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CHAPTER 2 HISTORIC ROOTS TO REALTIME

Walnut Park

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Culture:

This majority Hispanic and Latino community has a strong history of activism, ~~exemplified by initiatives like Everyday Heroes, which preserve the history of Florence Firestone and create opportunities for its residents.~~

CHAPTER 3 AREAWIDE GOALS AND POLICIES

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3.1/ Land Use

Chapter 3.1 Land Use includes goals ~~fire~~ and policies related to land use and transit-oriented districts.

3.1.1/ Land Use

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BACKGROUND

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The Metro Area Plan relies on the 2035 General Plan Land Use Legend (See General Plan Land Use Element Table 6.2, Land Use Designations⁴) to organize all land use designations within the communities of East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, and Willowbrook; refer to Appendix D, Land Use Policy Maps for the mapped land use designations of each Metro Area community. ~~In addition, to address the incompatible nature of the existing industrial uses adjacent to residential neighborhoods, an Industrial Land Use Strategy program will include several components such as, but not limited to, two new industrial base zones, the Life Science Park (LSP) zone, and the Artisan Production and Manufacturing (M-0.5) zone; see Appendix G, Industrial Land Use Strategy Program Conceptual Zones and Figure Maps. These two new zones will help encourage more modern, cleaner industrial uses, encourage economic development and opportunities, and provide flexibility in integrating these uses when adjacent to residential neighborhoods in the Metro area.~~

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3.3/ Mobility

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GOALS AND POLICIES

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Policy M 3.4 Freeway Offramps. Coordinate with Public Works and Caltrans to consider upgrading or closing substandard freeway offramps and other similar freeway infrastructure to address safety concerns.

CHAPTER 5 IMPLEMENTATION

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Table 5-1 New Metro Area Plan Implementation Programs

PROGRAM NO.	PROGRAM DESCRIPTION	AREA PLAN GOALS AND POLICIES	LEAD AND PARTNER AGENCIES	TIMEFRAME
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4	<p>Interpretation Plan for Commercial Corridors</p> <p>Identify the character-defining features and stories (accounts of past events) relative to the following commercial corridors. Develop interpretation plans for each that highlight their history and unique physical features. <u>Include the identification of improvements in public rights-of-way as part of the celebration and appreciation of culture and history. The following commercial corridors shall be considered:</u></p> <ul style="list-style-type: none"> • City Terrace (East Los Angeles) • Whittier Boulevard (East Los Angeles) • Florence Avenue (Florence-Firestone) • Seville Avenue (Walnut Park) 	<p>Chapter 3.3 Mobility – Goal M2 and Chapter 3.6 Historic Preservation – Goal HP 2</p>	<p><i>Co-Leads:</i> <u>DRP and PW</u></p>	<p><u>3-5 Years</u></p>
9	<p>Transit Oriented District (TOD) Eastside Extension Specific Plan</p> <p>...</p>	<p>Chapter 4 – East Los Angeles Goal 1</p>	<p><i>Co-Leads:</i> <u>DRP and DPW</u></p>	<p>2-3 years</p>
10	<p>Industrial Land Use <u>Strategy Study</u> Program</p> <p>Develop an industrial land use <u>strategy study program (Industrial Program)</u> for the Metro Area Plan <u>unincorporated</u> communities of East Los Angeles, Florence-Firestone, West Rancho Dominguez-Victoria and Willowbrook <u>within five years of the Metro Area Plan’s adoption. The primary goal of this program is to explore the feasibility of various strategies that will facilitate industrial land uses and operations that are compatible with neighboring sensitive land uses while sustaining a dynamic economy, enhance environmental sustainability, and foster</u></p>	<p>Chapter 3.1 Land Use – Goals <u>LU5 and LU6 and Chapter 3.2 Health, Wellness, and Environmental Justice Goal HW/EJ 1</u></p>	<p><i>Co-Leads:</i> <u>DRP and DEO</u></p>	<p>5 years</p>

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General Plan Amendment No. RPPL2021011925**

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	<p><u>environmental justice by minimizing environmental impacts to community members.</u></p> <p><u>The program will include, at the minimum, these components Program implementation will include the following:</u></p> <ul style="list-style-type: none"> ▪ <u>Feasibility Study: The feasibility study will include, but not be limited to, research and study of the existing on-the-ground industrial uses and operations, a review of the current regulations on industrial uses in Title 22 (Planning and Zoning) of the County Code, and a review of the current and future trends in the industrial sector. The study will take into consideration the implementation of the Green Zones Program, including its effectiveness in addressing compatibility issues between the neighboring industrial and residential uses. The study will also include recommendations on industrial land use and zoning strategies that are supported by the feasibility analysis.</u> ▪ <u>Public Outreach: This program will include a series of robust outreach events to engage relevant stakeholders, such as industrial property owners, residents, local businesses, developers, brokers, community organizations, and other interested parties to gather their insights and input. The outreach events may include focus group meetings, ground truthing and site visits, and open houses.</u> ▪ <u>County Collaboration: In partnership with the Department of Economic Opportunity, this program will explore other non-land use and zoning tools, such as financial and technical assistance on business improvements, relocation, or start-up for “green and clean” businesses.</u> ▪ Adopt two new industrial base zones (M-0.5, Artisan Production and Custom Manufacturing and LSP, Life Science Park) as defined below: <ul style="list-style-type: none"> —Artisan Production and Custom Manufacturing Zone. The Artisan 			

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	<p>Production and Custom Manufacturing Zone (Zone M-0.5) allows for neighborhood-scale urban manufacturing uses such as production, design, distribution, and repair of products, including but not limited to furniture, art, software, technology, and other custom-made products. The zone also allows for neighborhood-serving commercial, services, and innovation uses compatible with surrounding or abutting residential zones. The M-0.5 zone allows for the creation of transitions between employment and residential uses to encourage unobtrusive and less-noxious uses adjacent to residential zones and sensitive uses. The M-0.5 zone encourages land use compatibility and a healthy environment where a variety of business and residents can co-exist.</p> <p>—Life Science Park Zone. The Life Science Park Zone (Zone LSP) is intended to provide quality employment and support emerging technology, entrepreneurship, and innovation. The zone allows for life science, research, and development uses, particularly those that support bioscience and biomedical product development and manufacturing or potentially revenue-generating business. Uses permitted may include administrative and professional offices that support light industrial uses and research and development sites nearby. This zone also allows for basic services such as grocery stores and childcare that would serve the local employees and neighbors.</p> <ul style="list-style-type: none"> • Map the two new industrial base zones (M-0.5 and LSP) in appropriate locations where industrial zoning currently exists. See Appendix G, Industrial Land Use Strategy Program Conceptual Zones and Figure Maps for candidate parcels. • Conduct additional research and outreach to property owners of candidate parcels for rezoning. This will include gathering 			

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	<p>relevant land use and economic data, meetings with local stakeholders, and additional analysis, if necessary, relative to the new industrial zones. Note: If the proposed M-0.5 or LSP zoning regulations or location of candidate parcels changes, additional CEQA analysis may be necessary.</p> <ul style="list-style-type: none"> • Update the Land Use Policy map with appropriate industrial land use designations, as necessary, to ensure consistency with the proposed zone changes. This includes evaluating the appropriateness of adding the Employment Protection District (EPD) Overlay on the candidate parcels should they be rezoned to LSP or M-0.5. The EPD, shown as an overlay on the General Plan Land Use Policy map, identifies economically viable industrial and employment-rich lands with policies to protect these areas from conversion to nonindustrial use. Development-driven General Plan Amendments to convert lands within the EPD Overlay to non-industrial land use designations are subject to additional findings specified in the General Plan Land Use Element Policy LU 1.6. • Review the proposed draft changes with relevant stakeholders, including industrial property owners, local businesses, developers, brokers, and other interested parties. • In partnership with the Department of Economic Opportunity, the rezoning shall be completed concurrent to efforts to develop/establish other non-land use and zoning tools (e.g., financial and/or technical assistance on business improvements, relocation, or start-up for “green and clean” businesses, etc.). • Complete any necessary General Plan amendment and zone change process, including CEQA review, as applicable. 			