

Metro Area Plan

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

Programmatic Environmental Impact Report (PEIR) Public Scoping Meeting

Wednesday, March 2, 2022

Project No. PRJ2021-004165
Advanced Planning Case No. RPPL2021011918
Environmental Assessment No. RPPL2021011920
General Plan Amendment No. RPPL2021011925
Zone Change No. RPPL2021011985

LA COUNTY DEPARTMENT OF REGIONAL PLANNING



Agenda

1. Welcome and Introductions

2. California Environmental Quality Act (CEQA)

- CEQA Requirements
- Purpose of a Scoping Meeting
- CEQA Process, Schedule, and PEIR Contents

3. Metro Area Plan Overview

- Metro Area Plan Overview
- General Plan Amendments
- Zone Changes
- Title 22 Amendments

4. Public Comments/Questions



Introductions

LA County Department of Regional Planning

- Pat Hachiya, AICP, Supervising Regional Planner
- Erica Gutierrez, AICP, Senior Regional Planner

Dudek

- Kristin Starbird, Senior Project Manager
- Brandon Whalen-Castellanos, Environmental Planner

Spanish Translation

- Marina Sorace-Ferreyro, Herrera Communications



Webinar Attendee Guide

If joined online or on mobile application:

To submit a written comment

(1) Click “Q&A” (2) Type your comment (3) Click “Submit”

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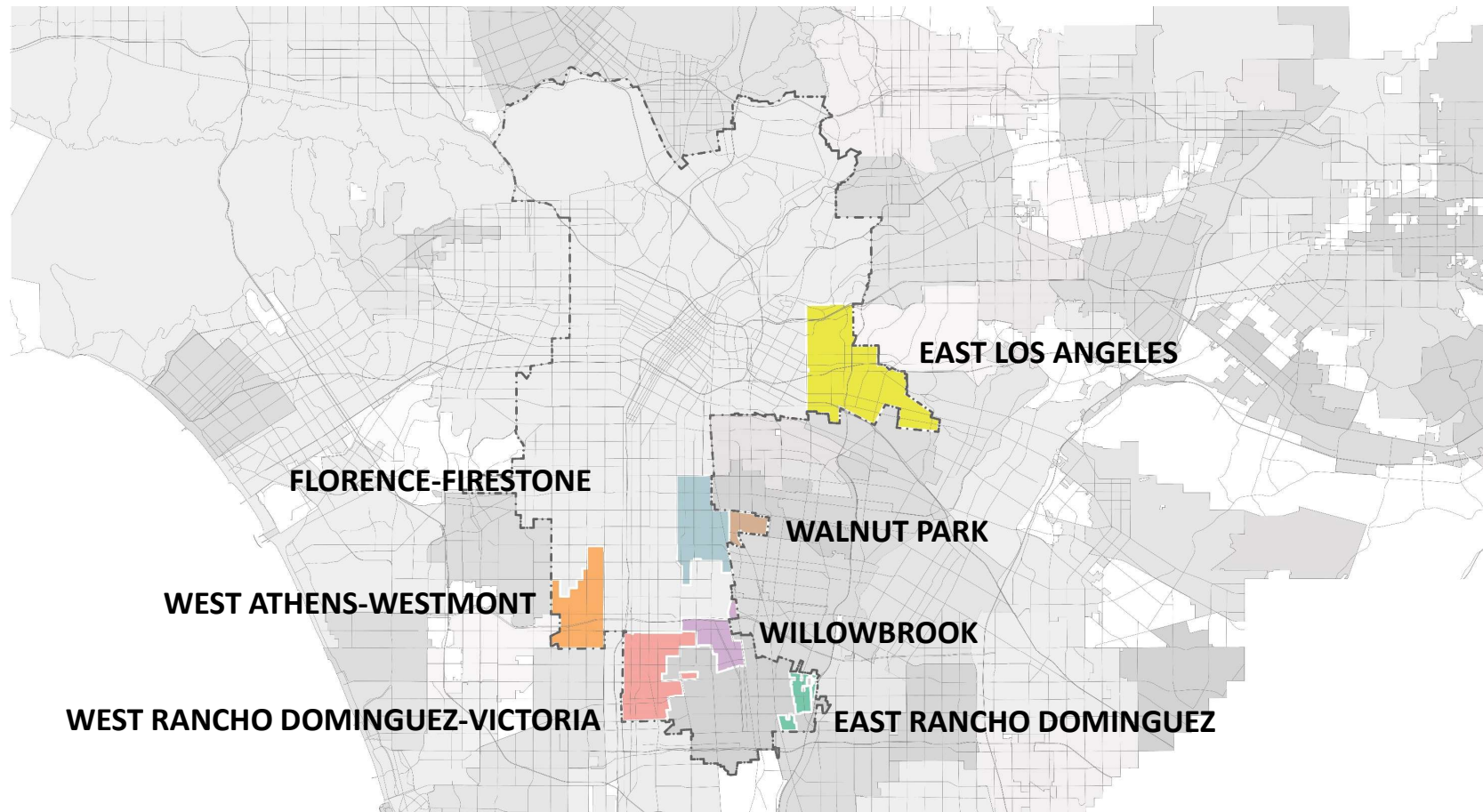
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Project Area Overview



Metro Area Plan (MAP Project) Goals

Consolidate and Update Existing Regulations

- Simplify and consolidate in one place various overlapping plans that apply to each of the communities.
- Eliminate duplication and potential regulatory conflicts

Prioritize Equity and Environmental Justice

- Recognize that MAP communities have historically been disadvantaged via past policies and decisions.

Study all Aspects of Future Housing

- Need for affordable housing
- Suitability of new housing in proximity to transit stops
- Potential residential displacement

More and Better access to open space

- Study need for new parks and recreational amenities
- Make it safer to walk and bike to open space areas

Facilitate Employment Opportunities

- Neighborhood-serving commercial in residential areas
- Allow for clean industrial, small-scale manufacturing, and life science facilities

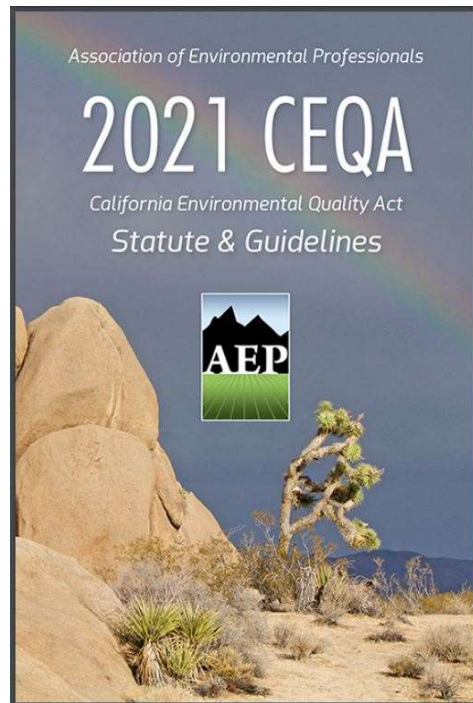


CEQA Requirements

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California Environmental Quality Act



1. Inform decision-makers and public about potentially significant physical effects on the environment.
2. Identify ways to avoid or significantly reduce environmental impacts.
3. Prevent significant avoidable impacts through feasible alternatives and/or mitigation.
4. If a project is approved with significant impacts, disclose to the public the reasons why.



Purpose of a Scoping Meeting

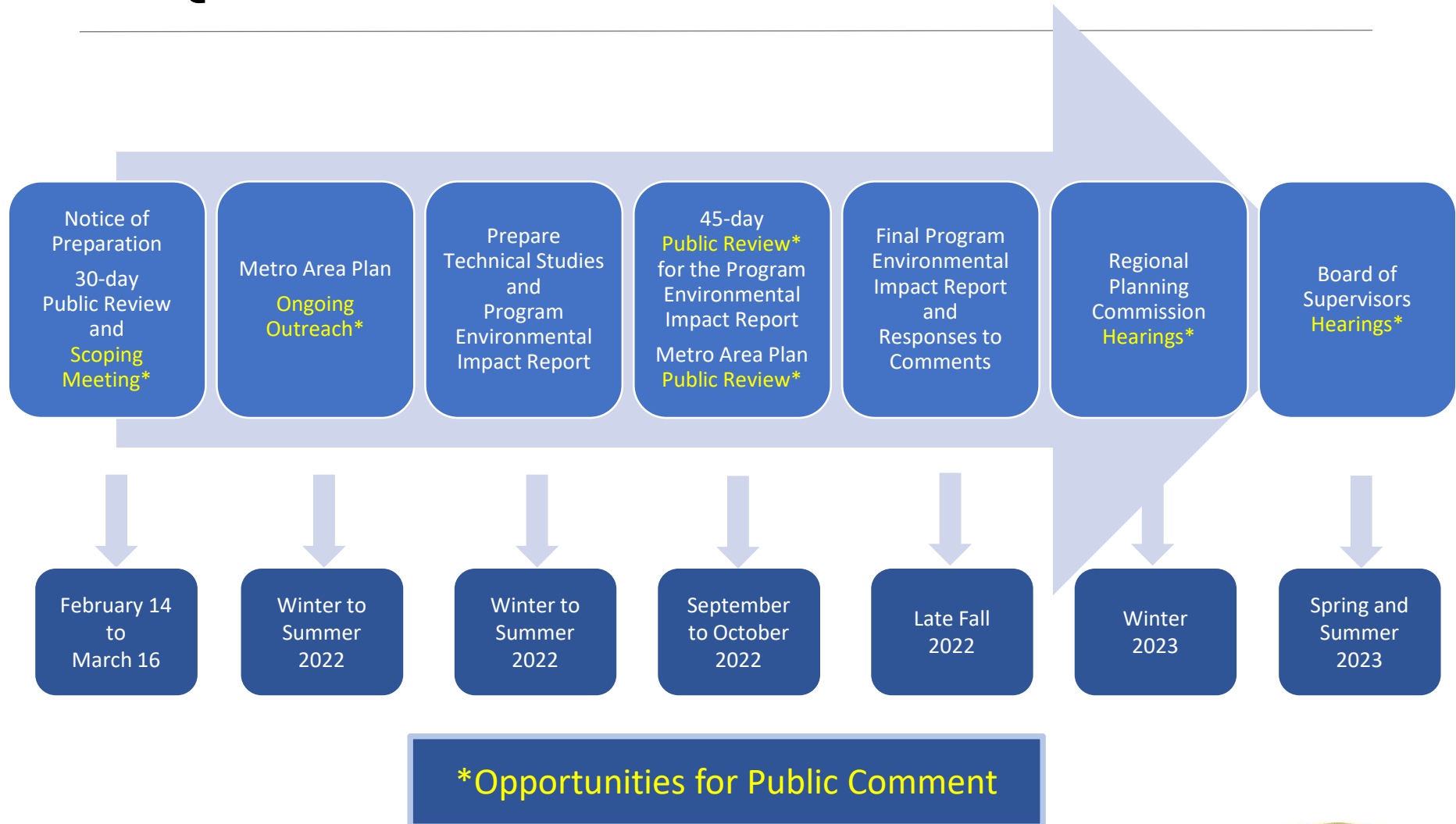
To help determine the scope and content of the environmental information to be analyzed in the PEIR through consultation with:

- Responsible and trustee agencies
- Adjacent cities/counties
- Public transit agencies
- Interested organizations or individuals

This is an information-gathering meeting



CEQA Process and Schedule



Contents of the Program EIR

1. Environmental setting (baseline for impact analysis)
2. Project description and objectives
3. Direct, indirect and cumulative impacts analyses
4. Ways to avoid or reduce significant environmental impacts (mitigation measures & alternatives)
5. Effects not found significant
6. Organizations and persons consulted



CEQA Environmental Topics

- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems
- Wildfire



Metro Area Plan



Overview



Metro Area Plan (MAP) Project Overview

Areawide Goals and Policies

Areawide Implementation Programs

Community-specific Chapters

- Address issues that are unique to a particular community
- Incorporate Florence-Firestone Community Plan as a chapter

Update Land Use Policy/Zoning Maps



MAP Project Overview

Update Land Use/Zoning Policy Maps

- Implement changes from Housing Element Update
- Redesignate A-1 Zones to R-1 Zones to reflect existing uses
- Redesignate certain industrial areas “Industrial Research” land use and “Manufacturing Research and Development” (MRD) zone.
 - Within East Los Angeles, Willowbrook, West Rancho Dominguez-Victoria, and Florence-Firestone



General Plan Amendments

Establish the Metro Area Plan (MAP)

Revise Chapter 3: Add Guiding Principle #6

- Promote Strengths, Community Voice, and Equity Outcomes

Rescind 3 adopted community/neighborhood plans

- East Los Angeles Community Plan, Walnut Park Neighborhood Plan, and West Athens-Westmont Community Plan



General Plan Amendment

Revise Chapter 6: Land Use Element

- New Industrial Research land use for clean industrial and life science facilities
- New Accessory Commercial Unit (ACU) policy for neighborhood scale retail on corner lots in residential areas



Zone Changes

Update Zoning Map

- Maintain consistency with General Plan Land Use Map changes described above
- Update zoning map for East LA 3rd Street, Connect Southwest LA, and Willowbrook TOD Specific Plans
- Implement rezoning from Housing Element Update
- Rezone Agricultural (A-1) parcels to Residential (R-1)



Amend Title 22, Planning and Zoning

Revise 6 Community Standards Districts

Establish Areawide Standards District

Codify TOD Specific Plans with Title 22 numbering

Create new development standards for low to mid-density housing

Update design standards for:

- Industrial developments
- Open space
- Small neighborhood scale retail



Metro
Area
Plan



Preliminary Draft

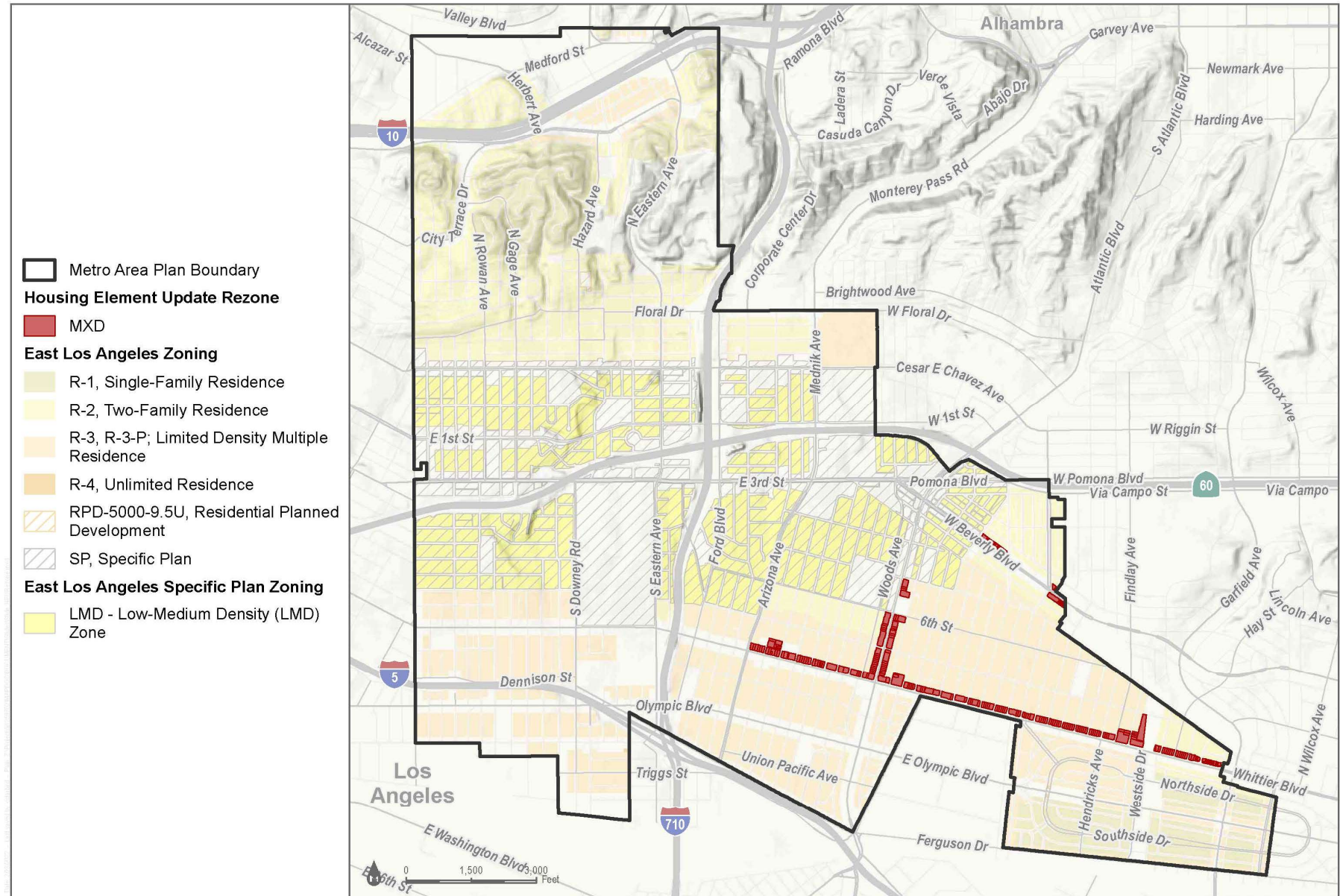
Land Use Map Changes

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LOS ANGELES COUNTY METRO AREA PLAN - **DRAFT POLICY MAPS (SUBJECT TO CHANGE)**
RESIDENTIAL REZONE - EAST LOS ANGELES

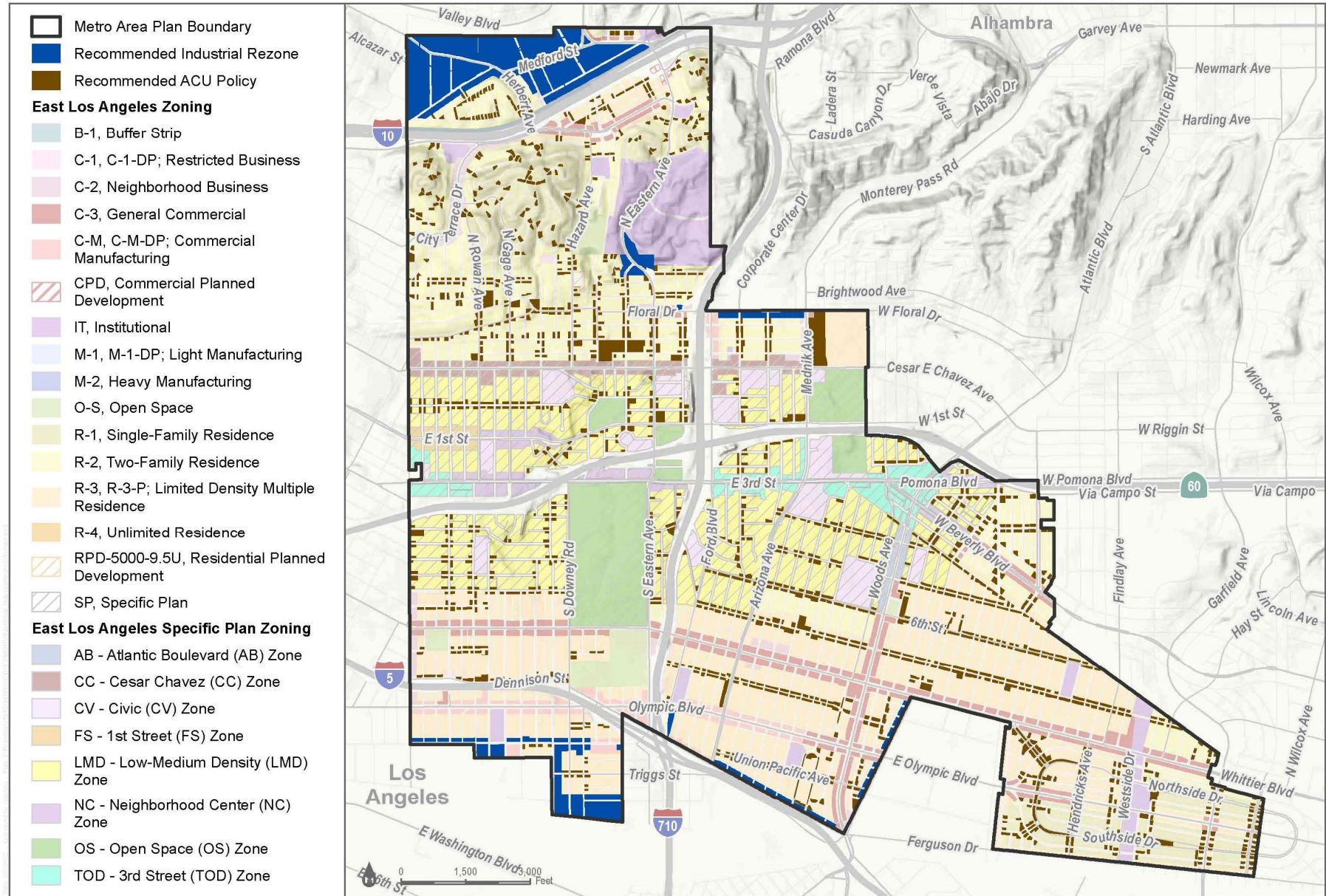
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SOURCE: Open Street Map 2019; LA County 2021

LOS ANGELES COUNTY METRO AREA PLAN - **DRAFT POLICY MAPS (SUBJECT TO CHANGE)**
INDUSTRIAL REZONE AND ACCESSORY COMMERCIAL UNIT (ACU) POLICY - EAST LOS ANGELES

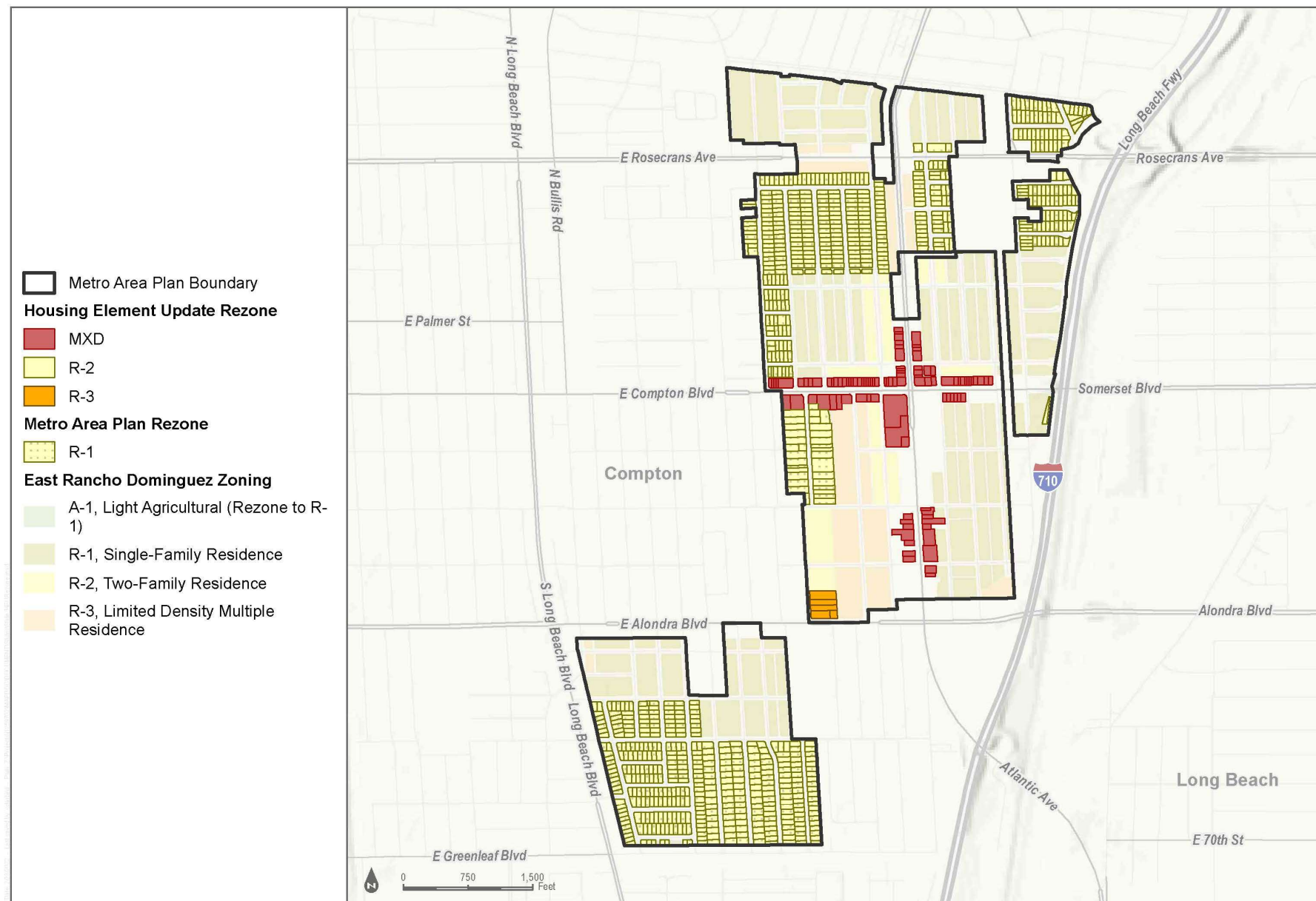
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SOURCE: Open Street Map 2019; LA County 2021

LOS ANGELES COUNTY METRO AREA PLAN - **DRAFT POLICY MAPS (SUBJECT TO CHANGE)**
RESIDENTIAL REZONE - EAST RANCHO DOMINGUEZ

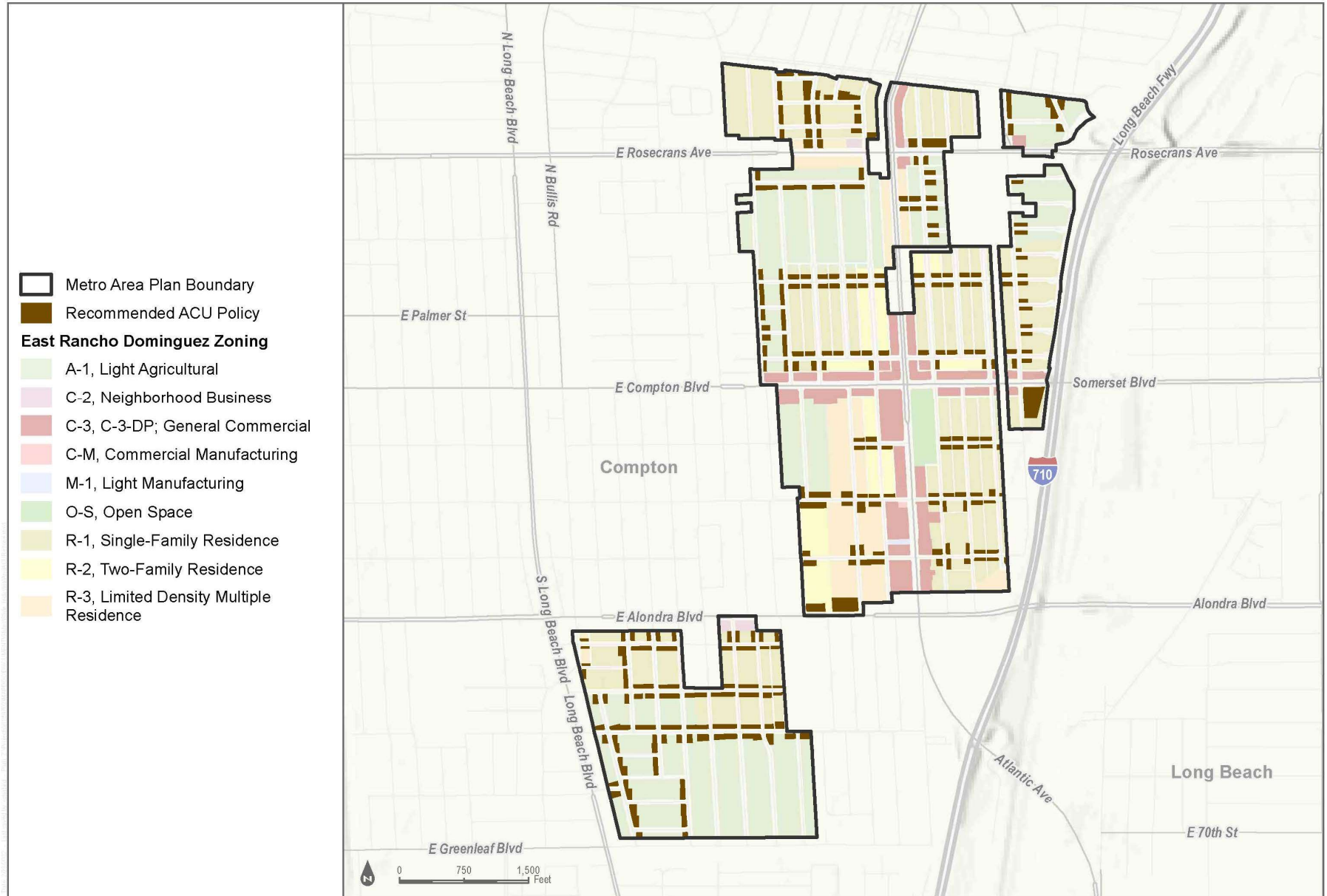
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SOURCE: Open Street Map 2019; LA County 2021

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INDUSTRIAL REZONE AND ACCESSORY COMMERCIAL UNIT (ACU) POLICY - EAST RANCHO DOMINGUEZ

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SOURCE: Open Street Map 2019; LA County 2021

LOS ANGELES COUNTY METRO AREA PLAN - **DRAFT POLICY MAPS (SUBJECT TO CHANGE)**

INDUSTRIAL REZONE AND ACCESSORY COMMERCIAL UNIT (ACU) POLICY - FLORENCE-FIRESTONE

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SOURCE: Open Street Map 2019; LA County 2021

LOS ANGELES COUNTY METRO AREA PLAN - **DRAFT POLICY MAPS (SUBJECT TO CHANGE)**
RESIDENTIAL REZONE - WALNUT PARK

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SOURCE: Open Street Map 2019; LA County 2021

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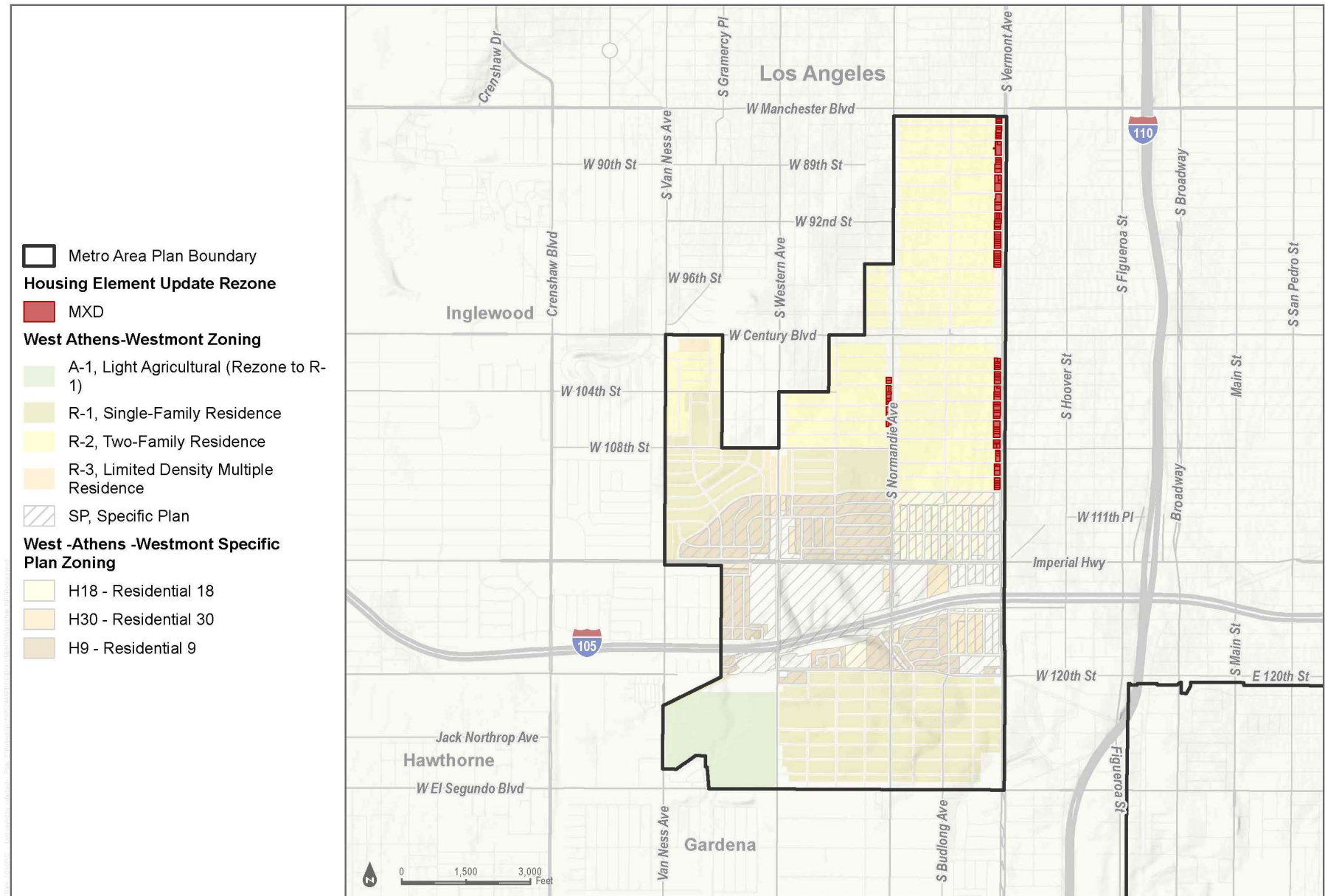
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SOURCE: Open Street Map 2019; LA County 2021

LOS ANGELES COUNTY METRO AREA PLAN - **DRAFT POLICY MAPS (SUBJECT TO CHANGE)**
RESIDENTIAL REZONE - WEST ATHENS-WESTMONT

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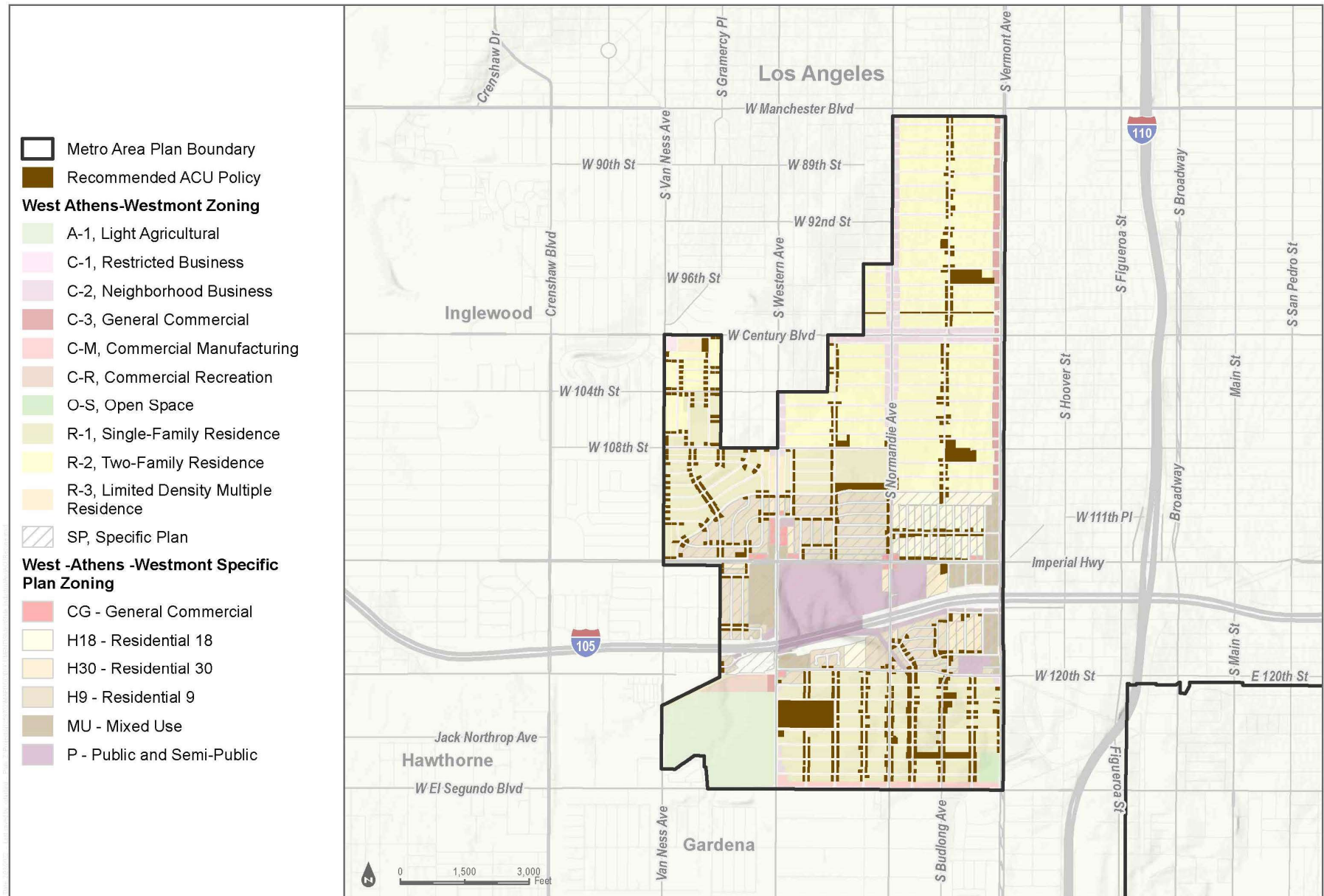


SOURCE: Open Street Map 2019; LA County 2021

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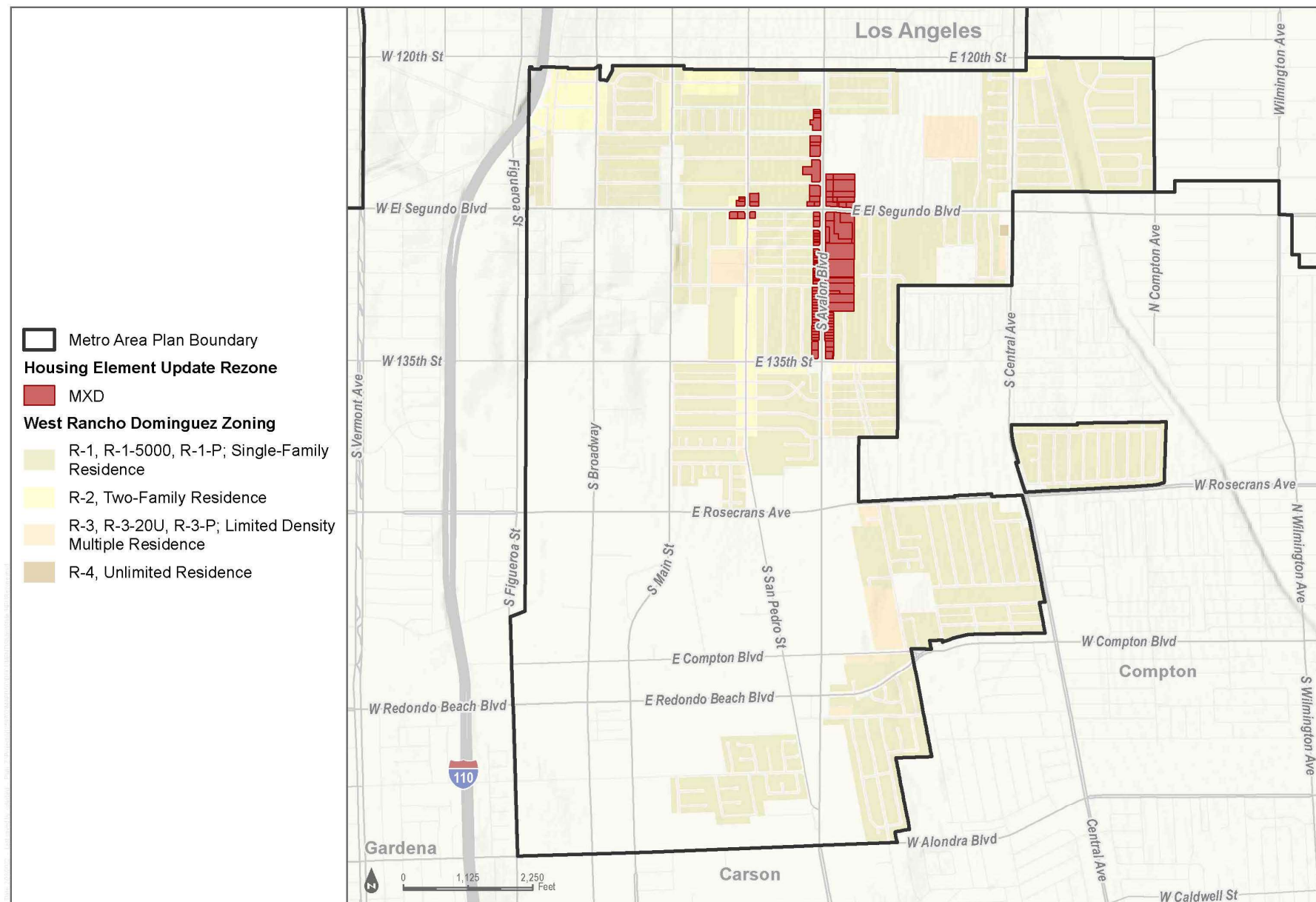
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SOURCE: Open Street Map 2019; LA County 2021

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RESIDENTIAL REZONE - WEST RANCHO DOMINGUEZ-VICTORIA

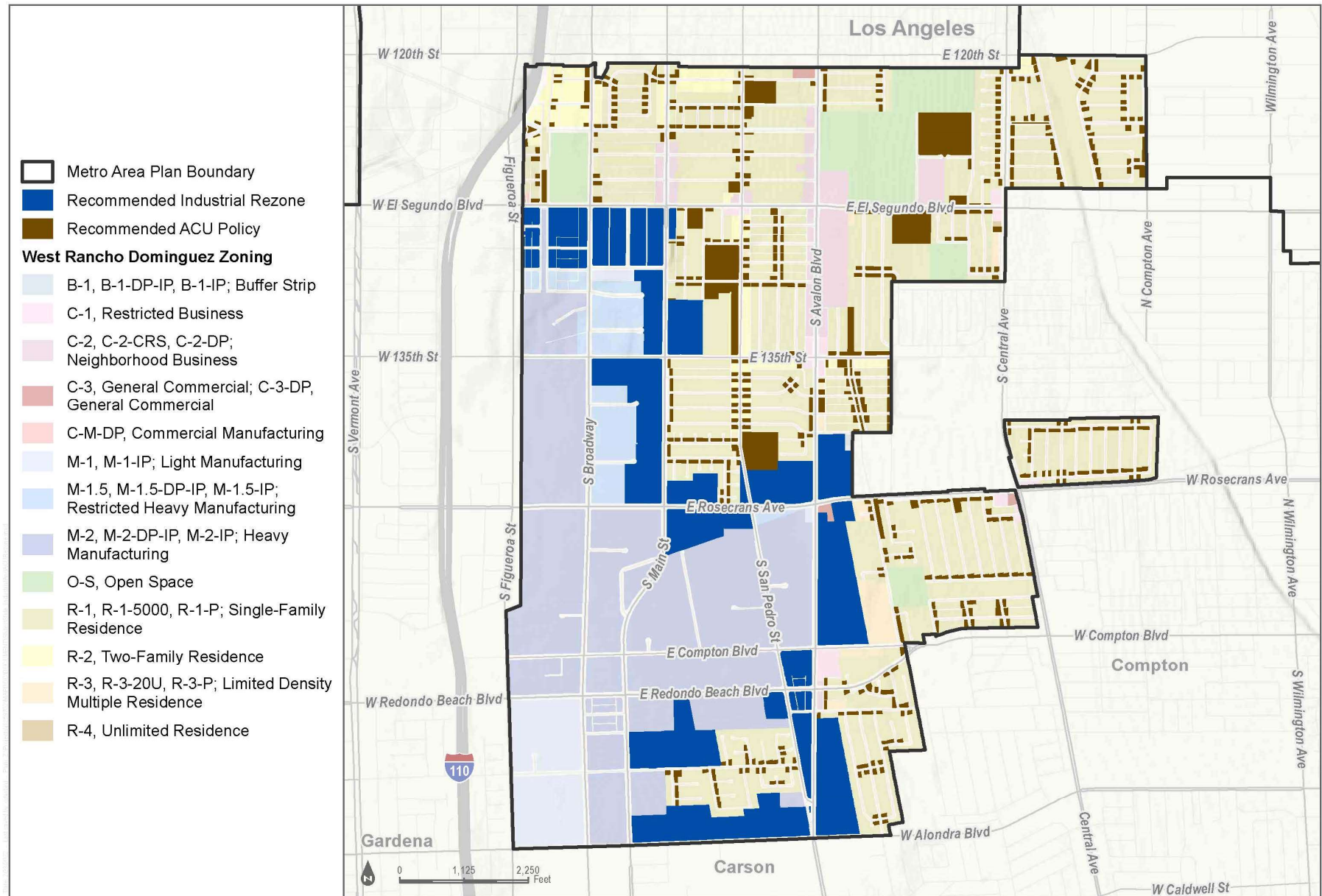
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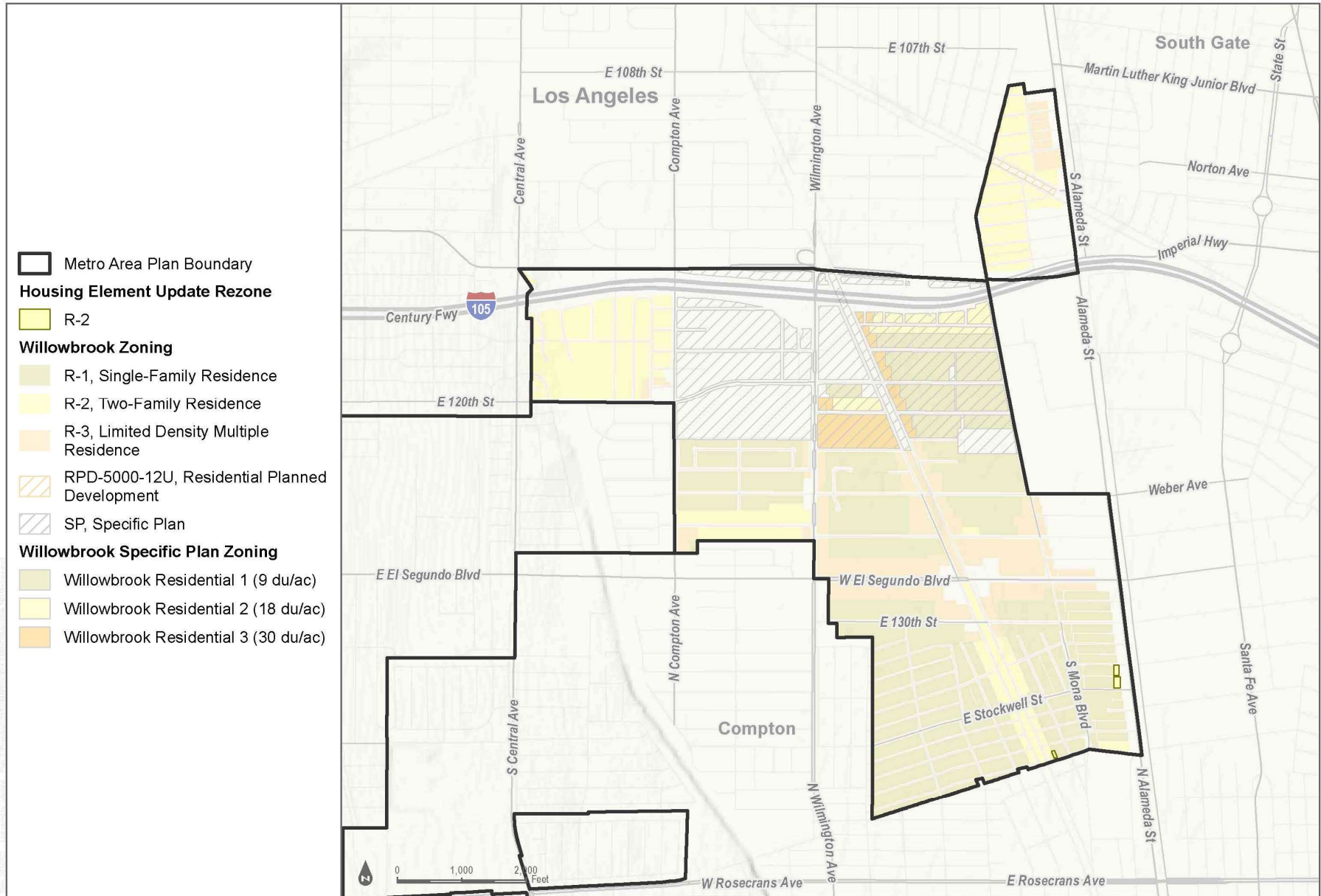
INDUSTRIAL REZONE AND ACCESSORY COMMERCIAL UNIT (ACU) POLICY - WEST RANCHO DOMINGUEZ-VICTORIA **DUDEK**



SOURCE: Open Street Map 2019; LA County 2021

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RESIDENTIAL REZONE - WILLOWBROOK

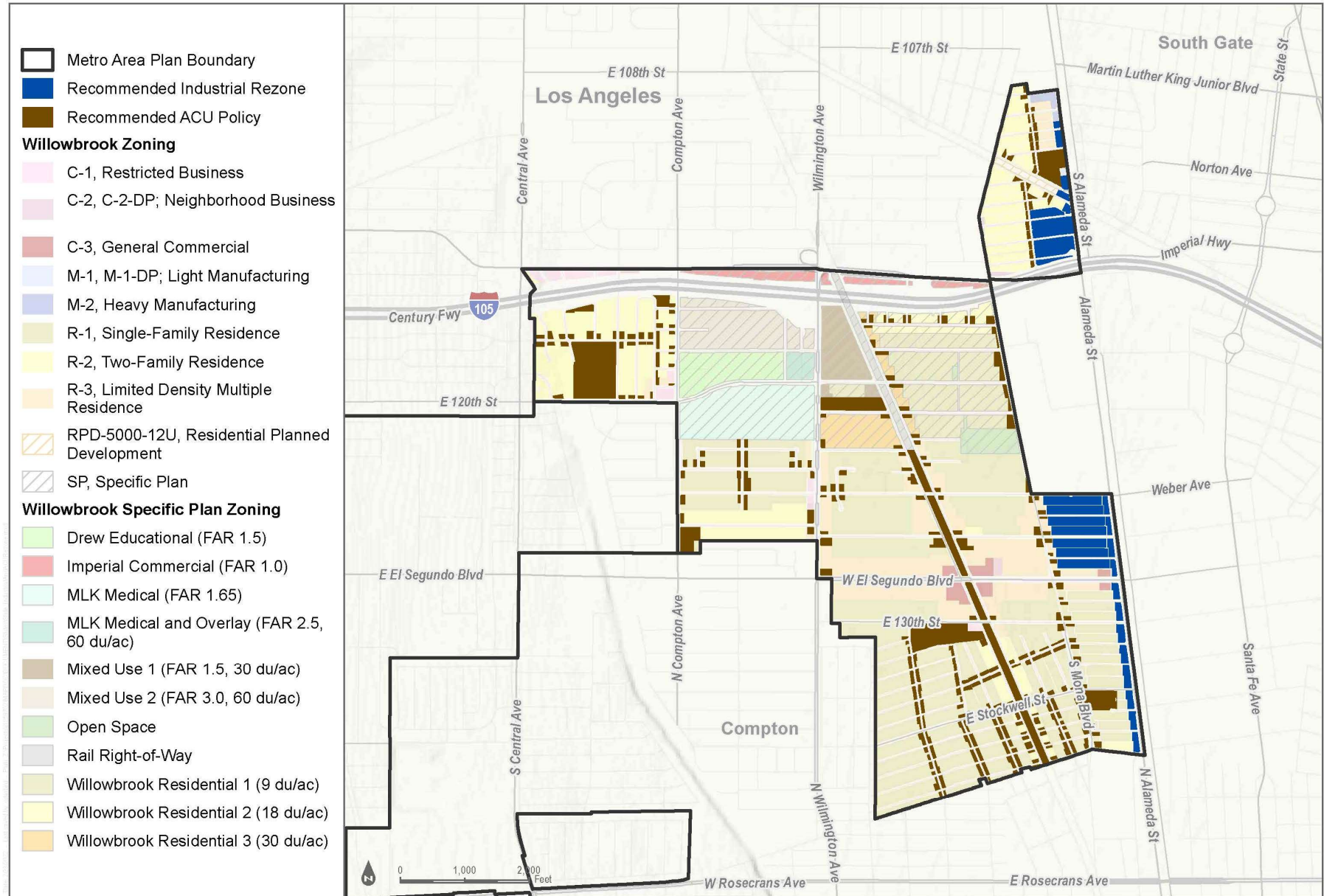
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SOURCE: Open Street Map 2019, LA County 2021

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INDUSTRIAL REZONE AND ACCESSORY COMMERCIAL UNIT (ACU) POLICY - WILLOWBROOK

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SOURCE: Open Street Map 2019; LA County 2021

How to Provide Comments

**Submit written comments on Draft PEIR by
5:30 PM on March 17, 2022**

Erica Gutierrez, AICP, Senior Regional Planner
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Department of Regional Planning
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Los Angeles, California 90012

egutierrez@planning.lacounty.gov

or

MetroAreaPlan@planning.lacounty.gov

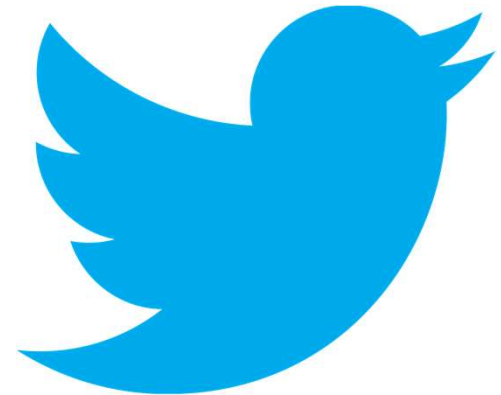
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Thank you for attending!

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