



# Metro Area Plan

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

# Factsheet

## What is the Metro Area Plan?

The Los Angeles County Department of Regional Planning is preparing the Metro Area Plan (MAP) with the primary goals of updating existing land use policies, as well as addressing community needs within the Metro Planning Area. The Metro Planning Area includes seven unincorporated communities - East Los Angeles, East Rancho Dominguez, Florence - Firestone, Walnut Park, West Athens - Westmont, West Rancho Dominguez-Victoria, and Willowbrook, and is situated both east and south of downtown Los Angeles. About 310,000 residents – approximately 3% of the County’s population – live

in the seven communities. In these communities, up to 84% of the population are of Latino origin. In comparison, about half of the Countywide population is of Latino origin. Slightly over 1% of all jobs in the County (55,000 jobs) reside across these communities. The seven unincorporated communities of the Metro Planning Area represent an important part of the County’s urban and cultural development, and will be key in driving forward a more equitable, sustainable and healthy future for the County.

## Goals of the Metro Area Plan

### Update Existing Policies & Regulations

Simplify and streamline zoning rules and consolidate regulations that currently exist across multiple community plans.

### Prioritize Equity and Environmental Justice

Utilize an environmental justice and equity lens to evaluate all recommendations.

### Implement the Countywide Housing Element

Address the need for affordable housing and carefully study potential residential displacement.

### Make it Safer to Move Around within Communities

Focus on bicycle and pedestrian planning and study parking needs for various uses.

### Plan for Economic Development & Green Space

Look at opportunities for economic development and new green spaces.

### Celebrate Community Identity & Culture

Seek out special places or traditions that are significant to the community and recommend ways to preserve and celebrate them.

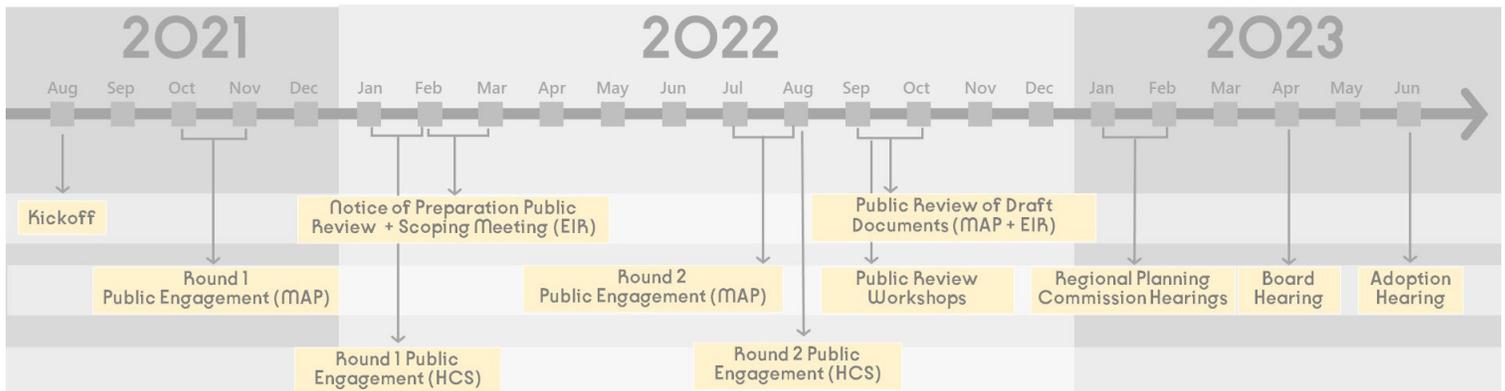
**The MAP will be prepared over a 20-month period with Board adoption planned for June 2023.**



## Metro Area Plan

### Project Timeline

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



### For more information

Visit: [planning.lacounty.gov/metroareaplan/](http://planning.lacounty.gov/metroareaplan/)  
Email: [MetroAreaPlan@planning.lacounty.gov](mailto:MetroAreaPlan@planning.lacounty.gov)  
Call: (213) 974 6316



Department of Regional Planning  
County of Los Angeles

## How do unincorporated areas of Los Angeles County differ from incorporated areas?

There are 88 incorporated cities in the County. These cities are individually responsible for planning and regulating development within their jurisdictions. However, not all areas in the County lie within these 88 cities. The areas that are not within cities are referred to as unincorporated areas. The Los Angeles County Department of Regional Planning is responsible for planning and regulating development in unincorporated areas.

## What are Los Angeles County's Planning Areas?

With over 10 million residents, Los Angeles County is the nation's most populous County. It covers areas that extend from the Antelope and Santa Clarita Valleys to the Palos Verdes Peninsula, and from Malibu to the San Gabriel Valley. To effectively plan and regulate development in such a large geography, the County adopted the Planning Areas Framework as part of its General Plan in 2015. The Planning Areas Framework sets up the organizational structure for local communities to work with the County in developing plans that respond to their unique and diverse geographic character and community identity. The Metro Planning Area is one of the 11 planning areas identified in the framework.

**The Metro Area Plan will establish a land use plan. What is a land use plan?** Local jurisdictions like cities and counties are responsible for establishing their own land use policies. At its simplest, a land use plan includes

policies that designate where to allow various kinds of uses and activities, such as homes, shops, factories, and parks on private and public properties. A land use plan ultimately reflects a community's priorities for what it aspires to be. For example, a land use plan that sets aside 90% of its land area for industrial use is very different from one that sets aside 90% for residential use.

## What are zoning and development standards?

Zoning and development standards implement a community's land use plan. Zoning can help clarify what is allowed within the different land use types, while development standards regulate how individual developments are built. How tall, how big, how much parking, how much yard space, and the like.

## Land use plans and zoning serves as the blueprint for how a community grows.

There is, however, a cautionary note with respect to land use and zoning. While they are understood to be regulatory tools that promote the health and safety of a community, their origins are also associated with racial and class segregation that go back a century. Land use plans of today strongly correlate to redline maps of the last century, which explicitly discriminated against racial and ethnic minorities and established segregated neighborhoods that are still visible today. The County acknowledges the harm of these past policies and is actively working to address the lasting impacts in its most vulnerable communities. The MAP is an opportunity for us to promote equity and correct the legacy of past discriminatory policies and practices.

