



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) Meeting #3
February 24, 2022, 5.00 – 6.30pm (via Zoom)

Meeting Summary

CAC Attendees

East Los Angeles

Alberto Caracoza - Acaracoza@gmail.com - Not present
Ariana Rodriguez (Vision City Terrace) - arianar619@gmail.com - Present
Pamela Agustin-Anguiano - pamela@eastsideleads.org - Present

Florence-Firestone

Steve Quinonez - carlitosauto@yahoo.com - Present

Walnut Park

Milton Hernandez Nimatuj - nimatuj@cbeal.org - Present
Melissa Gonzalez - melissagonzalez711@gmail.com – Present
Esteban Garcia - esteban.garcia.gar@gmail.com - Present

East Rancho Dominguez

Sinetta Farley - erdominguezca@yahoo.com - Not present

West Athens-Westmont

Judy Calvin - happyjec@yahoo.com – Present

Project team Attendees

LA County DRP

Patricia Hachiya, Tina Fung, Erica Gutierrez, Christina Tran, Tahirah Farris, Richard Marshalian, Leon Freeman

Dudek

Asha Bleier, Danielle Berger, Sarah Corder

MEETING SUMMARY

The CAC meeting #3 provided an overview of the Metro Area Plan’s outreach efforts and Round 1 results, including shared values and challenges, for the two (2) online introductory workshops, six (6) online visioning workshops, four (4) in-person open houses, online survey, and two (2) ongoing outreach stations at LA County Libraries. During the meeting, CAC members were also introduced to the Metro Area Plan Historic Context Statement research (overview slides attached). The following information summarizes the feedback received during CAC meeting #3:



1. Desire for regularly scheduled meetings and adequate time to review content prior to the meetings and deadlines for feedback.
2. Discussion on how the 500 ft. buffer was determined for industrial zoning. 500 ft. is the buffer typically used for agricultural, noise, and other studies and what is currently in the green zones. This map supports the 500 ft buffer: <https://500ft.psr-la.org/>
3. Discussion on what happens to existing uses that become “non-conforming” and how existing used will need to “clean up” their business to become conforming.
4. Discussion on the consideration of publicly owned spaces such as a portion of a park or school parking lot for gastro villages. The County noted public properties are harder to allow private businesses and the focus is on how to regulate on private properties at this time. As a follow-up, there was a suggestions to contact the LA Street Vendor Campaign and the California Street Vendors Coalition as resources. For privately owned land to become accessible to street vendors, the private property owner would need to apply through DRP.
5. Discussion of how residents and businesses are “noticed” of businesses coming in and comments were made that the 500 ft. notice buffer is too small. Follow-up comments noted expanding nearby universities and community concern over expansion.
6. Discussion regarding housing upzoning and what role can CAC members play in realizing more affordable housing. With the County looking at zoning regulations, e.g. in Florence Firestone through the TOD specific plan process, the County is putting in open space requirements and other design requirements that didn’t exist previously for multi-family housing developments that are being approved by-right. There is an opportunity to influence if CAC members have thoughts about that.
7. Discussion about DRP’s release on Feb 10 of a notice that a new market study showed that some of the MAP communities could potentially support inclusionary housing requirements. The notice read: “In approving the Inclusionary Housing Ordinance, the Board of Supervisors directed DRP to update the feasibility study after one year to assess whether the requirements could be applied to project types in communities where they were not initially found to be feasible. The draft market conditions update below examines recent trends to conclude that changes in market conditions support conducting a new economic feasibility study at this time.” CAC members were curious how the Metro Area Plan incorporate inclusionary housing and if they can get someone from housing policy team to talk about that topic.



ATTACHMENT A: OVERVIEW PRESENTATION SLIDES



Community Advisory Committee (CAC)

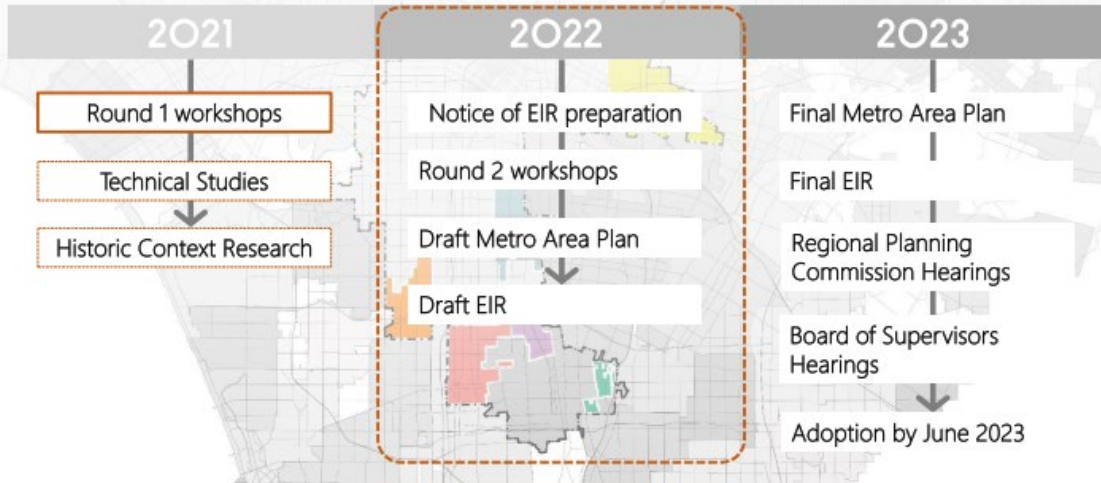
Meeting #3 – Feb 24, 2022

Agenda

1. Introductions
2. Metro Area Plan Updates
3. Historic Context Update
4. Big Ideas Concept
5. Next Steps and Future Meetings



Metro Area Plan – Project Updates



Public Outreach Schedule



Metro Area Plan

Project Timeline

Project Timeline Legend
 MAP - Metro Area Plan
 EIR - Environmental Impact Report
 HCS - Historic Context Statement





Historic Context Statement Overview

Sarah Corder
Task Manager, Dudek



Public Meeting Updates

Public meetings conducted on January 27 (MAP) and February 3 (FF).

Lots of representation for some communities, but not all.

All information/presentations are on the project website.

Project specific email was set up and distributed. MetroAreaPlan@dudek.com.

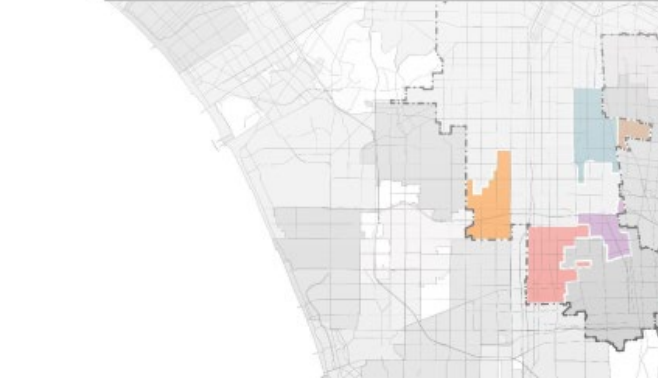
HCS information requested by the end of this week.

Online Project Mapping Tool on the project website.



How do you use the mapping tool?

¿Cómo se utiliza la herramienta del mapa interactivo?



Metro Area Plan - Historic Resource Mapper with ArcGIS Web AppBuilder

Metro Area Plan

Welcome! (English)

We are asking for your input on locations within one of the seven MAP communities that represent historically important resources.

Instructions for Adding Points

Follow the steps below to add a resource to the map.

1. Click the edit tool in the top-left corner of the map window. The editing window will appear.
2. Click the 'New Point', 'New Line', or 'New Polygon' icon in the editing window.
3. Click the location on the map where you would like to add a point, line, or polygon and follow the on-screen instructions.
4. Fill out the form and click the 'X' button in the upper right of the form window.



Research and Windshield Survey Updates

Preliminary research is completed.

Community information due tomorrow.

Windshield surveys of all communities are completed.

Community member meetings are ongoing.

Mapping tool information is being reviewed and incorporated into HCS.



Stakeholder Engagement Updates

HCS Stakeholder Engagement is Ongoing. Volunteers Needed!

Stakeholder Roles and Responsibilities:

- Assist with research efforts
- Identify important historic events/people and places in your community
- Review and provide feedback on project documents
- Encourage community involvement in the project
- Talk to people about the project, share the email and website info.
- Pin locations on the mapping tool
- Attend public meetings

Timeline – February-September 2022

Contact Information - MetroAreaPlan@dudek.com



Stakeholder Engagement Updates

Community Stakeholders (Confirmed)

Walnut Park - **Melissa Gonzalez (CAC Member)**

Florence-Firestone - **Juntos Florence-Firestone Together**

Willowbrook - **Reginald Johnson (WIN)**

Community Stakeholders (Needed)

East Los Angeles

East Rancho Dominguez

West Rancho Dominguez-Victoria

West Athens-Westmont



HCS Next Steps and Needs

Data collection closes tomorrow (Feb 25).

Encourage community members to continue to submit information via email.

Pin locations on the mapping tool.

Reviews of HCS Draft 1 start in March.

Next large format public meeting is in August.



Big Ideas

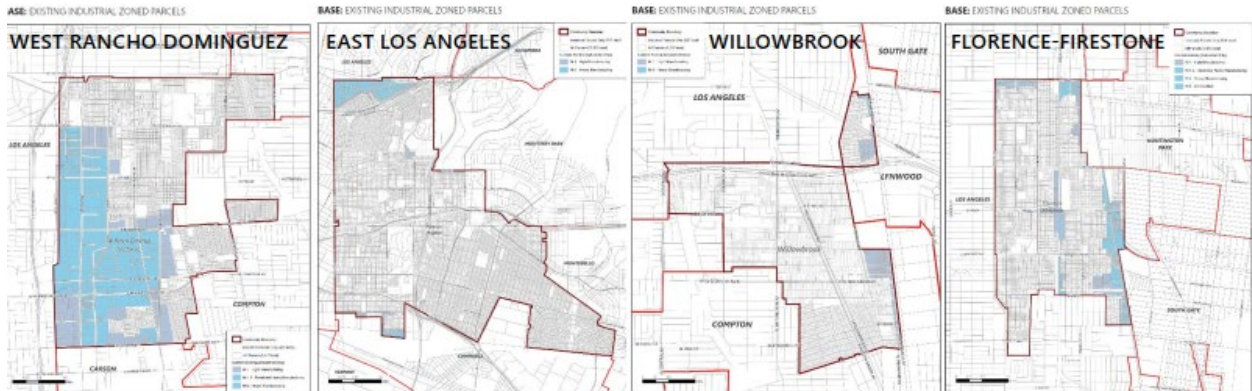
1. Tech/Research Industrial Use
2. Residential Land Use
3. Accessory Commercial Use
4. Food Trucks/Sidewalk Vending
5. Freeway Caps



1. Tech/Research Industrial Use

COMMUNITY CONTEXT

- 4 communities currently allow industrial uses: **West Rancho Dominguez, East Los Angeles, Willowbrook, and Florence-Firestone**
- During Round 1 of community outreach, **residential-industrial adjacency** emerged as a key issue to be addressed
- **Cleaner, better neighbors** to existing residential
- Opportunity to attract and facilitate **tech and research uses**

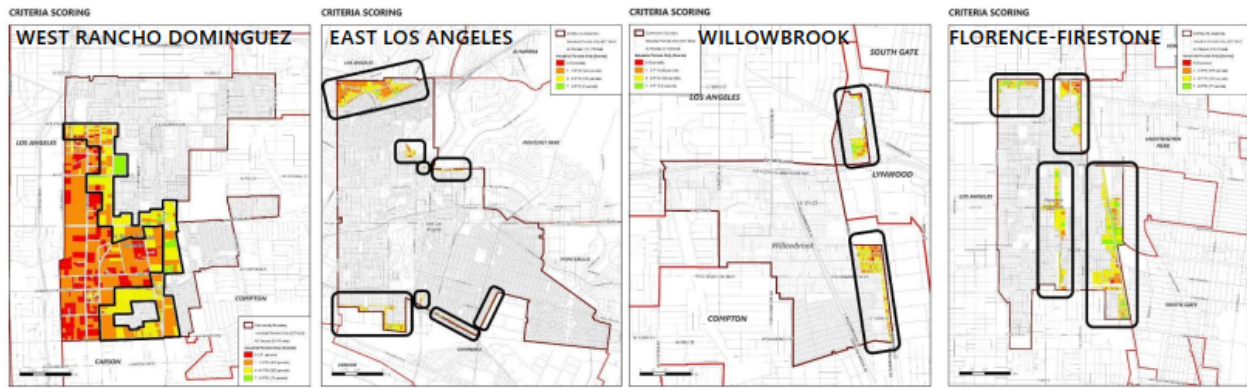




1. Tech/Research Industrial Use

PRELIMINARY RECOMMENDATIONS

- Create a new General Plan land use designation: **Industrial Research Park (IRP)** to supplement existing IL – Light Industrial, IH – Heavy Industrial, IO – Industrial Office, CM – Commercial Manufacturing
- Create a new zoning designation specifically tailored to R&D uses: **Manufacturing Research and Development (MRD)** to supplement existing M-1, M-1.5, M-2, M-2.5, M-3, M-4, and MPD
- Apply to parcels that are: **polluting**, within **500 ft of residential**, and likely to **redevelop**



2. Residential Land Use

POLICY AND COMMUNITY CONTEXT

- About **310,000 residents** across 7 MAP communities
- Compared to the entire LA County, these communities are **lower-income**, **predominantly minority**, and **underserved in low-resource** neighborhoods
- Recently adopted **Housing Element identified upzoning** on identified sites in each of the seven communities.
- MAP will implement **Housing Element land use and zoning recommendations**
- Focus on **community benefits** and **tenant displacement protections**





3. Accessory Commercial Uses

COMMUNITY CONTEXT

- Round 1 outreach identified a **lack of local retail and restaurants**
- Existing prevalence of **corner stores and tiendas**
- These promote and provide **local services, walkable neighborhoods, local entrepreneurship** and employment

Existing ACU's in the planning area



POLICY GOALS

- **Introduce local-serving commercial uses** in residential-only neighborhoods
- Create vibrant **"15-minute neighborhoods"** – **"third places"** of gathering and activity outside of home and work
- **Pathway of success for local entrepreneurs** and businesses
- **Formalize existing patterns** of use
- **Satisfy a demand for local, convenient access** to much-needed services and amenities.



4. Food Trucks and Sidewalk Vending

COMMUNITY CONTEXT

- **Street food is a defining characteristic, cultural identifier**
- Trucks and carts **address a clear need**
- Nuisance issues: **sidewalk encroachment, noise, odors, and food safety**
- During Round 1 of community outreach both aspects were raised:
 - **Making it easier to sell food** on the street
 - **Regulating the impacts**



East Rancho Dominguez



4. Food Trucks and Sidewalk Vending

POLICY GOALS

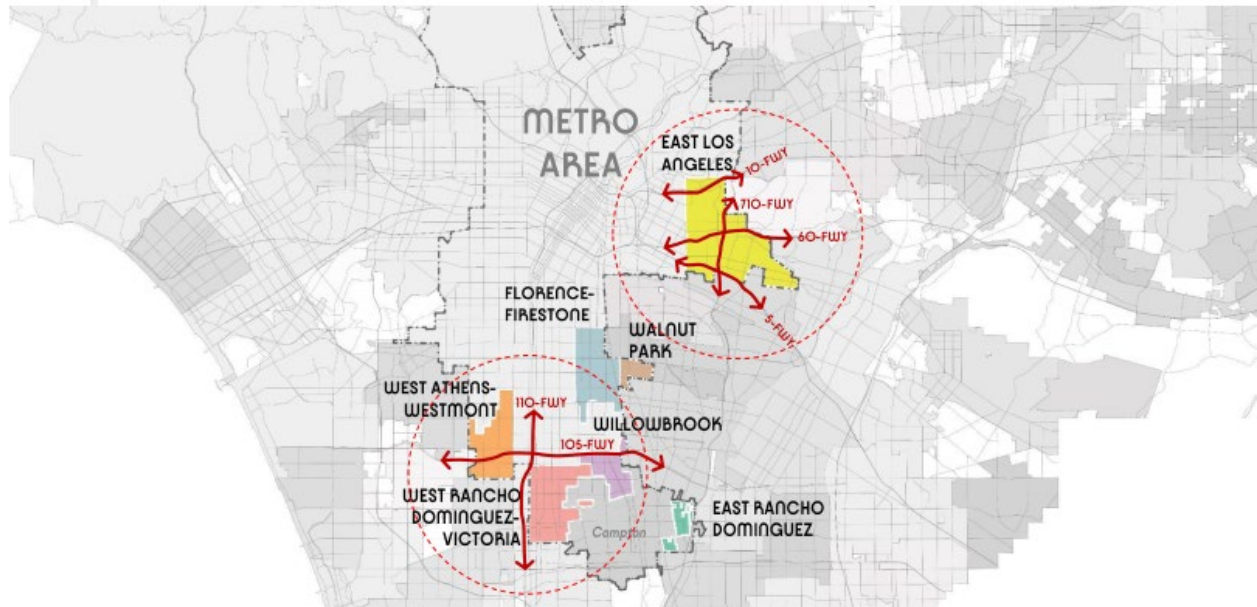
- **Activate the public realm:** important part of daily life in the Metro area communities, offering public places of gathering and activity
- **Provide food access:** fresh and prepared foods in areas that are underserved by major grocery chains.
- **Create economic viability:** provide economic viability for low-income entrepreneurs and act as steppingstones to future economic opportunities
- **Public Health and Food Safety:** enforce standards to maintain health and safety



East Rancho Dominguez



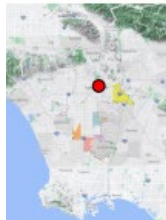
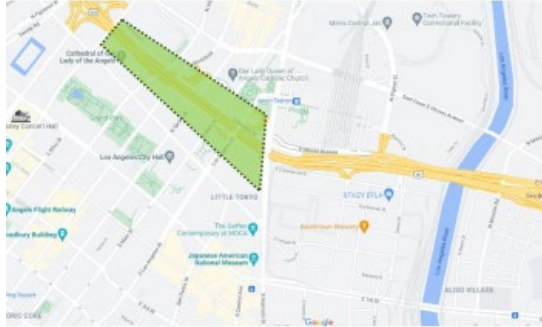
5. Reversing the Impacts of Freeways





5.Reversing the Impacts of Freeways

Park 101 – Downtown Los Angeles



- Proposed 6-block cap park
- In planning phase since 2008
- Non-profit advocacy group established in 2010
- Caltrans was an early partner



5.Reversing the Impacts of Freeways

Space 134 – Glendale



- Proposed 27-acre cap over 134-freeway in Glendale
- In planning phase since 2013





CAC Feedback + Q&A

Here are some guiding questions, but we welcome any thoughts and feedback on the six (6) preliminary recommendations.

1. Would allowing Accessory Commercial Uses in residential neighborhoods be a benefit to the community?
2. What issues might food trucks and sidewalk vending raise for businesses?
3. Any other ideas or challenges we should keep in mind relative to these preliminary recommendations?

1. Tech/Research Industrial Use
2. Residential Land Use
3. Accessory Commercial Use
4. Food Trucks/Sidewalk Vending
5. Freeway Caps



Future CAC Meetings

CAC Meeting #4 – April 28, 2022

CAC Meeting #5 - June 30, 2022

CAC Meeting #6 - August 25, 2022