Specific Development Standards.**
 - **Zone C-2.** Modifies parking for certain commercial uses in Zone C-2 as specified.
 - **All Industrial Zones.** Specifies certain conditionally permitted uses. Provides development standards related to front yard setbacks, landscaping, loading docks, building height, and lot coverage. Requires a landscape buffer and screening when adjacent to a residence or residentially zoned lot.
 - **Zone M-1 and Zone M-1.5.** Requires new lots to have a minimum of 10,000 square feet and minimum width of 75 feet.
 - **Zone M-2.** Requires new lots to have a minimum of 20,000 square feet and a minimum lot width of 100 feet. Prohibits recycling processing facilities including auto dismantling and scrap metal processing within 500 feet of a residentially zoned lot.
 - **Zone B-1.** Prohibits outside storage and parking in Zone B-1 for over 72 continuous hours.

- **Specific Plans.** The MAP Ordinance also 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 and readability. For example, some tables such as those detailing parking requirements were converted to follow the format and metrics used in Title 22 to make them more user-friendly. Additionally, typographical and formatting errors were corrected, cross references replaced language restated from other code sections, and plain language edits were made for clarity. In addition, the MAP Ordinance 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. Moreover, the MAP Ordinance 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.