THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2015-03108-(1)
ADVANCE PLANNING NO. 20150010
ZONE CHANGE NO. 201500010
ENVIRONMENTAL ASSESSMENT NO. 201500225
EAST LOS ANGELES ZONING CONSISTENCY UPDATE

WHEREAS, pursuant to Chapter 22.198 of the Los Angeles County Code ("County Code"), the County is authorized to adopt zone changes; and

WHEREAS, the County is authorized to adopt amendments to the County Zoning Ordinance, pursuant to the State Law (commencing with §65800 of the California Government Code):

WHEREAS, the County is authorized to prepare amendments to a general plan, pursuant to State Law (commencing with §65350 of the California Government Code); and

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 201500010 on July 31, 2019:

WHEREAS, the Regional Planning Commission finds as follows:

1. The unincorporated community of East Los Angeles (ELA) is located in the First Supervisorial District in the Metro Planning Area as designated by the LA County General Plan. The project area excludes the 3rd Street Specific Planning area. The ELA community is bounded by the City of Los Angeles to the west, the Cities of Alhambra and Monterey Park to the north, Monterey Park and Montebello to the east, and Commerce to the south.

2. The County Board of Supervisors adopted the ELA Community Plan on June 23, 1988, which included a zone change precise plan (Ordinance 880153, Zoning Case 88022, September 1988). Since then, zoning has been largely unchanged (except for the 3rd Street Specific Planning Area).

3. This zoning consistency project was initiated on June 8, 2016 at the Regional Planning Commission to address inconsistent land use issues in the remaining parts of ELA that were impacted due to mapping technology changes from printed maps to parcel-specific GIS maps. Bringing zoning and land use into conformance will allow businesses and property owners to upgrade or make changes on their properties without having to go through a zone change or plan amendment process.

4. Zone Change No. 201500010 will change the zoning of 78 parcels located throughout the ELA community to be consistent with the existing ELA Community Plan land use category and/or use.

5. Advance Planning No. 20150010 will change the existing land use category of 42 parcels located throughout the ELA community to be consistent with the existing zoning and/or use.

6. A total of 439 parcels were analyzed for consistency but only 120 parcels met the criteria for a zone change or plan amendment. On these parcels, no new activity or other changes were possible without first obtaining the appropriate zoning or land use category. The new zoning or plan categories being recommended for these parcels are based on an analysis of the existing use, zoning, and plan category on the properties. Further, the recommendations were analyzed for compatibility with surrounding zoning and land use policy.

7. The proposed zone changes will not result in intensification of land use. The proposed zone changes are consistent with the existing land use plan category or existing use. The proposed changes are no more intense than what is allowed by the existing zoning, land use policy or use.

8. The project does not propose any development or redevelopment of the parcels associated with the proposed Zone Change or Plan Amendment. Future land uses would be subject to appropriate review on a project by project basis including any applicable project-level CEQA review.

9. The ELA community is highly urbanized with a mix of buildings that are single-family and multi-family residential, commercial, and industrial. ELA is already built out. Future development will require additional review, which will ensure compatibility with the neighborhood character.

10. A Department of Regional Planning cross-division project working group held weekly meetings between July and October 2017 to review proposed zone changes and plan amendments across divisions.

11. Mailings about the zone changes and plan amendment were sent to properties impacted by either a zone change or plan amendments on July 2, 2018 and no objections were received.

12. An open house was held on March 30, 2019 at the East Los Angeles Library to provide information on the project and 25 attendees were present. Other County Departments were also present to provide information on their efforts in ELA, including the Department of Public Health, Department of Public Works, and the Department of Parks and Recreation. A project briefing was also provided to the

East Los Angeles Chamber of Commerce on July 26, 2017 and at the Maravilla Community Advisory Committee on March 5, 2019.

13. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.

14. County departments were consulted in the Project's development. Departments consulted include Public Works, Public Health, Parks and Recreation, and Fire. The Departments of Fire, Parks and Recreation, Public Health, and Public Works had issued no comments by the time this document had been drafted.

15. The project's Initial Study was provided to the California State Clearinghouse and was received on June 10, 2019. The comment period was 30 days through July 10, 2019.

16. Pursuant to the provisions of Sections 22.222.120 of the County Code, the community was appropriately notified of the public hearing by mail and newspaper. The public hearing notice was published in the East Los Angeles Tribune on June 27, 2019 and La Opinión on June 27, 2019. Additionally, over 12,859 public hearing notices were mailed to all property owners on June 26, 2019 within the ELA Community Plan area. Project information was made available to the public online and at the East Los Angeles Public Library. In addition, an interactive GIS web mapping app was created for the public to search for their property to see if it would be impacted by zone changes or plan amendments. The GIS web mapping app was made available and can be accessed at http://bit.ly/ELAconsistency.

17. Prior to the Commission's public hearing, staff received emails and phone calls from members of the public inquiring about impacts of zone changes or plan amendments on their properties. No objections were received to any proposed changes.

18. On July 31, 2019, the Commission conducted a public hearing to consider the approval of the East Los Angeles Zoning Consistency Update Project. At the July 31, 2019 hearing, staff presented the Project and heard from two speakers. One speaker testified to ask for an alternative zone change and plan amendment to what was recommended by staff. The Commission initiated a 10-minute recess for Staff and the speaker to attempt to reach a consensus. The change requested by the speaker would have resulted in spot land use policy category inconsistent with the surrounding land use policy. The speaker agreed to the changes as recommended by Staff. Another speaker cited several community issues, including parking, trash, and gangs, and the need for the issues to be addressed but which are issues

unrelated to the project. There were no other speakers. After the testimony, the Commission closed the public hearing, approved the Negative Declaration, and approved the resolution recommending approval of the project to the Los Angeles County Board of Supervisors. All five Commissioners (Smith, Louie, Shell, Moon, and Modugno) were present and voted to approve the project.

19. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Community Studies East Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Hold a public hearing to consider Project No. R2015-03108-(1), which includes (Advance Planning No. 201500010, Zone Change No. 201500010, and Env Assessment No. 201500225);

2. Adopt Zone Change No. 201500010, changing the zoning of properties for consistency with the ELA Community Plan land use policy designations; and

3. Adopt Advance Planning No. 201500010, changing land use policy designations of The ELA Community Plan for the purpose of zoning consistency;

4. Adopt the Negative Declaration, dated June 24, 2019, certify its completion and determine that the project will not have a significant impact upon the environment;

5. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan and ELA Community Plan;

6. That the Board determine that the recommended zone changes and plan amendments serve public health, safety and general welfare and conforms with good zoning practice and is compatible with and supportive of the goals and policies of the General Plan; and

7. That the Board of Supervisors hold a public hearing to consider the above recommended zone changes and Community Plan amendments.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on July 31, 2019.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By
Elaine Lemke
Assistant County Counsel

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date: July 31, 2019

NO