

**Additional Staff Recommended Revisions to the Metro Area Plan Implementation Ordinance (Public Hearing Draft)**  
**Advance Planning Project No. RPPL2021011918**

**22.364.080 East Los Angeles Community Standards District.**

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C. CSD Zone-Specific Development Standards.

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2. All Commercial Zones and Zone MXD.

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h. Maximum Building Height in Zones C-3, C-M and MXD. A

building or structure shall not exceed the following height limit above grade:

i. Zones C-3 and C-M: 40 feet; and

ii. Zone MXD: 45 feet.

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**22.364.110 West Rancho Dominguez-Victoria Community Standards District.**

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C. CSD Zone-Specific Development Standards.

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4. Zone M-2.

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c. Recycling processing facilities, including auto dismantling,

and scrap metal yards on lots not subject to Chapter 22.84 (Green Zone) shall be

subject to the following:

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i. A wall or fence of at least eight feet in height in compliance with Section 22.140.430.C.2 (Fences and Walls) shall be provided along all street frontages;

ii. The wall or fence shall be set back at least three feet from property lines having street frontage; and

iii. The setback area required in this Subsection C.4.c. shall be landscaped with shrubs, and one 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaced within the setback.

**22.418.010 Purpose.**

The provisions of this Regulating Code include the zone regulations intended to guide development and decision-making to achieve the vision and guiding principles of the Florence-Firestone TOD (FFTOD) Specific Plan. All zones implement the General Plan Land Use designations, ~~consistent with the Florence-Firestone Community Plan (FFCP)~~

~~While the~~ FFTOD Specific Plan ~~uses the General Plan's land use legend categories, it~~ also establishes new zones as outlined in Table 22.418.010-A (Overview of All Specific Plan Zones) in select areas of the Specific Plan Area identified in Figure 22.418.010-1 (FFTOD Specific Plan Zoning Map). The new zones, referred to as FFTOD Zones, are designed to create a TOD Specific Plan for the Slauson, Florence, and Firestone A Line (Blue) Metro Transit Stations, an implementation action included in the General Plan ~~and FFCP~~. Each TOD Zone within the Specific Plan Area has an accompanying list of allowed land uses, permit requirements, and required objective

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development standards for new development. The remainder of the zones in the Specific Plan Area are existing Countywide Zones regulated by Title 22.