

Executive Summary

The Metro Planning Area (Metro Area) is the geographic center of Los Angeles County and one of the 11 Planning Areas within the County’s General Plan. It is comprised of seven unincorporated communities, listed as follows:

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

These seven communities, which have played an influential role in crafting the cultural landscape of the broader Los Angeles metropolitan area, are the focus of the Area Plan. The seven unincorporated communities support over 310,000 residents.¹ Over decades of demographic and economic shifts, these communities have become pillars of Black, Hispanic and Latino/a culture in Southern California. As some of the first established planned neighborhoods in the County, the Metro Area communities are home to longstanding networks of social infrastructure and community assets that have sustained cultural identity.

The Area Plan outlines a vision, goals, policies, and implementation programs that will shape the land, communities, neighborhoods, and places of the Metro Area. The plan will influence decisions made for the next 15 years and serve several important roles:

1. Setting direction for County of Los Angeles (County) administration, County staff, and elected and appointed officials, including County planning commissioners, regarding the long-range land use needs of those who live, work and recreate in the Metro Area communities;
2. Informing residents, community-based organizations, business owners, developers, designers, and builders of the County’s plans for the future and development priorities; and
3. Communicating the agreed upon future form of the Metro Area communities to ensure accountability of decision makers in achieving the goals of this plan.

The Area Plan is organized into the following five chapters.

Chapter 1 Introduction

Chapter 1 provides a summary of the Area Plan, including why the plan is needed, and how it was developed under an equity-based lens. Chapter 1 also outlines how the Area Plan interacts with other County planning documents, including the General Plan.

In the process of shaping the Area Plan, key recommendations were developed from a visioning framework. These “Five Big Ideas” collectively provide strategic interventions in the areas of land use, environmental justice, infrastructure, open space, and economic development.

- Attract cleaner industrial neighbors
- Define and allow accessory commercial units (ACUs)
- Explore facilitation of well-regulated mobile food facilities

¹ Pro Forma Advisors. 2021. Metro Area Plan Demographics / Economic Data. Accessed March 20, 2022.

- Introduce freeway cap parks
- Prioritize housing stability

The Area Plan addresses these Five Big Ideas while also integrates other land use; health, wellness and environmental justice; mobility; economic development; safety and climate resilience; and historic preservation policy and program considerations.

Chapter 2 From Roots to Realtime: A Brief History of the Metro Planning Area

Chapter 2 relates the area’s long, rich history and describes the community’s current physical condition and social make-up. While Chapter 2 provides a high-level overview of each of the seven unincorporated Area Plan community’s history and current community profile, a deeper dive into these topics can be found in the Plan’s Appendix C, Community Profiles and Existing Conditions Report.

Chapter 3 Area-wide Goals and Policies

Chapter 3 outlines the shared goals and policies across all seven community areas. This chapter is organized into six sections: 3.1 Land Use; 3.2 Public Health, Wellness, and Environmental Justice; 3.3 Mobility; 3.4 Economic Development; 3.5 Safety and Climate Resilience; and 3.6 Historic Preservation.

Chapter 4 Community-Specific Goals and Policies

Chapter 4 highlights goals and policies unique to each individual community in the Metro Area. Knowing that each community has its own unique sense of character and set of challenges and opportunities, this chapter addresses policies that speak individually to each of the communities. To fully appreciate the needs of each of the communities, this chapter should be reviewed in conjunction with Chapter 3 Area-Wide Goals and Policies.

Chapter 5 Implementation

Chapter 5 contains a list of programs and tasks that implement the goals and policies presented in Chapters 3 and 4. The chapter describes which County departments and agencies are responsible for implementation programs and sets a timeframe for completion of those programs provided adequate funding is secured.