



# 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 #4

April 28, 2022, 5.00 – 6.30pm (via Zoom)

## Meeting Summary

### CAC Attendees

#### **East Los Angeles**

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

#### **Florence-Firestone**

Steve Quinonez - [carlitosauto@yahoo.com](mailto:carlitosauto@yahoo.com) - Present

#### **Walnut Park**

Milton Hernandez Nimatuj - [nimatuj@cbeal.org](mailto:nimatuj@cbeal.org)- Present  
Melissa Gonzalez - [melissagonzalez711@gmail.com](mailto:melissagonzalez711@gmail.com) – Present  
Esteban Garcia - [esteban.garcia.gar@gmail.com](mailto:esteban.garcia.gar@gmail.com) – Present for part of the meeting

#### **East Rancho Dominguez**

Sinetta Farley - [erdominguezca@yahoo.com](mailto:erdominguezca@yahoo.com) - Not present

#### **West Athens-Westmont**

Judy Calvin - [happyjec@yahoo.com](mailto:happyjec@yahoo.com) – Present

### Project team Attendees

#### **LA County DRP**

Patricia Hachiya, Tina Fung, Erica Gutierrez, Leon Freeman

#### **Dudek**

Asha Bleier, Danielle Berger, Nick Johnston

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### **MEETING SUMMARY**

The CAC meeting #4 provided an update on the overall Metro Area Plan progress, shared selected area-wide preliminary policies for input, and provided information on the in-person Round 2 outreach, which will occur in June – August 2022. There was a significant amount of discussion throughout the meeting on the preliminary policies. The following information summarizes the feedback received during CAC meeting #4:

1. The draft Historic Context Statement for the MAP will be released for stakeholder review next week.



2. The County discussed a special session that will cover the topics of new school siting and the inclusionary housing feasibility study. The CAC was open to attending the special session.
3. Discussion of urban design strategies as they relate to safety policy. The policies will be updated to be more specific as they relate to safety
4. Discussion on safety as it relates to homelessness and unsanitary conditions.
5. Discussion of strategies to define clean energy and zero emissions. The policies will be updated to clearly define clean energy and zero emissions.
6. Discussion on land assembly and how this strategy can be used to encourage specific retail that satisfy the community's primary needs.
7. Discussion on how street vendor permits will be enforced and in compliance with public health regulations.
8. Discussion on how policies related to transitioning to non-polluting industries and need for policy more specific. In addition, need for jobs that are more accessible to the community members.
9. Discussion of need to separate residential from industrial perhaps through a buffer.
10. Discussion on how to incentivize private landowners to allow for food truck courts, similar to what is currently being done in Long Beach and Portland.
11. Discussion on the definition of transit-oriented districts.
12. Discussion on streamlining process for permitting grocery stores and need to monitor to ensure operating at health/safety standard.
13. Discussion on building façade preservation.
14. Discussion on bio-tech as a pollution source and how that can be mitigated.
15. Request for the County to attend CBE youth and adult meetings.
16. CAC members provided input on Round 2 event locations.
17. The CAC indicated interest in reviewing the full list of policies prior to public release.
18. The CAC requested more virtual meetings during the public review period and also an extension of the 45-day review period to 60 days.



## ATTACHMENT A: PRESENTATION SLIDES



### 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 #4 – April 28, 2022

#### Agenda

1. Introductions
2. Metro Area Plan Updates
3. CAC Special Session
4. Review of Preliminary Policies
5. Round 2 Outreach
6. Next Steps



## Metro Area Plan – Project Updates





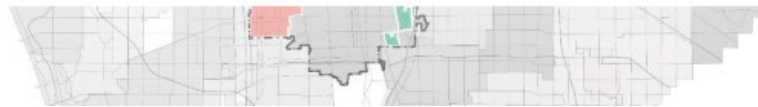
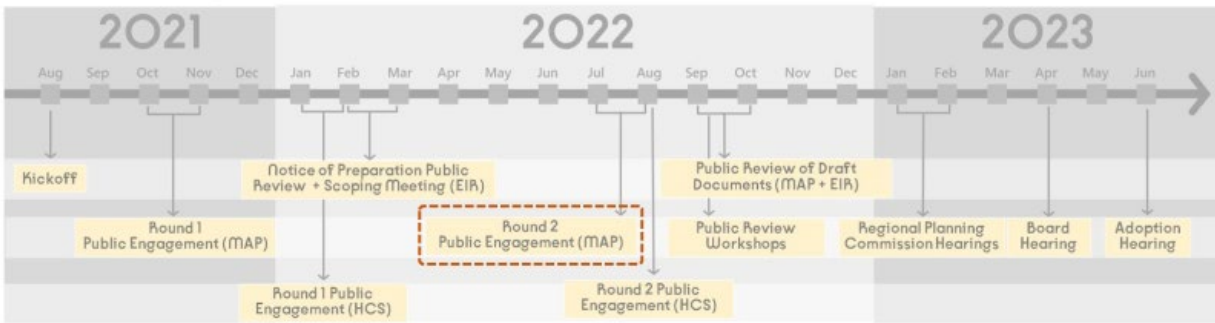
# Public Outreach Schedule



## Metro Area Plan

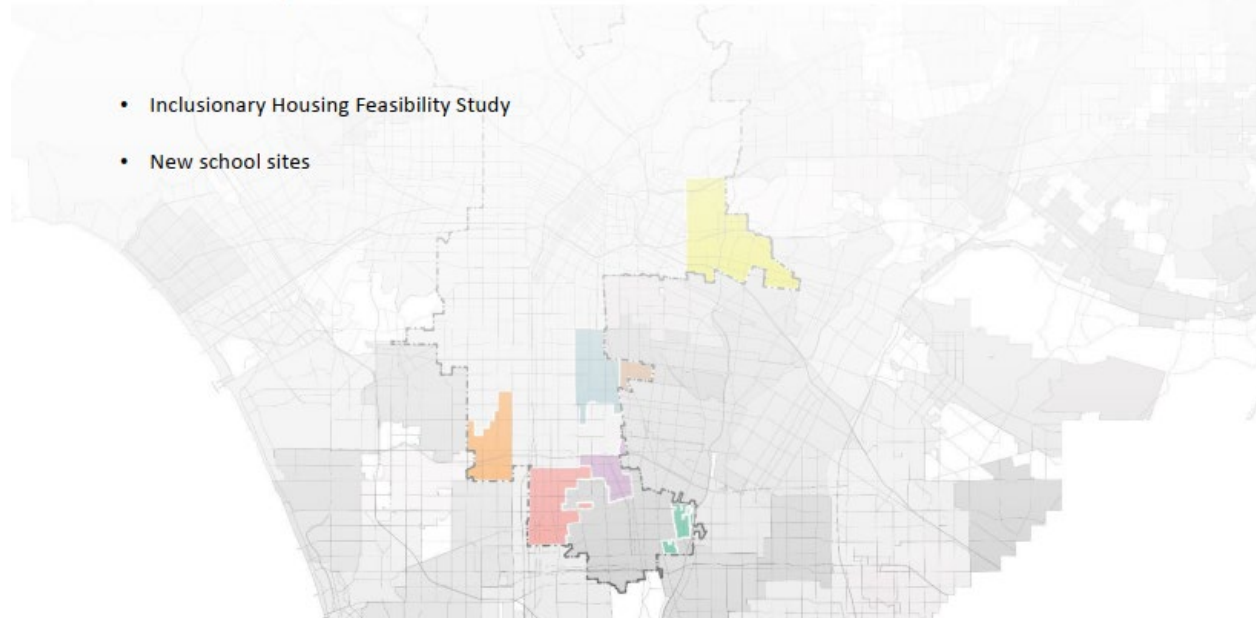
### Project Timeline

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



# CAC Special Session

- Inclusionary Housing Feasibility Study
- New school sites





## Goals and Policies

### Goals

Goals identify the physical, economic, and social outcomes that the community wishes to achieve. The goals are organized into broad categories.

### Policies

Policies articulate the desired outcome and establish a course of action for decision-makers to accomplish the community's desired vision. Policies are organized under each goal heading as appropriate.



## Preliminary Policies

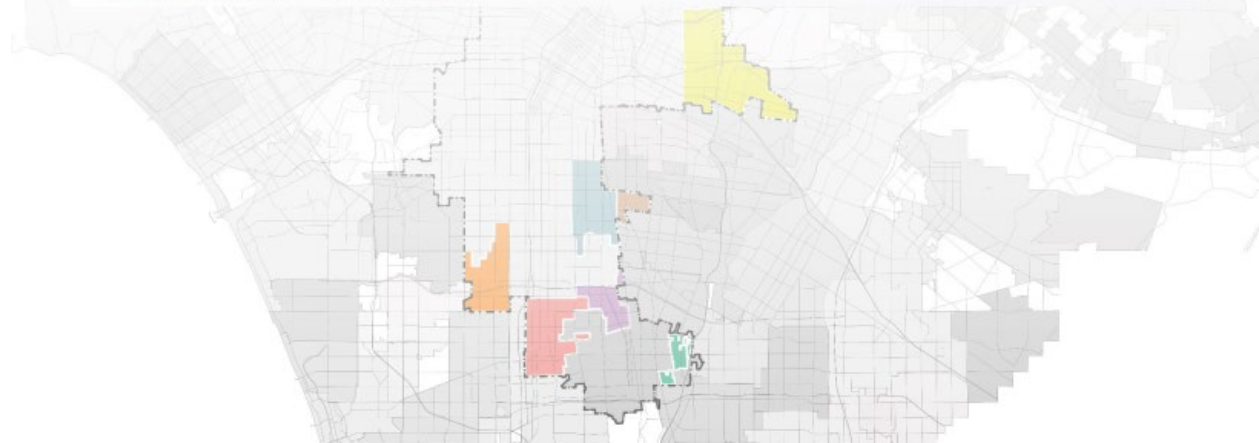
Areawide policies and community-specific policies:

- Safety (areawide only)
- Climate + Environmental Justice (areawide only)
- Mobility
- Economic Development
- Land Use



## Safety

2.1: **Urban Design.** Pursue urban design strategies that reduce the opportunity for crime and violence in parks and in public streets, such as Crime Prevention through Environmental Design, which facilitates visibility into and monitoring of public space by residents and law enforcement.



## Climate + Environmental Justice

4.4: **Energy Efficient Development.** Incentivize development that uses energy efficient products and renewable energy systems and produces clean energy.

1.3: **Contaminated Sites.** Promote the reuse and remediation of contaminated sites to residential standards, giving priority to sites proximate to residential areas.

3.2: **Convert Underutilized Spaces.** Promote the conversion of underutilized spaces, such as alleys, utility corridors, and vacant land, into parks, community gardens, and other green space, where feasible and appropriate.

4.5: **Food Truck and Cart Permits.** Provide a simple permit process for street vendors and food trucks to use vacant lots on a temporary or permanent basis.

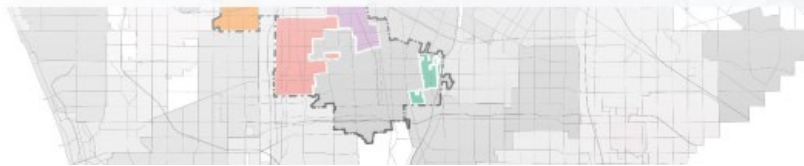


## Climate + Environmental Justice

**4.7: Street Vendor Infrastructure.** Support current street vending efforts, as well as policies that encourage cleaning, preparation, and disposal facilities as part of future projects in the community.

**6.1 Public Noticing.** Increase the project noticing radius to 1,000 feet so that more residents and business owners potentially impacted by discretionary projects are aware and able to voice their opinions.

**6.3: Toxic Materials Awareness.** Provide culturally and linguistically appropriate information and educational materials to residents about the effect of projects with toxic materials or emissions.



## Mobility

**3.2: Focused Enforcement.** Enforce speeding and traffic-related restrictions near schools and other activity centers, with the intent to dissuade dangerous driving behavior.

**4.2: Parking Lots.** Design surface parking lots to accommodate pedestrians, bicyclists, and motorists.

**4.3: Transit Oriented District Parking Requirements.** Reduce parking requirements for projects located within Transit Oriented Districts and support strategies to allow alternative parking close to transit centers, such as underutilized vacant lots.

**4.6: Parking Management.** Conduct outreach to gauge community interest in a residential permitting program and/or parking enforcement district.



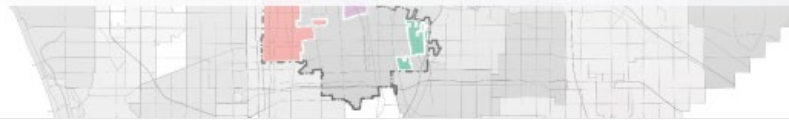


## Economic Development

**1.2: Design upgrades.** Support design upgrades such as façade improvements, beautification, wayfinding, and streetscape enhancements to improve the pedestrian environment and enhance commercial and industrial corridors.

**2.1 Transition spaces.** Support the transition of aged industrial spaces to revitalized job-generating uses that are compatible with their immediate environment.

**2.3: Job opportunities.** Preserve and increase job opportunities in industrial and commercial areas that match residents' skill levels.



## Land Use

**2.1: Housing in Commercial Areas.** Facilitate by-right development of higher-density mixed-use and multi-family housing along major corridors and within walking distance of transit stations.

**5.6: Land Assembly.** Facilitate the development of small and undersized parcels, through parcel assembly, lot consolidation, or other means to support revitalization of commercial areas.

**7.1: Accessory Commercial Units.** Encourage local-serving accessory commercial units in the form of small neighborhood retail, corner shops, and grocery stores for essential services and/or that maintain a well-stocked selection of fresh produce and nutritious foods. To further promote walkable access to these essential services and healthy foods for nearby residents, allow accessory commercial units to be located by-right on corner lots in residential-only neighborhoods, provided the lots meet the required zoning regulations.







## Land Use

**7.3: Grocery Store Permit Streamlining.** Establish a streamlined development review and permitting process for grocery stores in under-served areas.

**8.1: Industrial Use Revitalization.** Support the growth, revitalization, and diversification of industrial uses, and ensure compatibility with nearby land uses through efforts including but not limited to the Green Zones Program.

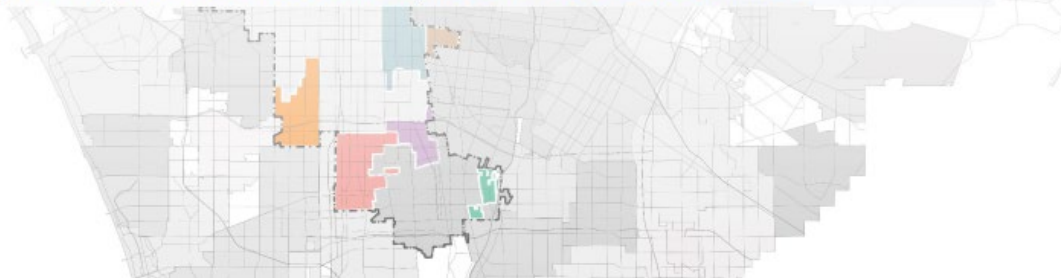
**9.1: Transition to Non-Polluting Industries.** Develop new industrial uses and transition existing industrial uses to non-polluting industries, including but not limited to science- and technology-driven research and development uses, cleantech and biotech facilities, small-scale and artisan manufacturing, and experiential retail in industrially zoned areas within 500 feet of any residential use.



## Land Use

**10.1: Improvements to Reduce Industrial Impacts.** Require improvements to industrial facilities, operations, and equipment to reduce aesthetic, social, and environmental impacts.

**10.3: Discretionary Application Use Notification.** Notify property owners within XX feet and notify community-based organizations concerned with equity and environmental quality, when applications for discretionary uses in industrial areas are filed.





## Round 2 Public Outreach

- 6 in-person events in July and August 2022: 1 event in each community, with Florence-Firestone and Walnut Park combined
- Hosted in conjunction with existing community event e.g. farmers market, block party, etc.
  - East LA Farmers Market, Park After Dark
- Events will include a mix of tactile and online activities (accessed via QR code)
- Seeking input on both area-wide and community-specific policies

**We welcome your suggestions for events to attend!**

Email suggestions to [MetroAreaPlan@planning.lacounty.gov](mailto:MetroAreaPlan@planning.lacounty.gov)



## Future CAC Meetings

CAC Meeting #5 - June 30, 2022

CAC Meeting #6 - August 25, 2022