

Legislation Details

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| File #: | 23-583 | Version: | 1 | Name: | |
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| File created: | 8/10/2023 | In control: | | Regional Planning Commission | |
| On agenda: | 9/13/2023 | Final action: | | | |
| Title: | Project No. PRJ2021-004165 Metro Area Plan Planner: Leon Freeman | | | | |

Project No. PRJ2021-004165, the Metro Area Plan and the associated Title 22 and Specific Plan amendments, collectively referred to as “the Metro Area Plan Project.”

a. General Plan Amendment No. RPPL2021011925

To amend the General Plan to 1) establish the Metro Area Plan; 2) update Chapters 3, 5, and 6 of the County 2035 General Plan; and 3) rescind the East Los Angeles Community Plan, the Walnut Park Neighborhood Plan, the West Athens-Westmont Community Plan, and the Florence-Firestone Community Plan.

b. Zone Change No. RPPL2021011985

To amend the Zoning Map to 1) maintain consistency with the updated Land Use Policy Map; 2) incorporate the proposed zone changes on sites identified in the Housing Element Rezoning Program; 3) add a “-GZ” combining zone on industrial lots that are subject to the Green Zones Ordinance (GZO) for easier identification and ease of use; and 4) correct other mapping errors to better reflect the existing, on-the-ground uses in certain single-family residential areas and to eliminate unnecessary split-zoning.

c. Advance Planning Project No. RPPL2021011918

To amend Title 22 (Planning and Zoning) of the County Code to:

- o Allow accessory commercial units (ACUs) as an accessory use on corner lots in residential zones;
- o Allow certain existing neighborhood-serving commercial uses to continue operation in the residential zones subject to a Ministerial Site Plan Review (SPR);
- o Allow shared kitchen complexes in certain commercial and industrial zones;
- o Require a Conditional Use Permit (CUP) for K-12 schools in Zones R-4, C-H, C-1, C-2, C-3, C-M and MXD in the Metro Planning Area;
- o Require housing developments on certain parcels identified in the Housing Element to provide a 20 percent affordable housing set-aside for lower-income households pursuant to Government Code sections 65583.2(c) and (h);
- o Establish the Metro Planning Area Standards District (PASD) zoning overlay to streamline and simplify development standards that are applicable to all communities in the Planning Area. Under the PASD regulatory framework, existing Community Standards Districts (CSDs) are deleted or modified, and the existing Setback Districts are recategorized as CSD Sub-Areas under the PASD so that applicable development standards are centralized in one chapter in Title 22 (Chapter 22.364); and
- o Reorganize the Connect Southwest Los Angeles and Willowbrook TOD Specific Plans to add regulations and development standards to Title 22, while other non-regulatory information remain in the separate Specific Plan documents outside of Title 22.

d. Advance Planning Project No. RPPL2022010129

To amend the Florence-Firestone Transit Oriented District (TOD) Specific Plan to 1) amend the Florence-Firestone TOD Specific Plan Zoning Map to add a “-GZ” combining zone on industrial lots that are subject to the GZO for easier identification; 2) require a CUP for K-12 schools in the TOD Mixed Use zones; 3) allow shared kitchen complexes in Zone IX; 4) remove minimum parking

requirements that are inconsistent with Assembly Bill (AB) 2097; and 5) correct discrepancies and typographical errors.

e. Advance Planning Project No. RPPL2022010131

To amend the East Los Angeles Third Street Specific Plan Form-Based Code to 1) allow ACUs as an accessory use on corner lots in the residential zones; 2) allow certain existing neighborhood-serving commercial uses to continue operation in the residential zones subject to an SPR; 3) allow shared kitchen complexes in Transect Zones CC, FS, AB and NC subject to a CUP; 4) require a CUP for K-12 schools in Transect Zones TOD, CC, FS, AB, and NC; 5) allow short-term rental as an accessory use in all Transect Zones where residential uses are permitted; and 6) clarify projecting sign development standards.

f. Advance Planning Project No. RPPL2022010133

To amend the Willowbrook TOD Specific Plan to 1) reorganize various components of the Specific Plan so that only regulations are codified in Title 22; 2) require a CUP for K-12 public schools in Zones MU-1 and MU-2; 3) allow short-term rental as an accessory use in Zones MU-1, MU-2, the MLK Medical Zone and the MLK Medical Overlay; and 4) remove minimum parking requirements that are inconsistent with AB 2097.

g. Advance Planning Project No. RPPL2022010143

To amend Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont to 1) reorganize various components of the Specific plan so that only regulations are codified in Title 22 while other non-regulatory information remains in a separate Specific Plan document outside of Title 22; 2) clarify that onsite alcoholic beverage sales are conditionally permitted in Zones CSLA NC, CSLA CC, CSLA MXD-1, and CSLA MXD-2 only if such sales are incidental to restaurants or other eating establishments (bars and cocktail lounges are prohibited); 3) clarify that offsite alcoholic beverage sales are conditionally permitted in establishments with floor area 10,000 SF or more in Zone CSLA MXD-2 only if such establishments are not liquor stores; 4) require a CUP for public K-12 schools and prohibit private K-12 schools in Zone CSLA CC; 5) clarify that mixed use developments are permitted in Zone CSLA CC; 5) allow short-term rental as an accessory use in Zones CSLA CC, CSLA MXD-1 and CSLA MXD-2; 6) allow shared kitchen complexes in Zone CSLA CC subject to a CUP; and 7) remove minimum parking requirements that are inconsistent with AB 2097.

h. Environmental Assessment No. RPPL2021011920

To consider a Programmatic Environmental Impact Report (EIR) prepared for the Metro Area Plan Project, including consideration for the CEQA Findings of Fact, and adoption of the Mitigation and Monitoring Program and the Statement of Overriding Consideration. Pursuant to CEQA reporting requirements, consider impacts to Aesthetics, Agriculture/Forestry Resources, Energy, Geology and Soils, Greenhouse Gas (GHG) Emissions, Hydrology/Water Quality, Land Use and Planning, Mineral Resources, Transportation, and Wildfire reduced to less than significant with mitigation measures. Pursuant to CEQA reporting requirements, consider significant and unavoidable impacts to the following: Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, Population and Housing, Public Services (Parks), Recreation, Tribal Cultural Resources, and Utilities and Service Systems.

Sponsors:

Indexes:

Code sections:

Attachments:

1. Metro Area Plan (MAP) Staff Report, 2. Exhibit A - Draft Resolution of the Regional Planning Commission, 3. Exhibit B - Detailed Project Description, 4. Exhibit C - Proposed Amendments to General Plan 2035, 5. Exhibit D - Metro Area Plan with Appendices (Public Hearing Draft), 6. Exhibit E - Existing Local Plan Land Use Designations and Equivalent General Plan Land Use Designations, 7. Exhibit F - Zone Change Maps, 8. Exhibit G - Florence-Firestone TOD Specific Plan Zoning Amendment Map, 9. Exhibit H - MAP Implementation Ordinance (Public Hearing Draft), 10. Exhibit I - Detailed Summary of the MAP Ordinance, 11. Exhibit J - Willowbrook TOD Specific Plan, 12. Exhibit K - CSLA TOD Specific Plan, 13. Exhibit L - Final PEIR wFindings & SOC, 14. Exhibit M - MAP Outreach Summary, 15. Exhibit N - Public-Hearing-Notice, 16. Exhibit O - Public Correspondence, 17.

Exhibit P - Staff Recommended Revisions to the Metro Area Plan, 18. Exhibit Q - Staff Recommended Revisions to the Metro Area Plan Implementation Ordinance, 19. MAP Project Website, 20. MAP RPC Supplemental Staff Report 2023.09.07, 21. Supplemental Memo Exhibit A - Additional Staff Recommended Revisions to the Metro Area Plan, 22. Supplemental Memo Exhibit B - Revised Metro Area Plan Land Use Policy Map, 23. Supplemental Memo Exhibit C - Revised Zone Change Maps, 24. Supplemental Memo Exhibit D - Additional Staff Recommended Revisions to the MAP Ordinance, 25. MAP RPC Supplemental Staff Report 2023.09.12, 26. Supplemental Memo #2 Exhibit A - Additional Public Comments, 27. MAP RPC Supplemental Staff Report 2023.09.14 FINAL, 28. Supplemental Memo #3 Exhibit A - Additional Public Comments, 29. Public Comment - 11-15-23, 30. Metro Area Plan Board Letter 1-30-24, 31. Attachments 1-6 Metro Area Plan Board Letter, 32. Attachments 7-14 Metro Area Plan Board Letter

| Date | Ver. | Action By | Action | Result |
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