



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



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## REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	July 18, 2019	
MEETING DATE:	July 31, 2019	AGENDA 7 ITEM:
PROJECT NUMBER:	2015-03108-(1)	
PROJECT NAME:	East Los Angeles Zoning Consistency Update	
PLAN NUMBER(S):	ADV 201500010 / ZC 201500010 / ENV 201500225	
SUPERVISORIAL DISTRICT:	1	
PROJECT LOCATION:	East Los Angeles	
PROJECT PLANNER:	Norman Ornelas Jr, Regional Planner nornelas@planning.lacounty.gov	

### **RECOMMENDATION**

The Department of Regional Planning staff (Staff) recommends the Regional Planning Commission adopt the attached resolution recommending approval to the Los Angeles County Board of Supervisors the East Los Angeles Zoning Consistency Update (Project), Advance Planning No. 201500010, Zone Change No. 201500010, Environmental Assessment No. 201500225.

Staff recommends the following motion:

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE NEGATIVE DECLARATION WAS PREPARED PURSUANT TO THE STATE AND LOCAL CEQA GUIDELINE AND RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. 201500225).**

**I ALSO MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION RECOMMENDING APPROVAL OF THE EAST LOS ANGELES ZONING CONSISTENCY UPDATE TO THE LOS ANGELES COUNTY**

**BOARD OF SUPERVISORS, Advance Planning No. 201500010, Zone Change No.  
201500010, Environmental Assessment No. 201500225**

**PROJECT DESCRIPTION**

**A. Project**

The Project consists of the proposed East Los Angeles (ELA) Community Plan Amendment (Plan Amendment) and Zone Change, which would affect a total of 118 parcels located within the project area. The Project reviewed existing land use policy, zoning, and use on the subject properties and its vicinity to inform the recommended changes to achieve consistency.

Zone Change Number 201500010 will change the zoning of 77 parcels to be consistent with the existing Community Plan land use category and/or use.

Advance Plan Number 201500010 will change the existing land use category of 41 parcels to be consistent with the existing zoning and/or use.

The project does not propose any development or redevelopment of the parcels associated with the proposed Zone Change or Plan Amendment. Any future development is subject to appropriate review including any applicable project-level CEQA review on a project by project basis.

**B. Project Background**

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, properties with zoning inconsistency (the mismatch between zoning and land use policy category) have been brought to Staff's attention.

In 2014, the Board of Supervisors adopted the 3rd Street Specific Plan to promote transit-oriented development around the four Metro Gold Line Stations in ELA. As a result, zoning and land use policy was updated for parcels within the 3rd Street Specific Planning Area. However, the zoning has been largely unchanged since 1988 for properties in the ELA Community Plan outside of the 3<sup>rd</sup> Street Specific Planning Area.

This Project was undertaken to address inconsistent land use issues in the remaining parts of ELA outside of the 3<sup>rd</sup> Street Specific Plan Area. The zoning inconsistencies are remnants of mapping technology changes from printed maps to parcel-specific GIS maps. Although the prior zoning consistency project corrected most of the inconsistencies, these remaining parcels need to be cleaned up in order to avoid burdening property owners with zone change or plan amendment application for any changes they make on the property. The inconsistencies between the zoning and land use restricts the use of many parcels throughout ELA. 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.

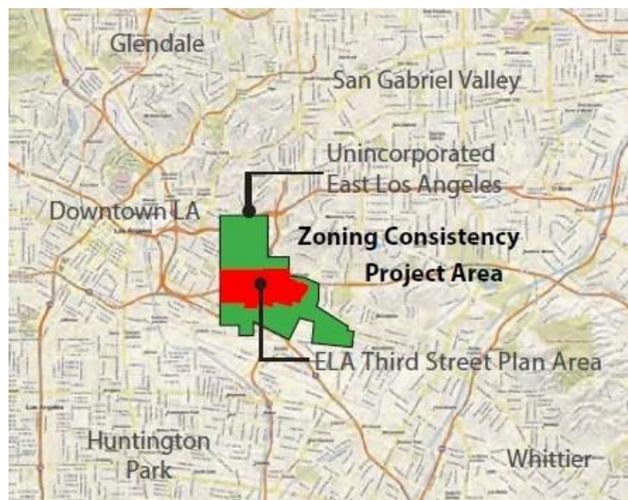
This Project came about as a result of certain property owners along Telegraph Rd who had R-3 zoning and a land use Category of C-M (Commercial Manufacturing). Currently, if the owners wanted to make any improvements to their properties, they would need to apply for either a zone change or plan amendment. Staff found that there were properties with inconsistencies throughout the unincorporated community of ELA. A motion was made by the Regional Planning Commission on May 26, 2016 to initiate an evaluation of the existing relationship between zoning and land use policy to identify parcels that have zoning inconsistency.

A total of 439 parcels were identified for consistency analysis, but only 118 parcels were affected by the inconsistencies. On these 118 parcels, no new activity or other changes were possible without first obtaining a zone change or plan amendment. The new zoning or plan categories recommended for these parcels are based on an analysis of the existing use, zoning, and plan category on the properties and their compatibility and consistency with the surrounding land use, zoning and land use policy to prevent spot zoning or spot land use categories and minimize non-conforming uses.

## **PROJECT LOCATION**

The unincorporated community of ELA is located in the First Supervisorial District within the Metro Planning Area as designated by the General Plan's Planning Areas Framework. The Project area is highlighted in green, the excluded area in red (Figure 1). 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.

**Figure 1. ELA Zoning Consistency Project Area Context Map (In Green)**



Proposed Zone Changes and Plan Amendments:

Exhibit D contains all of the proposed zone change and plan amendment maps in the ELA Community Plan area.

Plan Amendment Map:

Please see Exhibit D for maps of all the proposed plan amendments.

Zone Change Map:

Please see Exhibit D for maps of all the zone changes.

**ANALYSIS**

**A. Land Use Compatibility**

The proposed zone changes are consistent with the existing land use plan category or existing use. Similarly, the proposed plan amendments are consistent with existing zoning or existing use. The proposed changes will not result in intensification of use than what is already allowed by the existing zoning, land use policy, or use.

Please see Table 1 (Zone Change) and Table 2 (Plan Amendment) for details on the *existing* zoning/land use designation and the *proposed* zoning/land use designation.

**Table 1 (Zone Change)**

Existing Zoning	Existing Land Use Category	Existing Use	Proposed Zoning	# of Parcels
R-2: Single-family residence	Commercial/Manufacturing (CM)	Commercial	M-1	1
R-3: Limited multiple residence	Commercial/Manufacturing (CM)	Commercial/Industrial	C-M	19
R-3-P: Limited multiple residence, parking program	Community Commercial (CC)	Commercial/Government	C-2	2
R-4: Unlimited residence	Industrial (I)	Residential	M-1	1
R-4: Unlimited residence	Transportation Corridor (TC)	Right-of-Way Buffer	B	3
M-1: Light manufacturing	Community Commercial (CC)	Commercial	C-3	4

M-3: Unclassified Zone	Low-Medium Density Residential (LMD)	Residential/ Right-of-Way Buffer	R-2	25
M-3: Unclassified Zone	Transportation Corridor (TC)	Right-of-Way Buffer	B	5
IT: Institutional	Low-Medium Density Residential (LMD)	Residential	R-3	9
IT: Institutional	Commercial/Residential (CR)	Commercial	C-2	2
IT: Institutional	Commercial/Manufacturing (CM)	Industrial	M-1	1
O-S: Open space	Medium-Density (MD)	Institutional	R-3	2
O-S: Open space	Medium-Density (MD)	Institutional	C-3	2
O-S: Open space	Major Commercial (MC)	Institutional	C-3	1
<b>Total # of Parcels</b>				<b>77</b>

**Table 2 (Plan Amendment)**

Existing Zoning	Existing Land Use Category	Existing Use	Proposed Land Use Category	# of Parcels
R-3: Limited multiple residence	Commercial/Manufacturing (CM)	Commercial/ Residential	MD	4
R-3: Limited multiple residence	Medium-Density (MD)	Industrial	CM	1
R-3: Limited multiple residence	Industrial (I)	Commercial/ Industrial/ Residential	MD	19
R-4: Unlimited residence	Transportation Corridor (TC)	Right-of-way buffer	P	3
C-M: Commercial manufacturing	Medium-Density (MD)	Commercial	CM	1
M-1: Light manufacturing	Low-Medium Density Residential (LMD)	Residential	CM	5
M-3: Unclassified Zone	Transportation Corridor (TC)	Right-of-Way Buffer	P	5
O-S: Open space	Medium-Density (MD)	Institutional	P	1
O-S: Open space	Medium-Density (MD)	Institutional	MC	1
O-S: Open space	Major Commercial (MC)	Institutional	P	1
<b>Total # of Parcels</b>				<b>41</b>

## **B. Neighborhood Impact (Need/Convenience Assessment)**

Parcels with inconsistent zoning and land use may be subject to a zone change or plan amendment. This Project will fix these inconsistencies, enabling owners to apply for improvements without also needing to obtain a zone change or plan amendment.

## **C. Design Compatibility**

The Project does not propose any design changes as it is a project to correct zoning and land use policy. The Project itself does not propose or authorize any development. Future land use that occur pursuant to the proposed Project updates would be subject to applicable regulations and permits.

## **ENVIRONMENTAL ANALYSIS**

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA"), and the initial study concluded that this regulatory action will not have a significant effect on the environment. Based on the Initial Study, Staff has prepared a Negative Declaration for this project. The Commission finds that the proposed zone changes and plan amendments will not have a significant effect on the environment pursuant to the CEQA guidelines and the Los Angeles County Environmental Document Procedures and Guidelines, because the project brings the two into conformance and is not an intensification of what is already allowed by zoning or land use policy.

## **OUTREACH AND ENGAGEMENT**

### **A. County Department Comments and Recommendations**

LA County Department of Public Works, Parks and Recreation, Public Health and Fire were consulted. Staff has not received any comments at the time of report preparation.

### **B. Project Outreach and Engagement**

An open house was held on March 30<sup>th</sup> with 25 attendees at the East Los Angeles Library to provide information on the project. Other County Departments were also present to provide information on their efforts in East LA, 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. On July 2, 2018, letters were sent to each of the 118 properties affected, informing each of the intent to change either the zoning or plan category and giving each property owner the opportunity to voice their concerns or objections. To date, no objections have been received from the affected property owners.

**C. Public Comments**

Staff sent 12,859 public hearing notices to all property owners in the ELA Community Plan area and received inquiries on the phone and through email to mostly inquire if their property would be impacted. No objections were received to any proposed changes.

**D. Public Comments**

Staff has not received any comments at the time of report preparation.

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Report  
Reviewed By:   
Mi Kim, Supervising Regional Planner

Report  
Approved By:  FOR AP  
Deputy Director

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Zone Change Ordinance
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Resolution
EXHIBIT D	GIS Maps
EXHIBIT E	Environmental Determination and Initial Study
EXHIBIT F	Agency Correspondence