

**FW: Support of LA County Metro Area Plan**

Elida Luna &lt;ELuna@planning.lacounty.gov&gt;

Wed 9/13/2023 8:57 AM

To: Leon Freeman &lt;lfreeman@planning.lacounty.gov&gt;; Patricia Hachiya &lt;phachiya@planning.lacounty.gov&gt;; Tina Fung &lt;tfung@planning.lacounty.gov&gt;

Cc: Elida Luna &lt;ELuna@planning.lacounty.gov&gt;; Rafael Andrade &lt;RAndrade@planning.lacounty.gov&gt;

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations &amp; Major Projects (OMP)

-----Original Message-----

From: traceylalexander@everyactioncustom.com &lt;traceylalexander@everyactioncustom.com&gt;

Sent: Wednesday, September 13, 2023 8:54 AM

To: EDL-DRP BU-S Commission Services &lt;commission@planning.lacounty.gov&gt;

Subject: Support of LA County Metro Area Plan

CAUTION: External Email. Proceed Responsibly.

Dear LA County Planning Commission,

The Metro Area Plan before you is a well-crafted multi-pronged strategy suited to the community needs of unincorporated areas in central Los Angeles County including East Los Angeles, East Rancho Dominguez, Florence-Firestone, West Athens-Westmont, West Rancho Dominguez-Victoria, Walnut Park, and Willowbrook. If approved and fully implemented, this plan has the potential to stabilize the cost of housing in these neighborhoods, advance environmental justice, bolster local businesses, and foster more livable, walkable communities. I stand with Abundant Housing LA in supporting this plan, as well as the associated zoning updates and programs.

Totaling 310,000 diverse residents across 21 square miles, the Metro Area region is, in many ways, the geographic and cultural center of our incredible County. These communities of central LA County are home to rich history and a diverse blend of cultures that help make all of Southern California more special. The Metro Area deserves a plan that's robust—not only in its approach to building affordable, accessible and abundant housing—but also in its attention to detail about the needs and preferences of these communities.

Although the plan's programs cover a wide-ranging spectrum, several of the headline items in this plan focus on needed zoning changes. Implementing these zoning updates represents an important step forward in keeping the County's Housing Element in compliance. More than 99% of the parcels targeted for rezoning in this update are on commercial corridors that do not currently allow housing construction. For that reason, zoning changes on such properties won't trigger residential displacement, an issue of significant concern in marginalized communities.

Mixed-use development along these corridors has many benefits. A thoughtful mix of uses provides the opportunity to build vibrant, walkable, multimodal neighborhoods that will support a better quality of life, as well local economies and goals for housing affordability. Transit-oriented development will also

make residents more connected. Sustainable transportation can be a lifeline for many in the Metro Area, particularly lower-income Angelenos who can't afford to own a car. Additionally, the Metro Area Plan has the potential to boost the production of affordable and mixed-income housing through a variety of incentives and programs.

The Metro Area Plan also provides a number of other exciting projects and opportunities, including a change to allow more stores on corner lots, a plan for safe routes to schools, and the implementation of the County's Green Zones Ordinance, which focuses environmental justice efforts in communities disproportionately impacted by pollution.

Please support the staff recommendation and approve the Metro Area Plan, as well as the projects and zoning changes also included.

Sincerely,

Tracey Alexander

901 Kagawa St Pacific Palisades, CA 90272-3834 traceylalexander@gmail.com

**FW: Request to Make Public Comment 9/13/2023**

DRP Public Comment &lt;comment@planning.lacounty.gov&gt;

Wed 9/13/2023 12:32 PM

To:Tina Fung &lt;tfung@planning.lacounty.gov&gt;;Leon Freeman &lt;lfreeman@planning.lacounty.gov&gt;;Patricia Hachiya &lt;phachiya@planning.lacounty.gov&gt;

Cc:Elida Luna &lt;ELuna@planning.lacounty.gov&gt;

FYI – comment RE MAP

**ELIDA LUNA**

(she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)****From:** margaret harrington <mgh1900@gmail.com>**Sent:** Wednesday, September 13, 2023 12:29 PM**To:** DRP Public Comment <comment@planning.lacounty.gov>**Subject:** Re: Request to Make Public Comment 9/13/2023**CAUTION: External Email. Proceed Responsibly.**

Hi Elida -- Thank you for your quick response. I appreciate that managing the public comment process would not be easy! I will be sure to resubmit my request in the future if I don't receive a confirmation. Following is the statement I planned to make:

Margaret Harrington with Abundant Housing LA:

Southern California faces a massive housing shortage. Addressing that takes significant effort throughout the region that will necessarily impact existing communities but we need to work toward a solution. The Metro Area Plan contributes to meeting that need but not only opening more areas for housing but focusing primarily on more highly-resourced areas. In addition, the plan includes programs and incentives to increase provision of affordable and mixed-income housing. I urge your support.

Thanks again,

Margaret

On Wed, Sep 13, 2023 at 12:15 PM DRP Public Comment <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)> wrote:

Margaret,

Also, here's more information:

- To attend in Person: 320 W. Temple Street, Room 150, Los Angeles, CA 90012;
- To attend Virtual (Online): <https://bit.ly/ZOOM-RPC>
- Or call +1 323-776-6996,577296386# United States, LA.

Thank you,

**ELIDA LUNA**

(she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

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**From:** DRP Public Comment <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)>**Sent:** Wednesday, September 13, 2023 12:11 PM**To:** margaret harrington <[mgh1900@gmail.com](mailto:mgh1900@gmail.com)>; DRP Public Comment <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)>**Subject:** RE: Request to Make Public Comment 9/13/2023

Margaret, we do apologize, we didn't receive your original email at 9:18 a.m. Please provide your public comment here and we will make it part of the public record. I can suggest that for next time, you can continue to send your email here, we confirm right away, if you don't receive a confirmation of your request, please resend your email or sign up on via the chat box on Zoom.

Thank you.

**ELIDA LUNA**

(she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

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**From:** margaret harrington <[mgh1900@gmail.com](mailto:mgh1900@gmail.com)>**Sent:** Wednesday, September 13, 2023 12:05 PM**To:** DRP Public Comment <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)>**Subject:** Fwd: Request to Make Public Comment 9/13/2023

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Please see my message below sent this morning. I was not called on during public comment. Did I do something wrong? I will follow up with my comments in writing but would like to know for the next time I virtually attend a hearing.

Thank you.

Margaret Harrington

----- Forwarded message -----

**From:** margaret harrington <[mgh1900@gmail.com](mailto:mgh1900@gmail.com)>**Date:** Wed, Sep 13, 2023 at 9:18 AM**Subject:** Request to Make Public Comment 9/13/2023**To:** <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)>

Agenda Item: 8

Name: Margaret Harrington

Email: [mgh1900@gmail.com](mailto:mgh1900@gmail.com)

Applicant: No

**FW: MAP- comment**

DRP Metro Area Plan &lt;MetroAreaPlan@planning.lacounty.gov&gt;

Wed 9/13/2023 5:12 PM

To:Tina Fung &lt;tfung@planning.lacounty.gov&gt;

More comments.

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**From:** Milton Hernandez-Nimatuj <nimatuj@cbeal.org>**Sent:** Wednesday, September 13, 2023 11:53 AM**To:** DRP Metro Area Plan <MetroAreaPlan@planning.lacounty.gov>**Subject:** MAP- comment

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Hello, my name is Milton Nimatuj. I am a resident of unincorporated Walnut Park. I was also part of the Community Advisory Committee for the Metro Area Plan.

I disagree with the findings in Metro Area Plan's Final Environmental Impact Report (\*published last month) because it negatively affects my community, and there was a lack of meaningful community outreach. I urge the Planning Commission to re-evaluate the EIR to incorporate our concerns and hold more public engagement.

The proposed zoning changes, through MAP, intends to create the Life Science Park zone and the Artisan Production and Manufacturing zone, which has the capacity to create a dramatic change in the socioeconomic makeup of my community. It also opens the doors for new developments to price out the current community members and cause further displacement of lifelong residents. I understand the need for more affordable housing, but not at the risk of current residents losing their community through implementing MAP. The MAP acknowledges that there will be temporary displacement due to rezoning, however, there is no policy that protects and guarantees tenants will be able to return to their homes.

The EIR does not appropriately address the lack of green spaces; including metrics to expand green space or include a plan for community engagement in the development of green spaces- specifically in Florence-Firestone and Walnut Park. We already experience significantly impacted air quality. The MAP, as is, will increase emissions via construction and operations of the plan in communities that have experience nonattainment levels for certain criteria pollutants. I am concerned because this aggravates air pollution and respiratory health issues for community members. I am concerned that MAP projects may be exempt from CEQA despite air emissions from suggested projects being significant and unavoidable. Further analysis is recommended to evaluate the impacts on sensitive receptors that are exposed.

Currently just in Florence-Firestone alone there are 41 recorded hazardous material release sites placed through the community (residential, commercial, industrial, mixed land use). Sites that are "cleaned up" will be cleaned up to industry standards, not the standards of the community living near these sites. We need to do better. Therefore I

urge the Regional Planning Commission to re-evaluate the EIR to incorporate our concerns and to provide more hold more effective community engagement.

Milton Hernandez-Nimatuj  
(No pronouns)

Southern California Program Director  
Communities for a Better Environment  
& CBE Action

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[www.cbecal.org](http://www.cbecal.org)

COMMUNITIES  
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