

SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	September 7, 2023	
HEARING DATE:	September 13, 2023	AGENDA ITEM: 8
PROJECT NUMBER:	PRJ2021-004165	
PROJECT NAME:	Metro Area Plan Project	
PLAN NUMBER(S):	General Plan Amendment No. RPPL2021011925 Zone Change No. RPPL2021011985 Advance Planning Project No. RPPL2021011918 Advance Planning Project No. RPPL2022010129 Advance Planning Project No. RPPL2022010131 Advance Planning Project No. RPPL2022010133 Advance Planning Project No. RPPL2022010143 Environmental Assessment No. RPPL2021011920	
SUPERVISORIAL DISTRICT:	1, 2, 4	
PROJECT LOCATION:	Unincorporated Communities of East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, and Willowbrook	
PROJECT PLANNER:	Leon Freeman, Regional Planner LFreeman@planning.lacounty.gov	

ADDITIONAL STAFF RECOMMENDATION

To address comments from the public and correct technical errors, staff recommends the following additional revisions to the Metro Area Plan (MAP), the Zoning Map, and the Metro Area Plan Implementation Ordinance (MAP Ordinance):

- Include an implementation program (Exhibit A) in the MAP to address community members' concerns over nuisance activities near liquor stores;
- Correct the MAP Land Use Policy Map (Exhibit B) land use legend, clarifying that the Transit-Oriented District and the Specific Plan are two separate overlays. This correction is to ensure consistency with the General Plan;
- Rezone the property located at 12730 South Broadway, Los Angeles, CA 90061 (APN 6132-037-026) in West Rancho Dominguez-Victoria from Zone R-1 (Single Family

Residence) to Zone C-2 (Neighborhood Commercial) and redesignate from H9 (Residential 9; 0-9 du/ac) to CG (General Commercial). The property is a vacant former gas station and has been identified as an opportunity site for neighborhood serving commercial uses. The proposed changes on this property are incorporated in the revised Land Use Policy Map (Exhibit B) and the revised Zone Change Maps (Exhibit C);

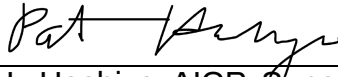
- Reinsert the existing walls/fences and landscaped buffer requirements for recycling processing facilities in Zone M-2 into the West Rancho Dominguez-Victoria Community Standards District (CSD), which were mistakenly omitted from the draft MAP Ordinance (Exhibit D);
- Specify the maximum height permitted in Zone MXD, and reinsert the maximum height permitted in Zones C-3 and C-M into the East Los Angeles CSD, which were mistakenly omitted from the draft MAP Ordinance; and
- Remove references to the Florence-Firestone Community Plan (FFCP) in Chapter 22.418 (Florence-Firestone Transit-Oriented District Specific Plan Zones and Development Standards) of Title 22, since the FFCP is to be rescinded.

Report

Reviewed By:



Tina Fung, Supervising Regional Planner



Patricia L. Hachiya, AICP, Supervising Regional Planner

Report

Approved By:



Connie Chung, AICP, Deputy Director

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Additional Staff Recommended Revisions to the Metro Area Plan
EXHIBIT B	Revised Land Use Policy Map
EXHIBIT C	Revised Zone Change Maps

PROJECT NO. PRJ2021-004165
RPPL2021011925, RPPL2021011985,
RPPL2021011918, RPPL2022010129,
RPPL2022010131, RPPL2022010133,
RPPL2022010143, RPPL2021011920

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EXHIBIT D	Additional Staff Recommended Revisions to the Metro Area Plan Implementation Ordinance
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