

Legislation Details

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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

