



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 26, 2016

TO: Doug Smith, Vice Chair
David W. Louie, Commissioner
Laura Shell, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Carmen Sainz, Supervising Regional Planner
Community Studies East Section
Advance Planning Division

**PROJECT NO. R2015-03108-(1)/ ADVANCE PLANNING CASE NO. 201500010 /
ZONE CHANGE NO. 201500010/ ENVIRONMENTAL REVIEW NO. 201500225, EAST
LOS ANGELES ZONING CONSISTENCY UPDATE, REGIONAL PLANNING
COMMISSION MEETING: JUNE 8, 2016 – AGENDA ITEM NO. 6**

At your meeting on June 8, 2016, the Community Studies East Section staff will provide an overview of the East Los Angeles Zoning Consistency Update Project and will recommend that your Commission take action to initiate the preparation of a zone change ordinance and potential plan amendment that will allow for a cleanup of inconsistencies between adopted zoning and land use policy under the 1988 East Los Angeles Community Plan (Community Plan).

BACKGROUND

In 1978, the Los Angeles County Board of Supervisors (Board) adopted a community plan for the unincorporated community of East Los Angeles (ELA). In 1988, there was an update to the 1978 plan, resulting in the current Community Plan and a new East Los Angeles Community Standards District (CSD) to implement the policies and objectives of the previous planning efforts. This update included a zone change precise plan (Ordinance 880153, Zoning Case 88022, September 1988). Since then, there have been a series of minor updates to the CSD, such as those to encourage development in particular areas, promote pedestrian improvements, and enhance aesthetics throughout the community.

Zoning was updated for parcels within the East Los Angeles Third Street Plan area in 2014 as part of adoption of the East Los Angeles Third Street Form-Based Code Specific Plan, but, apart from those updates, zoning for the remainder of the Community Plan area has been largely unchanged since adoption of the Community Plan in 1988.

Title 7 (Planning and Land Use) of the California Government Code requires zoning to be consistent with any adopted general plan, and Section 22.12.090 (Consistency with General Plan) in Title 22 (Planning and Zoning) of the County Code specifies that, when the zone classification and general plan are not in conformance with one another, building permits may only be issued for uses that are in conformance with both the zone and general plan, which would be the Community Plan in this location.

Inconsistencies between the zoning and the land use is restricting the range of potential conforming uses for a number of parcels throughout ELA. This zoning consistency study applies only to the parcels that are within the Community Plan area but outside of the boundaries of the East Los Angeles Third Street Plan (see Attachment 1).

ZONING CONSISTENCY PROCESS/BENEFITS

Staff conducted a GIS analysis to evaluate the existing relationship between zoning and land use and to identify areas within the community of ELA that currently have combinations of zoning and land use designations that are inconsistent. Staff has identified any ongoing zoning enforcement, permits, and current planning issues related to the zoning inconsistencies and has conducted field work to document existing conditions in the areas that are affected by the inconsistencies. Addressing the inconsistencies may reduce barriers to development activities, such as property improvements or addition of new uses in the affected areas.

Additionally, staff worked with individual property owners that have made inquiries related to the zoning inconsistencies, to keep them apprised of the project status, help them understand the impact the zone changes may have on their land development tasks, and assist them in finding workable solutions to enforcement, permitting, or other plan review and approval issues while this zone change ordinance is drafted.

The goal of the zoning consistency project is to recommend zone changes only in locations where the adopted zoning is in direct conflict with the adopted land use policy—providing consideration for existing land uses and seeking to both minimize the extent of zone changes and avoid altering the original intent and goals of the 1988 Community Plan—while still adhering to good zoning practice. Ideally, the proposed zoning would maintain or encourage creation of buffers between incompatible land uses and would avoid creation of areas with a large amount of new legal non-conforming uses. Such areas may experience future land use conflicts related to neighboring incompatible land uses and may lack viable solutions that are enforceable through the zoning code. For inconsistencies that cannot be addressed by zone changes or that appear to be the result of past mapping errors, staff proposes minor adjustments to the Land Use Policy Map and a text amendment to clarify ambiguous language in the Community Plan.

STAFF RECOMMENDATION

Based upon the foregoing, staff recommends the following Regional Planning Commission actions:

- Instruct the Department of Regional Planning to prepare a zone change ordinance to address inconsistencies between adopted zoning and land use policy contained in the Community Plan, which is a component of the General Plan.
- Instruct the Department of Regional Planning to prepare a plan amendment to modify and clarify certain provisions contained in the text of the Community Plan and its Land Use Policy Map to address inconsistencies that cannot be corrected solely through zone changes.
- Instruct the Department of Regional Planning to coordinate with other County departments, including, but not limited to, County Counsel, the Department of Public Works, and the Fire Department, to update the zoning map and Community Plan accordingly.

NEXT STEPS

Staff will conduct outreach about locations of proposed zone changes and will prepare the requested amendments for public hearing before your Commission.

SUGGESTED MOTION:

I move that the Regional Planning Commission instruct the Department of Regional Planning to prepare an ordinance to change the zoning map as referenced in Section 22.16.230 (Maps) in Title 22 (Planning and Zoning) of the County Code.

I also move that the Regional Planning Commission instruct the Department of Regional Planning to prepare a plan amendment to modify certain land use policy boundaries to address zoning inconsistencies and to clarify certain definitions and standards within the East Los Angeles Community Plan related to land use categories.

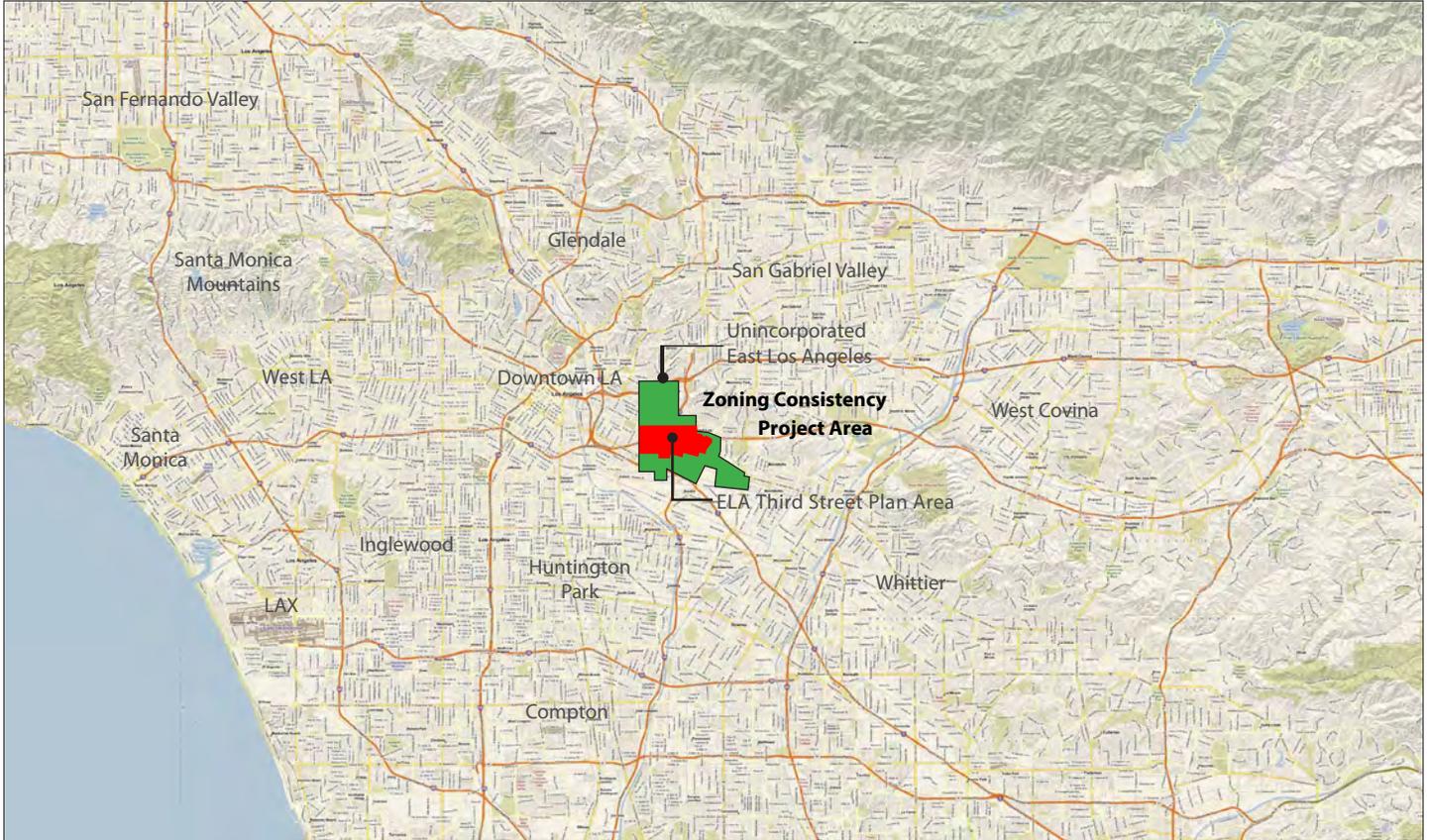
I also move that the Regional Planning Commission instruct the Department of Regional Planning to coordinate with other County departments, including, but not limited to, County Counsel, the Department of Public Works, and the Fire Department, to update the zoning map and Community Plan accordingly.

If you need further information, please contact Amanda L. Reeck at (213) 974-6425 or AReeck@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m.

CS:ALR:alr

Attachment: Map

ATTACHMENT 1



EAST LOS ANGELES ZONING CONSISTENCY PROJECT, REGIONAL CONTEXT MAP

Map Credit: Image modified from East Los Angeles Third Street Plan (2014), page 2.