THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
EAST LOS ANGELES THIRD STREET FORM-BASED CODE AMENDMENT
PROJECT NO. 2019-001930-(1), RPPL2019003487

WHEREAS, pursuant to Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800) and Chapter 22.244 of the County Code, the County is authorized to adopt amendments to Title 22 of the County Code;

WHEREAS, in 2014 the County adopted the East Los Angeles Third Street Specific Plan and Form-Based Code ("Ordinance");

WHEREAS, the Regional Planning Commission of the County of Los Angeles ("Commission") has conducted a public hearing in the matter of the East Los Angeles Third Street Form-based Code Amendment, Project No. 2019-001930-(1) on July 31, 2019, which includes amendments to Title 22 of the County Code consisting of minor technical edits to clarify requirements and make standards and requirements easier to understand and implement; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The unincorporated community of East Los Angeles is located in the First Supervisorial District, in the Metro Planning Area as designated by the General Plan. Located to the east and south of the City of Los Angeles, west of the Cities of Monterey Park and Montebello, and north of the City of Commerce, the community is accessed via I-10, I-710, I-5, and SR-60 freeways. The project area is located in the center of East Los Angeles, spanning the width of the community and directly surrounding I-710 and SR-60 freeways. The Metro Gold Line runs through the center of this area.

2. Originally adopted in 2014, the East Los Angeles Third Street Specific Plan, and the implementing ordinance, the East Los Angeles Form-Based Code, are intended to guide and foster transit-supportive development around the Metro Gold Line stations, as well as stabilize and enhance adjoining residential neighborhoods. The Ordinance established new development standards and strategies to encourage and support a sustainable, transit-supportive community.

3. Since the adoption of the Ordinance in 2014, Regional Planning Department staff from Current Planning and Land Use Regulation Divisions have proposed several adjustments to the Ordinance to correct errors and add additional clarifying language to existing standards and administrative procedures. These comments were collected since the adoption of the Ordinance and reflect the perspective of numerous staff members that work with the standards, including staff from the field office, zoning permits, and zoning enforcement. This project was initiated by

Departmental staff to amend existing standards according to the list of corrections and comments collected over the years from various users.

4. The project (Project No. 2019-001930-(1)) is a proposal to consider amendments to the County Code, to correct errors and add additional clarifying language to existing standards and administrative procedures to make the Ordinance easier to understand, use, and implement. The proposed amendment to the Ordinance includes updates to the following:

   - Typographical Corrections. Several typographical errors were present in the Ordinance as it was adopted in 2014. The project proposes corrections to these typographical errors.

   - Additional Clarifying Language. The project proposes additional clarifying language to Ordinance standards and definitions to make them easier to understand and implement. This additional language is also added to make the intent of the Specific Plan clearer and to improve the clarity and readability of the Ordinance.

   - Land Use Type Chart Reorganization. The building type and land use chart was updated to bring building form, use, and permit type into one table. These standards, which were located throughout the document are now consolidated into one master use table. The intent of this update is to consolidate existing standards into one easily referenced format and therefore make the code easier to use for staff and applicants.

   - Reference Photos. The Ordinance contains photos for visual reference. The project proposes to include additional reference photos, which are intended to make the standards easier to understand and implement.

   - Title 22 Code Reference Updates. The Technical Update (TU) to Title 22 of the Los Angeles County Zoning Code became effective earlier this year. TU provided a conversion table for any Title 22 reference citations in the specific plan. Instead of relying on the conversion table, the entire document has been updated with TU code references.

5. A staff level workgroup was convened between representatives of Zoning Permits East, Zoning Enforcement, the Land Development Coordinating Center, and Community Studies East. This workgroup met on an approximately monthly basis throughout the project timeline to go over the proposed changes. During these meetings, staff analyzed use cases for the proposed technical changes and suggested additional changes based on implementation scenarios. Zoning Enforcement staff provided valuable insight as to current enforcement activities in the area and how the proposed standards can be clarified to mitigate potential

procedural inconsistencies. Zoning Permits and Land Development Coordinating Center staff provided input as to how the proposed technical changes would affect specific Transect Zones. They also provided input as to the impact the proposed changes would have on the development process. The proposed Ordinance draft reflects the ultimate consensus of the workgroup.

6. On March 30, 2019, a community meeting was held to update the community about the proposed technical changes in the Form-base Code Amendment. The community meeting was held in an open-house style to provide direct and straightforward information to community members about how they would be impacted. Since this community meeting, no substantial changes to the intent of the standards in the proposed Ordinance were made.

7. County departments were consulted in the project's development. Departments consulted include Public Works, Public Health, Parks and Recreation, and Fire. The Departments of Parks and Recreation, Public Health, Public Works, and Fire issued clearances and had no comments on the project.

8. 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, staff from Regional Planning determined that an Exemption is the appropriate environmental documentation for this project under CEQA. Amendments are proposed in order to correct errors and add additional clarifying language to existing standards and administrative procedures. The Project is intended to provide these changes to existing standards in order to make the Ordinance easier to understand, use, and implement. The project qualifies as a Class 5 Categorical Exemption (Minor Alterations to Land Use Limitations) under State CEQA Guidelines Section 15301, and per Guidelines Section 15061(b)(3) because the project is administrative in nature and consists of technical amendments to existing standards.

9. This Ordinance amendment supports the Los Angeles County General Plan ("General Plan") implementation program LU-9 requiring the development of community design guidelines. According to the General Plan, these design guidelines are intended to preserve and enhance the character-defining features of unincorporated communities.

   This amendment provides needed maintenance to an existing set of community design guidelines. The goals of this amendment are in line with the General Plan in that it enhances the usefulness and implementation of the existing Form-based code and Specific Plan.

10. On July 31, 2019, the Commission conducted a public hearing to consider an amendment to the East Los Angeles Third Street Form-based Code. At the July 31, 2019 hearing, staff presented the proposed amendment. Two speakers testified in opposition to the Project, citing several community issues, including parking, trash, crime, and graffiti, and the need for the issues to be addressed. There were no other speakers. After the testimony, the Commission closed the public hearing, found that the project is categorically exempt from CEQA (Class 5 Categorical Exemption, Minor Alterations to Land Use Limitations), 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.

11. The Commission finds that pursuant to Section 22.222.120 of the County Code, the community was properly notified of the public hearing by mail and by legal notice published by the East Los Angeles Tribune and La Opinion on June 27, 2019. Additionally, project materials, including the proposed ordinance amendment, were made available online on Regional Planning's website and at the East Los Angeles Library located within the community. On June 26, 2019, a total of 4,397 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within the East Los Angeles Third Street Specific Plan Area, as well as 5 notices to those on the courtesy mailing lists for the East Los Angeles, East Side Unit No. 1, East Side Unit No. 2, and East Side Unit No. 4 Zoned Districts and to any additional interested parties. The project was also advertised in the East Los Angeles Tribune and La Opinion. Project materials were sent to and displayed at the East Los Angeles Library.

12. 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 90 012. 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;

THEREFORE, BE IT RESOLVED, that the Regional Planning Commission recommends that the Board of Supervisors of the County of Los Angeles:

1. Find that the project qualifies as a Class 5 Categorical Exemption (Minor Alterations to Land Use Limitations) pursuant to State and local CEQA Guidelines.

2. Hold a public hearing to consider the proposed amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code, to amend the East Los Angeles Third Street Form-Based Code; and

3. Adopt an ordinance containing amendments to Title 22 recommended by this Commission, and determine that the amendments are compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of 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: 5

Dissenting:

Abstaining:

Absent:

Action Date: July 31, 2019

MKK:JD