



Metro Area Plan

East Los Angeles East Rancho Dominguez Florence-Firestone Walnut Park
West Athens-Westmont West Rancho Dominguez-Victoria Willowbrook

Community Advisory Committee (CAC) - Special Meeting

May 26, 2022, 5.00 – 6.30pm (via Zoom)

Meeting Summary

CAC Attendees

East Los Angeles

Alberto Caracoza - Acaracoza@gmail.com - Present
Ariana Rodriguez (Vision City Terrace) - arianar619@gmail.com - Present
Pamela Agustin-Anguiano - pamela@eastsideleads.org - Present
Monica Mejia (ELACC) - mmejia@elacc.org - Present

Florence-Firestone

Steve Quinonez - carlitosauto@yahoo.com - Not Present

Walnut Park

Milton Hernandez Nimatuj (CBE) - nimatuj@cbecal.org - Not Present
Jennifer Ganata (CBE) jganata@cbecal.org - Present
Melissa Gonzalez - melissagonzalez711@gmail.com – Present
Esteban Garcia - esteban.garcia.gar@gmail.com – Present

East Rancho Dominguez

Sinetta Farley - erdominguezca@yahoo.com - Present

West Athens-Westmont

Judy Calvin - happyjec@yahoo.com – Not present

West Rancho Dominguez

Dr. Angila Rominous - romious1@aol.com - Present

Project team Attendees

LA County DRP

Patricia Hachiya, Rich Marshalian, Tina Fung, Erica Gutierrez, and Tahirah Farris

Oher DRP Attendees

Thuy Hua, Alejandrina Baldwin, Ayala Scott

Dudek

Justin Nakhonthap



MEETING SUMMARY

This special CAC meeting provided more focused presentations and discussions on the following topics: Housing Element Update and Affordable Housing/Inclusionary Zoning, Accessory Commercial Uses (ACUs), Schools, and the Climate Action Plan (CAP). There was a significant amount of discussion and feedback throughout the meeting on these topics. The following information summarizes the feedback received during this special CAC meeting:

1. Introductions of all CAC members, including several new members
2. Presentation and background on the Housing Element Update including information on affordable housing/inclusionary zoning requirements
3. Discussion on where there will be proposed rezoning, which sites are feasible, and criteria for site selection now and in the future; there will be an opportunity to refine the selected sites but must comply with state law requirements.
4. Concerns raised about tenant-occupied units in rezoned sites and if rezoning will lead to displacement
5. Additional questions regarding housing, site selection, and methodology can be sent to: MetroAreaPlan@planning.lacounty.gov. There will also be a follow up email responding to the questions in the in chat in a follow up email.
6. Presentation on Accessory Commercial Uses (ACUs), which are less intense commercial uses that are accessory to residential uses, similar to home-based occupations, and serve to address unmet commercial needs in communities. These are meant to be neighborhood-serving uses, that encourage walking and fill gaps in communities. They can be internal, attached or detached (most visible).
7. Comments included concerns of overconcentration of alcohol-selling uses, as well as marijuana dispensaries, neither of which would be allowed as ACUs, as well as about maintaining the residential character of the neighborhood.
8. Discussion about how the process would work for a residents to establish ACUs on a property.
9. Discussion about desirable types of uses such as small grocery/retail stores, health/dental offices, outdoor dining, coffee shops and pet stores, places to hang out, that address diverse needs and wants of the community.
10. Discussion on the volume proposed of these types of uses, with information about some general guiding parameters for ACUs including potential size (500-750 square feet) in comparison to Junior Accessory Dwelling Units (ADUs)/Accessory Dwelling Units (ADUs), as well as proposed locations on corner lots only.
11. Concerns were also raised about the role of tenants in shaping these policies, and the power of landlords in these land use decisions; concerns raised again about anti-displacement strategies and tenant protections
12. Concerns were raised about new businesses and businesses such as food trucks taking business from established businesses, particularly in East Rancho Dominguez.
13. Concerns raised about where more housing will be in East Rancho Dominguez and where will there be room for this.



14. Presentation on charter schools/schools and concerns raised for these in East Los Angeles, as well as applicability of these concerns in other Metro Planning Area communities
15. Concerns raised included increased traffic and street obstructions especially during pick up/drop off (8am and 2pm) at charter schools, including cones, double-parked cars, children crossings, speeding at intersections, and pedestrian safety; other concerns included site selection and school design such as a converted grocery store to a charter school (e.g. KIPP) in East Los Angeles/Walnut Park/Florence-Firestone and appropriate infrastructure for schools at these locations (site location and traffic)
16. Presentation on the Climate Action Plan (CAP) draft, timeline and key climate actions for the Metro Planning Area including actions to reduce emissions, encourage more density near transit, and focus building decarbonization.
17. Questions regarding the CAP can be sent to Climate@planning.lacounty.gov.
18. Reminder about upcoming outreach/events in summer from middle of July through early August with more information on big ideas, including land use maps. Outreach will include both in person and virtual events during a three-week period. More information forthcoming in the next newsletter in mid-June and on our website: <https://planning.lacounty.gov/site/metroareaplan>.
19. In person meetings will occur at “Parks after Dark” events for several MAP communities; suggestions are needed for partners for our upcoming outreach for East Rancho and West Rancho Dominguez and West Athens-Westmont
20. Reminder about ELA Artwalk on July 30, 2022 could also be another good venue, please email any ideas regarding community outreach to: MetroAreaPlan@planning.lacounty.gov.
21. The presentation for this meeting will be emailed out to the group afterwards with more information.
22. Reminder that the next CAC meeting is scheduled for June 30th, 2022
23. Reminder that the Draft EIR and Draft Metro Area Plan (MAP) will be released in the fall 2022.



ATTACHMENT A: PRESENTATION SLIDES

Community Advisory Committee

Special Session – May 26, 2022



Agenda

1. Introductions
2. Housing Element Rezoning Program
3. Inclusionary Housing
4. Accessory Commercial Units
5. Schools
6. Climate Action Plan
7. Conclusion



Los Angeles County Housing Element Update

**Metro Area Plan
Community Advisory Committee**

May 26, 2022



Housing Element

- State law since 1969
- Must be updated periodically
- Planning period: 2021-2029
- Demonstrate capacity to meet Regional Housing Need Allocation

RHNA 2021-2029	Affordability				Total
	Very Low (<50% AMI*)	Lower (50 - 80% AMI*)	Moderate (80 - 120% AMI*)	Above Moderate (>120% AMI*)	
	25,648	13,691	14,180	36,533	90,052

*AMI = Area Median Income

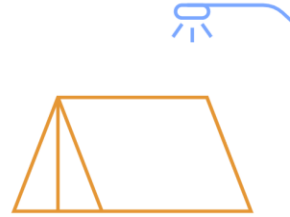


Housing Needs (unincorporated LA County)

- Demographic trends



- 55% of renter households are cost burdened



- In 2020, 6,088 people experiencing homelessness

- Housing trends

- 76% Single-family
- 90% of the housing stock is at least 30 years old



- 20% of households are overcrowded

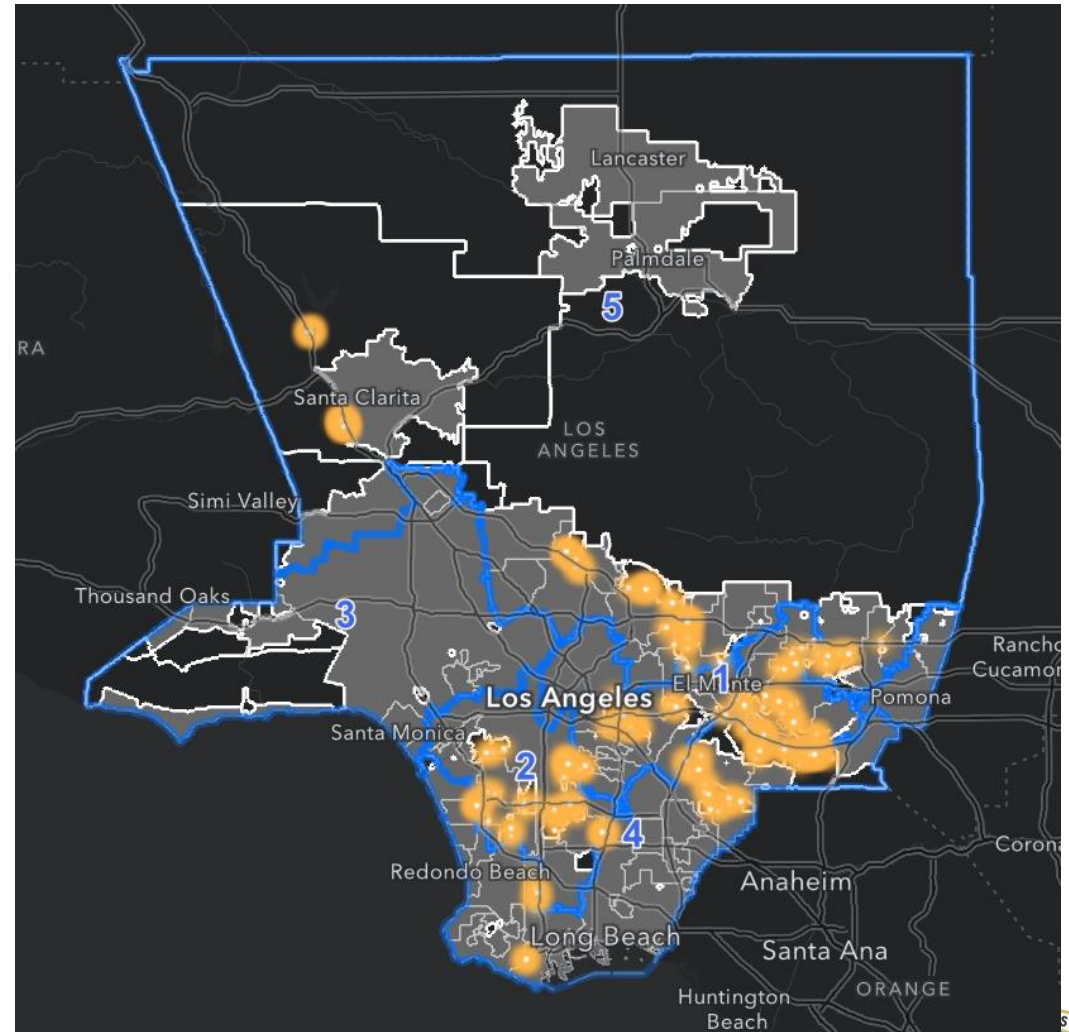


- 13% of households identify as seniors

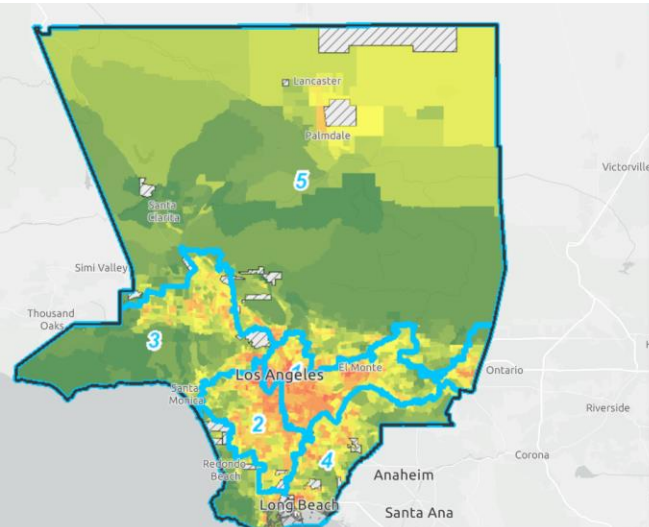
Housing Element – Sites Inventory and Rezoning

Sites Inventory

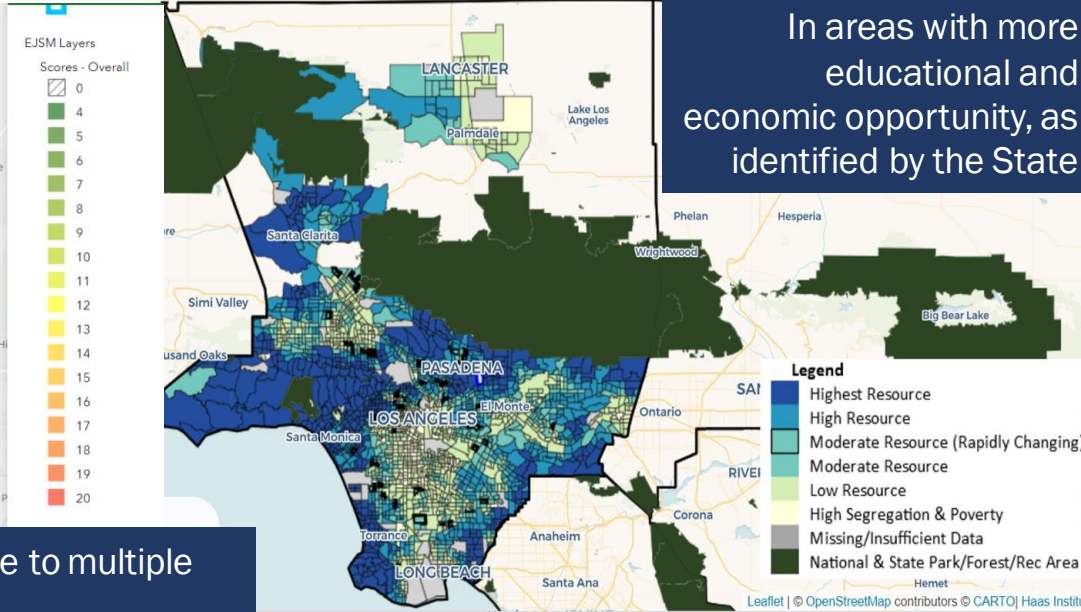
- There are not enough sites to accommodate the 90,000 units.
- Rezoning will ensure that there are enough sites with adequate densities so that the 90,000 homes could be built in the upcoming 8 years.



Rezone Criteria - Where should multi-family housing be built?



In areas less burdened by and vulnerable to multiple types of pollution and health risks



Outside of environmentally sensitive or naturally constrained areas

How likely is a site to be suitable for housing development?



Rezoning Program

- **Does NOT** require any property owner to do anything or build anything
- **Does NOT** require the County to build anything



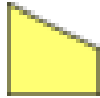
Interactive map

[Housing Element Update - Rezoning Program \(English\)](#)

[Housing Element Update - Rezoning Program \(Spanish\)](#)



Residential 18
Density: 0-18 units/acre



Residential 30
Density: 20-30 units/acre



Mixed Use
Density: 50-150 units/acre

PROPOSED LAND USE CATEGORY	PROPOSED ZONING (IF APPLICABLE)
H18 – Residential 18 (0-18 dwelling units/acre)	R-2 – Two-Family Residence
H30 – Residential 30 (20-30 dwelling units/acre)	R-3 – Limited Density Multiple Residence
MU – Mixed Use (50-150 dwelling units/acre)	MXD – Mixed Use Development



East Los Angeles



Mixed Use along Whittier, Atlantic and Beverly



Mixed Use
Density: 50-150 units/acre






East Rancho Dominguez



Mixed Use along Compton and Atlantic

Residential 30 along Alondra/Butler

-  Residential 18
Density: 0-18 units/acre
-  Residential 30
Density: 20-30 units/acre
-  Mixed Use
Density: 50-150 units/acre

West Athens-Westmont



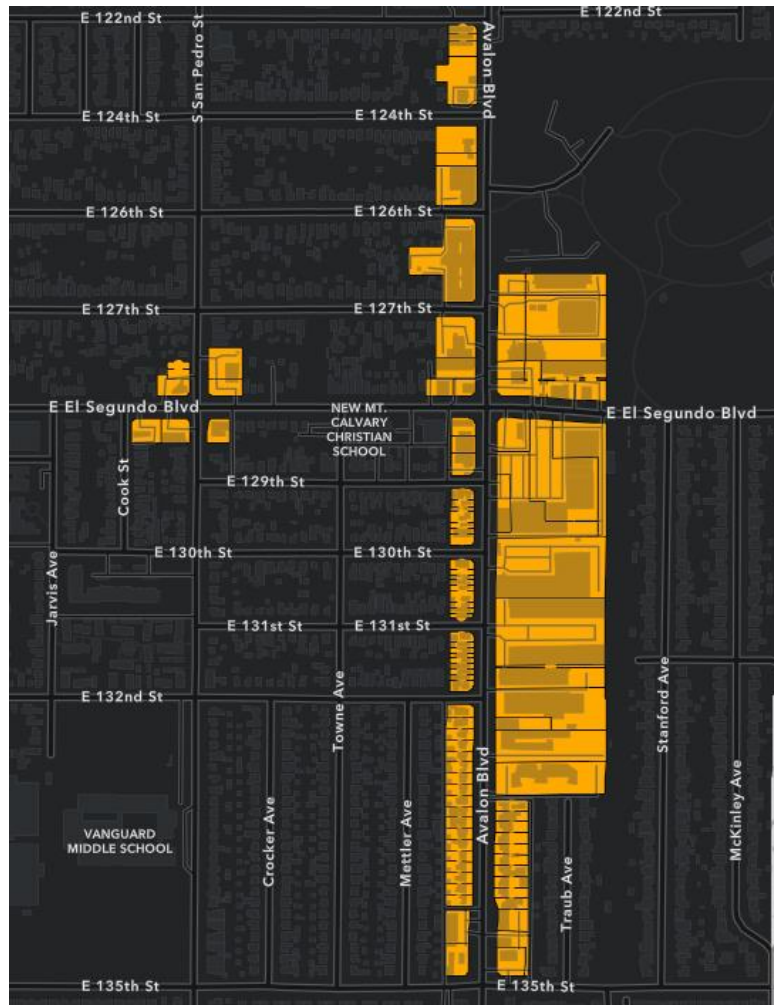
Mixed Use along
Normandie and Vermont



Mixed Use
Density: 50-150 units/acre



West Rancho Dominguez



Mixed Use along Avalon, El Segundo, and San Pedro



Mixed Use
Density: 50-150 units/acre



Willowbrook



Proposed zone changes to R-2 (Two-family Residence) on 132nd, 133rd, and Oris St

No density increase (remaining at 18 units/acre)

Walnut Park



Mixed Use on Florence, Santa Fe, Pacific, Seville



Mixed Use
Density: 50-150 units/acre

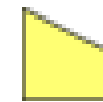


Florence-Firestone



Mixed Use on Compton, Gage, Central, Florence, Santa Fe

Residential 30 between Gage, Nadeau, Alameda, and Hooper



Residential 30
Density: 20-30 units/acre



Mixed Use
Density: 50-150 units/acre

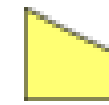


Florence-Firestone



Mixed Use on Compton, Gage,
Central, Florence, Santa Fe

Residential 30 between Gage,
Nadeau, Alameda, and Hooper



Residential 30
Density: 20-30 units/acre



Mixed Use
Density: 50-150 units/acre

Florence-Firestone



Residential 18 between
Firestone, Zamora, 89th, and
Compton



Residential 18
Density: 0-18 units/acre

Affordability Requirements

- New multifamily projects must set aside 20% of units as affordable to lower income households
- Applies to rezoning sites and existing adequate sites identified in previous Housing Elements



Affordability Requirements

- Inclusionary Housing Ordinance (2020)
 - 5 – 20% affordability requirement
 - No affordability requirement for rental projects in South LA, East LA or Antelope Valley or condominium projects in East LA or Antelope Valley
- Inclusionary Housing Ordinance Update (2023)
 - Feasibility study update
 - Affordability requirements would apply in addition to those on Housing Element sites, if supported by the study



Next steps – June 2023

- Adoption of Metro Area Plan
- Adoption of Inclusionary Housing Ordinance Update



More Information

Inclusionary Zoning

<https://planning.lacounty.gov/inclusionary>

Housing

<https://planning.lacounty.gov/housing>

For questions on specific zones, contact the Metro Area Plan team!

MetroAreaPlan@planning.lacounty.gov



Accessory Commercial Uses



Accessory Commercial Uses (ACU)

- Historic and culturally relevant building type
- Currently present (unregulated) in every MAP community
- Serving unmet needs in the community
- Helpful for community development



Accessory Commercial Use - Internal

- Generally able to blend in with existing building typology
- Similarities to Home-Based Occupations
- Difficult to determine extent of use



Accessory Commercial Use - Attached

- Can be mostly compatible with existing building typology
- Design might differentiate from residential use it is attached to
- Similar to garages, or converted garage ADU's



Accessory Commercial Use - Detached

- Separate from residential uses on site
- Potentially the most dissimilar designs from surrounding residential



Accessory Commercial Use - Discussion

- What concerns might you have with ACU?
- Are there uses you want to see?
- Are there uses you don't want to see?
- Do you have good/bad examples you want to share?



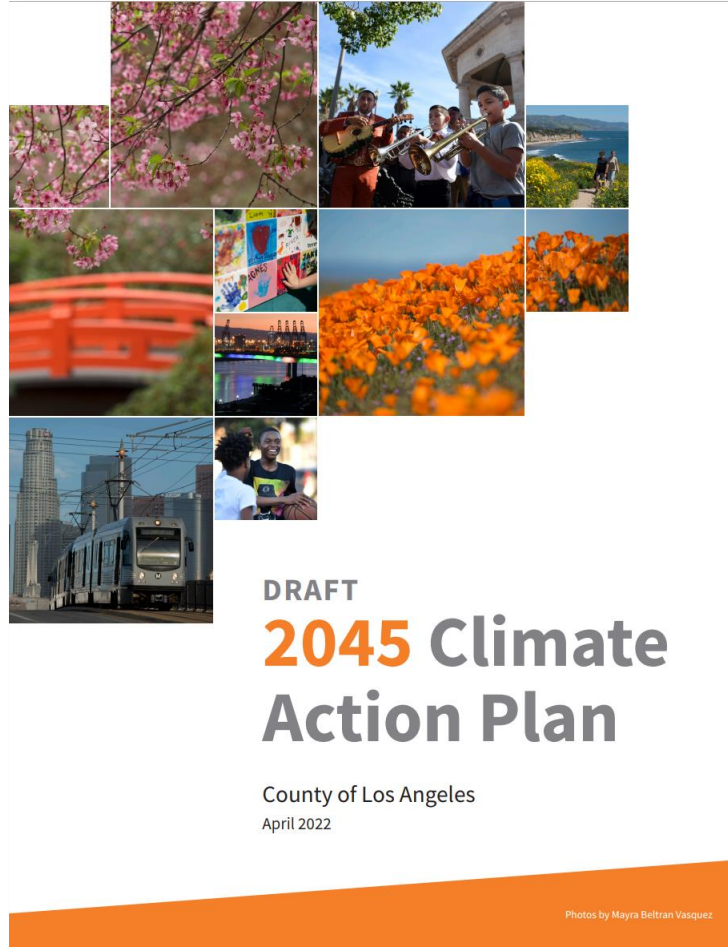
Schools



Schools - Discussion

- Concerns with Traffic / Circulation?
- Parking Issues?
- Student Drop-Off & Pick-up Problems?
- Safety Concerns?
- Operations, Events, and Activities?
- School Design?





Los Angeles County DRAFT 2045 Climate Action Plan



2045 Climate Action Plan

- **Los Angeles County General Plan** – The **Air Quality Element** includes a Climate Action Plan (CAP) which supports reduction of GHGs. The 2045 CAP is an update to the current plan.
- **2045 Climate Action Plan** – a **comprehensive roadmap** that outlines specific activities to reduce GHG emissions.
- **GHG** – stands for **greenhouse gases** that include carbon dioxide, methane, ozone and many more, which contribute to global warming.

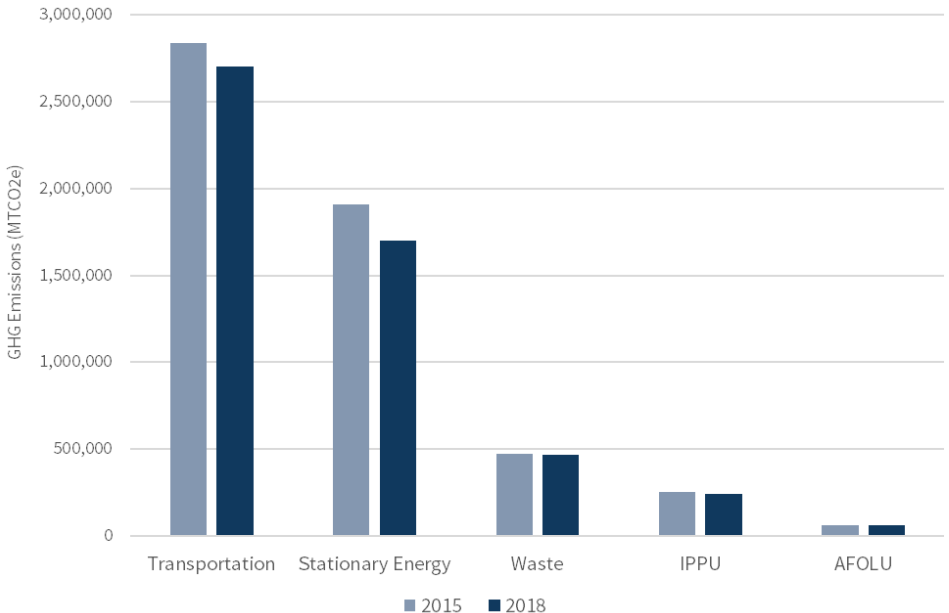


What is in the Draft 2045 CAP?

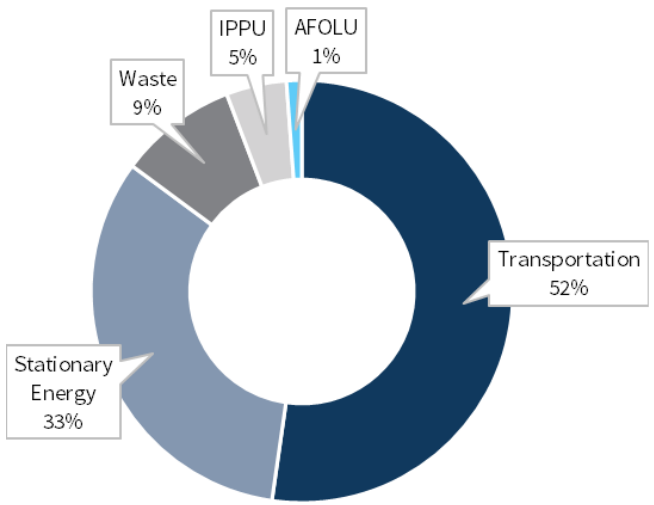
- **GHG Emission Inventory** – Unincorporated LA County GHG emissions for 2015 & 2018
- **Forecast** – GHG emission forecasts for years 2030, 2035, and 2045
- **Targets & Goal** – 2045 aspirational carbon neutrality goal + interim 2030 / 2035 targets
- **GHG Reductions** – 10 strategies, 25 measures, and ~90 actions
- **Implementation** – Implementation and monitoring plan, County department leads, funding sources, tracking metrics, timelines, and a consistency checklist for streamlining new projects' environmental review



GHG Emission Inventory



IPPU = Industrial Process and Product Use
AFOLU = Agriculture, Forestry, and Other Land Use



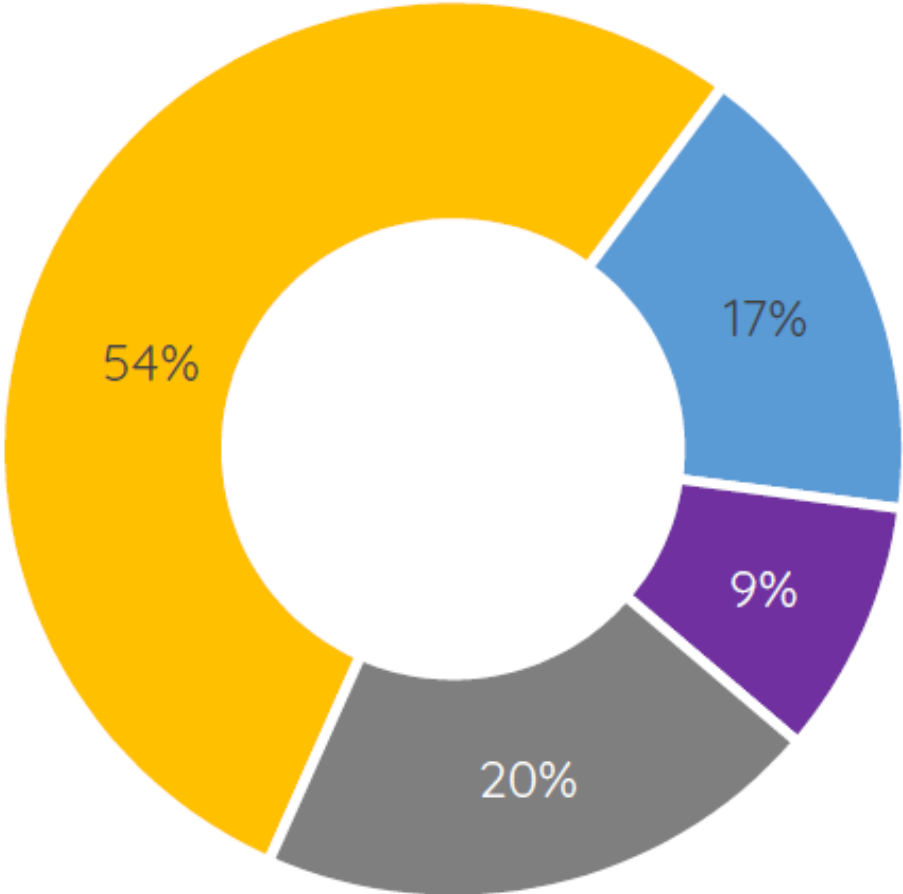
**2018 GHG Emissions:
5.2 Million MTCO₂e**



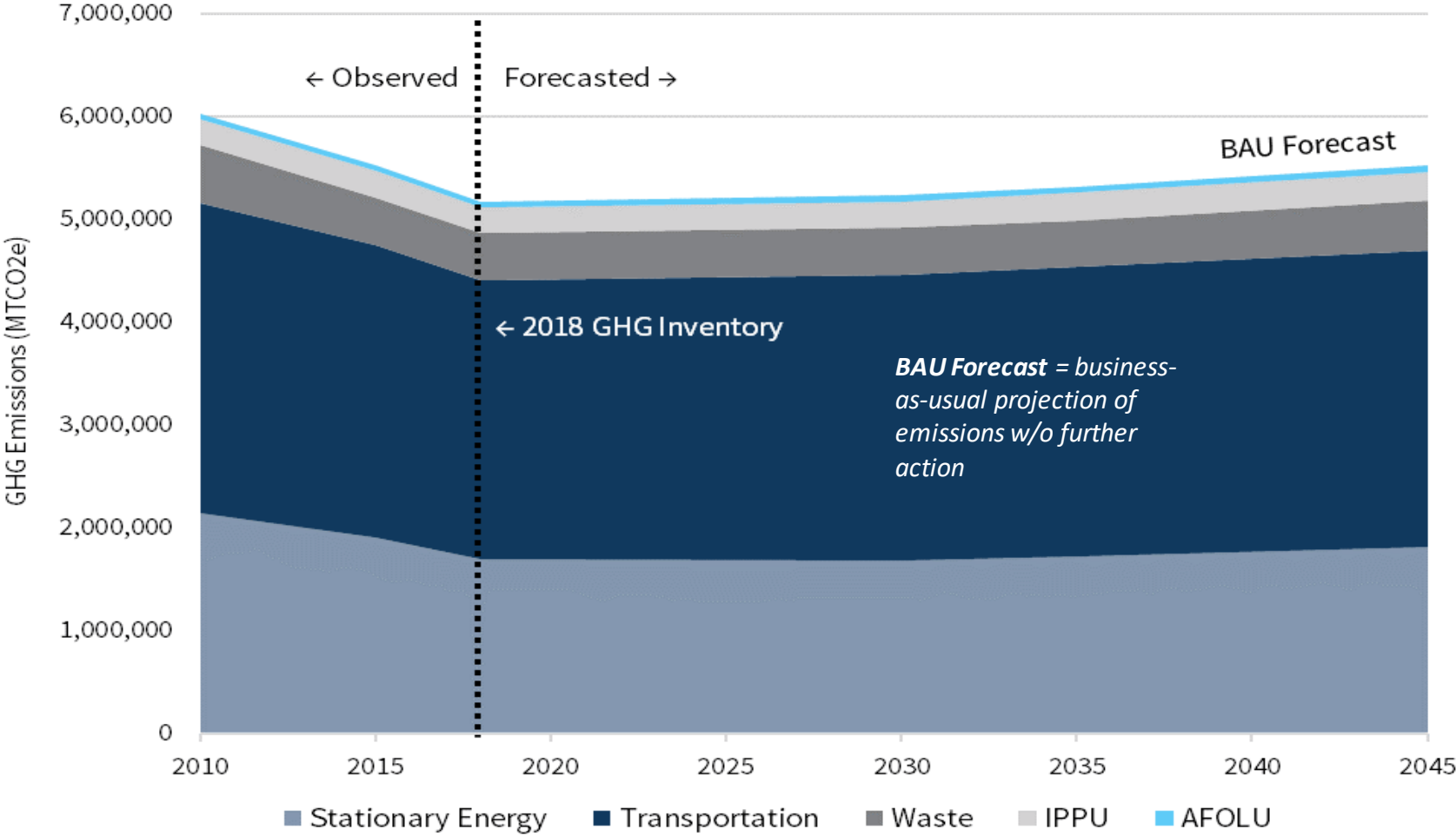
Community Profile – Metro Area Plan

Stationary Energy Emissions by Sector

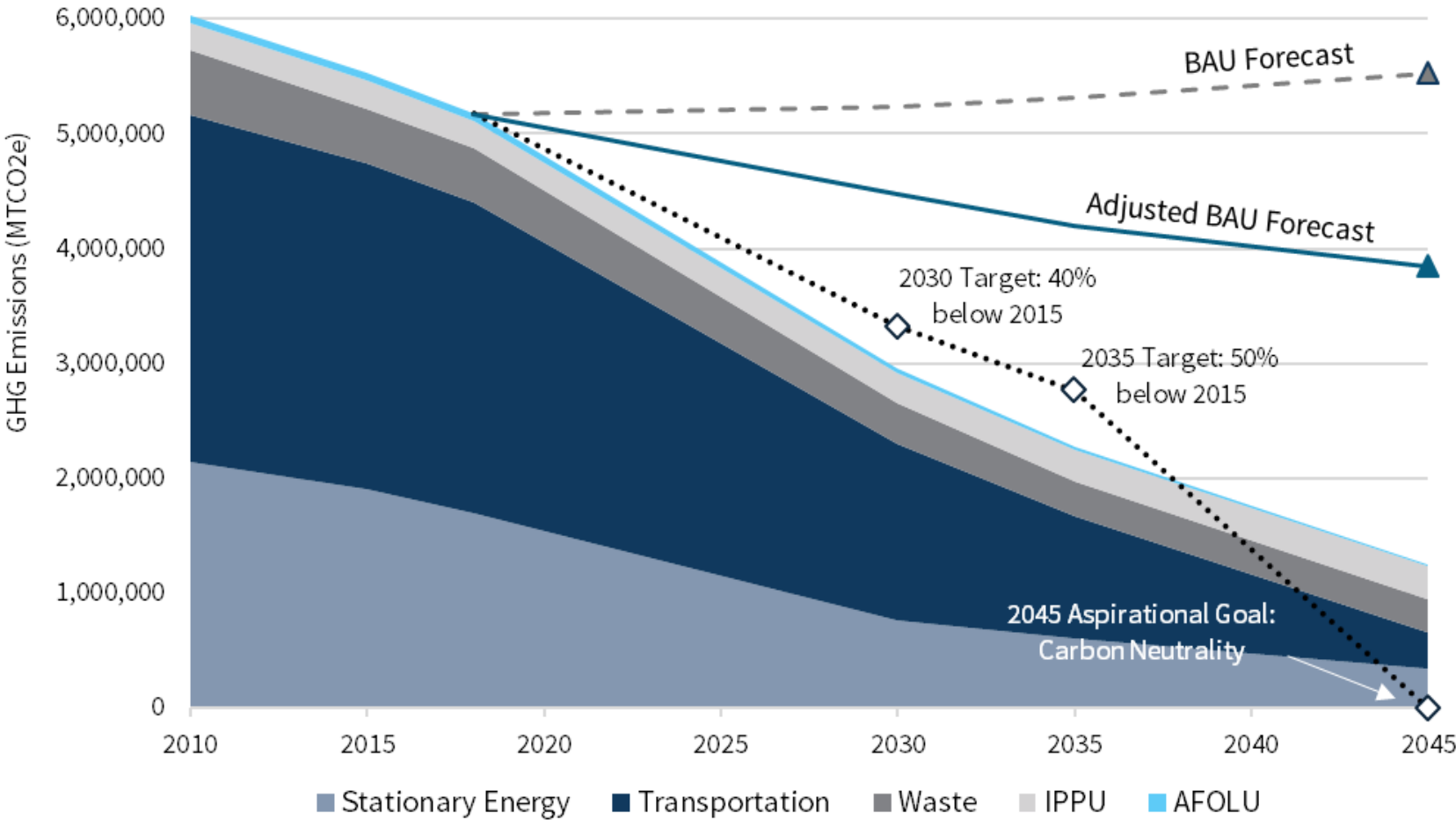
- Residential
- Commercial
- Institutional
- Industrial



GHG Emissions Inventory & Forecast



GHG Emissions Reduction Forecast



Strategies to Reduce GHG Emissions



Energy Supply

- Decarbonize the Energy Supply



Waste

- Minimize waste and recover energy and materials from the waste stream



Transportation

- Increase densities and diversity of land uses near transit
- Reduce single-occupancy vehicle trips
- Institutionalize low-carbon transportation



Agriculture, Forestry, and Other Land Use

- Conserve forests and working lands.
- Sequester carbon and implement sustainable agriculture



Building Energy and Water

- Decarbonize buildings
- Improve efficiency of existing building energy use
- Conserve water



Key Climate Actions – Metro Planning Area

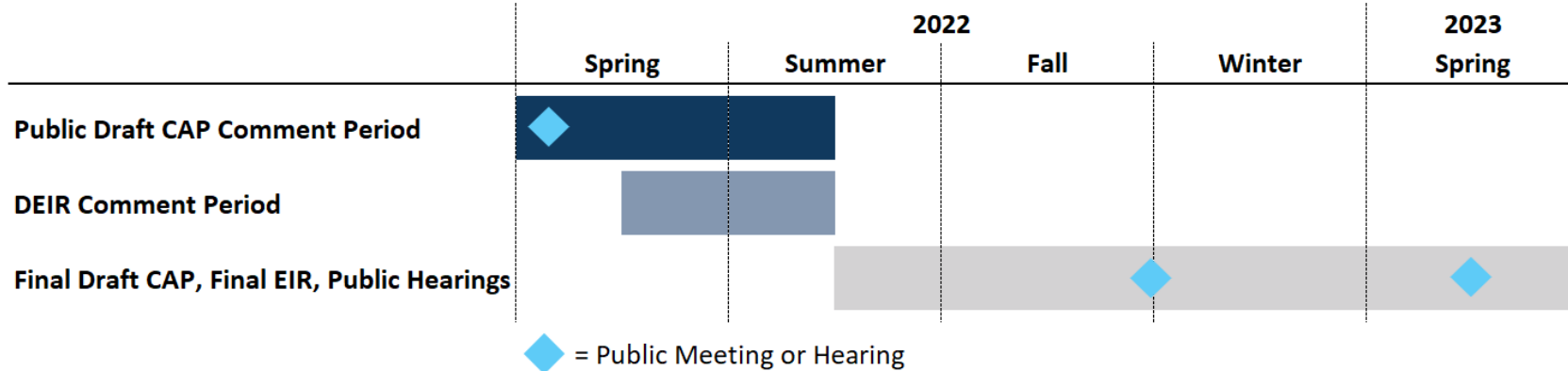
- Improve transit services
- Encourage density near high quality transit
- Reduce VMT and traffic congestion
- Encourage biking and active transportation
- Limit oil and natural gas production
- Reduce emissions from heavy duty trucks
- Focus on disadvantaged communities
- Reduce all sources of stationary energy emissions
- Focus on building decarbonization



Timeline and Next Steps

- **Draft 2045 CAP** – Written comments accepted through July 8, 2022
- **CEQA Review** – Written comments accepted through July 8, 2022
- **Final Draft 2045 CAP** – To be published in Fall 2022
- **Final EIR** – Regional Planning Commission and Board of Supervisors public hearings to start late 2022 to 2023

Anticipated Schedule - Subject to Change



Contact Information

Draft Climate Action Plan

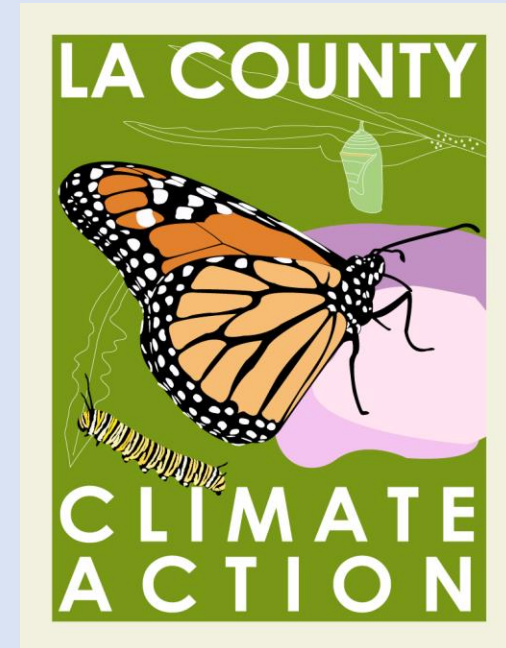
[Draft Climate Action Plan](#)

Climate Action Plan Project Webpage

<https://planning.lacounty.gov/climate/>

Project Email

climate@planning.lacounty.gov



Questions?

Email

MetroAreaPlan@planning.lacounty.gov

Website

planning.lacounty.gov/metroareaplan

